



Property Inspection Report



**123 Your Street
Your Town, CA 94588
07/01/2009**

**For questions regarding this report, please call
510-410-7264 or 925-339-1641
Fax 925-369-0452**

The Sample Report
123 Your Street My Town CA 94588

Action Summary Report

This inspection report reflects the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. We have inspected the major structural components, plumbing, heating and electrical systems for signs of significant or unusual wear and general state of repair. Our inspection was conducted in accordance with the Standards or practice of the California Real Estate Inspection Association and practices governing residential inspection industry in California. Copies of the CREIA standards will be furnished upon request.

In this report, there may be specific references to areas that were inaccessible that are not included under the ACTION or Maintenance headings We can not make representation regarding conditions that may be present but were concealed or inaccessible for review. With access and an opportunity for inspection reportable conditions might be identified. We recommend that this report be read in it entirety for a full understanding of this inspection.

Our recommendations are not intended as criticism of the dwelling but as a professional opinion. The summary is restricted to Action items.

- 1) **Action:** Items that are no longer functioning, material defects, immanent health, safety issues, and major components items that were inaccessible are listed as Action items in the summary reports.

Additional maintenance and upgrade items are located in the report body.

- 2) **Maintenance Items:** Conditions that need repair or maintenance, by a qualified specialist but have not yet affected the function. Inaccessible areas that may need further inspection, Upgrading of health and safety items to current standards and concerns that need further investigation by a qualified specialist are listed as maintenance items.

Not all items of concern may be included in the action summary. Recommend review of the entire report.

When we have recommended repairs or replacement of a component, we recommend the determination of the appropriate action be left to the professional performing the needed work or evaluation.

Lower priority conditions that are not addressed, may become higher priority conditions. Do not equate cost with priority. Cost should not be the primary motivation for repairs.

This report is confidential and is not to be used or relied upon by any person other than the client named in the inspection agreement without prior written consent of Residential Checkup LLC.

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ACTION ITEMS

GROUNDS:GROUNDS CONDITION:4.9 PATIO:

ACTION: [Safety item] There were post brackets and a pipe noted in the patio surface on the rear side of the dwelling. We recommend the bracket be covered or utilized to prevent accidental injury by falling on to it. (See example picture in report body)

PLUMBINGWATER SOFTENER SYSTEM:7.10 CONDITION:

ACTION: [Safety item] The system drain piping was improperly installed with a plumbing cross connection. There was a direct connection to the sewer with no trap installed. We recommend repair by a qualified specialist. (See example picture in report body)

WATER HEATERSWATER HEATER INFORMATION:8.6 TEMPERATURE AND PRESSURE RELIEF VALVE:

ACTION: The temperature & pressure relief valve was leaking water from the discharge line. We recommend replacing the valve and installing an approved discharge line. (See example picture in report body)

8.7 SEISMIC :

ACTION: The water heater seismic strapping was installed in a manner that did not meet the State Architect's requirements or the water heater strapping kit manufacturers instructions. The intent is for the water heater to resist movement. The lower strap was improperly located according to the straps installation instructions. The strap should be strapping in the lower third of the of the water heater but 4 inches from the controls. We recommend properly installing the straps according to the manufacturer's instructions and or industry standards. (See example picture in report body)

ELECTRICAL SYSTEMSINTERIOR ELECTRICAL CONDITIONS:9.17 SWITCHES:

ACTION: [Safety item] The dining area dimmer switch was not functioning properly.

- SUGGESTION: We recommend repair or replacement of the switch.

9.20 INTERIOR RECEPTACLE/SWITCH COVER PLATES:

ACTION: [Safety item] One of the upper center bedroom receptacle cover plates was missing. This can expose the electrical conductors.

- SUGGESTION: We recommend replacement of the missing cover plate.

EXTERIOR ELECTRICAL CONDITIONS:9.21 EXTERIOR LIGHTS/FIXTURES:

ACTION: [Safety item] A front exterior light fixture was damaged.

- SUGGESTION: A qualified technician should be retained to repair or replace the broken light fixture. (See example picture in report body)

KITCHEN/APPLIANCESKITCHEN:12.4 FAUCET:

ACTION: The kitchen over range fill faucet leaked at the joints and was dripping.

- Suggestion: We recommend repair of the faucet. (See example picture in report body)

KITCHEN APPLIANCES:12.6 DISPOSAL WIRING:

ACTION: The power cord/wiring was not clamped to the disposal. This is a safety hazard.

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- SUGGESTION: We recommend consulting a qualified specialist for advice and repairs. We recommend properly securing the disposal cord wiring. (See example picture in report body)

BATHROOMS

MASTER BATHROOM

14.5 ENCLOSURE:

ACTION: Water leaked out onto the floor from under the shower door when the shower was activated. This action could easily result in damage to the floor in front of the shower.

- SUGGESTION: Repair or replacement of the door bottom seal is recommended.

MASTER BATHROOM DOOR AND WINDOW CONDITIONS:

14.7 WINDOWS:

ACTION: [Safety item] A master bathroom water closet/toilet vertical sliding window was noted to have a damaged counter balance. This made the window difficult to use.

- SUGGESTION: We recommend repair of the window by a qualified window specialist. (See example picture in report body)

BUILDING INTERIOR

ALARM SAFETY DEVICES:

15.5 SMOKE ALARM CONDITIONS:

ACTION: [Safety item] Several of the smoke detectors were chirping indicating low battery notifications. We recommend installing new batteries in all the smoke detectors and testing of the units.

15.6 SMOKE ALARMS LOCATION CONCERNS:

ACTION: [Safety item] The lower bedroom did not have smoke detectors. We recommend installing smoke detectors according to the manufacturer's installation instructions.

OVERALL DOOR AND WINDOW CONDITIONS:

15.10 INTERIOR DOOR HARDWARE:

ACTION: The upper center bedroom door roller was damaged/deteriorated.

- SUGGESTION: The door hardware should be repaired to restore function.

15.11 EXTERIOR DOORS:

ACTION: The family room exterior door did not latch to the jamb.

- SUGGESTION: Repair or replacement of the door latch/lock is recommended to restore function.

STEPS AND STAIRS:

15.12 STAIRS & STEPS:

ACTION: [Safety item] The stair spacing was inconsistent and greater than 3/8's of an inch at the top tread. This condition is not according to industry standards and poses a trip hazard. Standard trade practices dictate that all steps be within tolerances for safety reasons.

- SUGGESTION: The stairs should be repaired or replaced by a qualified technician to conform to standard trade practices and reduce the potential for injury to persons who might use them. If the stairs are not modified or rebuilt, users of the stairs should exercise caution to avoid personal injury. (See example picture in report body)

GARAGE

GARAGE ELECTRICAL CONDITIONS:

17.8 GROUND FAULT RECEPTACLES:

ACTION: [Safety item] A right front garage receptacles was not GFCI protected as required when installed. This condition poses a Safety Hazard. We recommend correcting the condition(s) noted.

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INSPECTION INTRODUCTION:

The format of this report follows the (California Real Estate Inspection Association) CREIA Standards of Practice. A copy of the standards is available from the CREIA web site at www.CREIA.org or upon request from the inspector. Unless otherwise agreed between the inspector and the client, these standards shall apply to the primary building and its associated primary parking structure. The inspector shall be limited to those specific systems, structures, and components that are present and visually accessible. Components and systems shall be operated with normal user controls only and as conditions permit. Inspections shall be performed in accordance with the California Real Estate Inspection Association Standards of Practice. Should there be any concern with the accuracy of this report, the client should contact the inspector immediately for evaluation of the concern by the inspector or inspector representative. Failure to contact the inspector will waive the inspector's responsibility.

CLIENT & SITE INFORMATION:

1.1 DATE/TIME: Date: 07/01/2009 Time: 10:00 AM
1.2 CLIENT NAME: Mr. Sample
1.3 LOCATION: 123 Your Street My Town CA 94588
1.4 ATTENDING: Those present during the inspection: Client(s)
1.5 INSPECTED BY: John Hutchins was the inspector. The inspector was assisted by Ranae Williams during this inspection.

CLIMATIC CHARACTERISTICS:

1.6 WEATHER/SOIL: Weather conditions at the start of the inspection: The sky was partly cloudy.
The exterior temperature was approximately 40-50 degrees during the inspection.
The ground was damp.

BUILDING CHARACTERISTICS:

1.7 MAIN ENTRY: The main entrance faces the street.
1.8 STRUCTURE AGE: The structures estimated age was 1-5 years old
1.9 CHARACTERISTICS: Two story, Single family residence
1.10 OCCUPIED: The building does not appear to occupied at this time.
1.11 CONDITION COMMENTS: NOTE: If future work or repair involves municipal inspection, it may be necessary to have previously installed nonconforming work brought into compliance with current requirements before the permit can be "signed off" by the local jurisdiction.

USE OF THIS REPORT:

1.12 WHO MAY USE THIS REPORT: This report is to be used solely for the client having purchased the report and should not be used by any other person without the written consent of the original purchaser and written consent of the inspector. The inspector also requires a signed contract for transfer of the use of this report and a fee paid consultation. Reports older than 90 days require a full new inspection of the property as conditions may have changed since the original report. Inspector assumes no liability for third party unauthorized use or interpretation of the report. If this report is not paid for any reason, the report is considered void and may not be used.

THIRD PARTIES ARE ENCOURAGED TO OBTAIN A PROPERTY INSPECTION FROM A QUALIFIED INSPECTOR OF THEIR CHOICE.

INTRODUCTORY NOTES:

1.13 IMPORTANT INFORMATION: Any statements made in the body of the inspection report pertaining to left, right, front or rear are referenced to standing out by the street and facing the building.

NOTE: The purpose of a home inspection is to evaluate the home for function, operability and condition of systems and components, and not to list or attempt to address cosmetic flaws. It is assumed that the client will be the final judge of aesthetic issues and not the home inspector, as the inspector's tastes and values will always be

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different from those of the client.

NOTE: The presence or extent of building code violations was not the subject of this inspection nor was it included in this report. No warranty is offered on the legal use, or uses of the building or property. Information with regard to these issues may be available from the appropriate building and/or zoning agency.

NOTE: Important information about this property may be a matter of public record. However, search of public records is not within the scope of a home inspection. We recommend review of all appropriate public records by the buyer, or the buyer's agent, should this information be desired.

We recommend obtaining the manuals and warranties for all of the equipment installed in the building.

We recommend asking for any/all permits and inspection records with final signatures for any changes or additions that may have been made to the building, and/or any known conditions that may have been inadvertently left out of the disclosure statements.

We recommend having the locks on all of the exterior doors re keyed after taking possession of the building for security reasons.

Photographs when used, are simply a tool to convey our findings, they are not intended to enhance those findings or diminish any findings not photographed.

1.14 IMPORTANT SOILS INFORMATION

We are not soil or geotechnical engineers and cannot render an opinion regarding soil stability or potential soil movement. If desired, qualified specialists should be consulted on these matters.

1.15 ENVIRONMENTAL CONCERNS:

Environmental issues include but are not limited to asbestos, lead paint, lead contamination, radon, toxic waste, formaldehyde, electromagnetic radiation, buried fuel oil tanks, ground water contamination and soil contamination. We are not trained or licensed to recognize or discuss any of these materials. We may make reference to one or more of these materials in this report when we observe one of the common forms of these substances. If further study or analysis seems prudent, the advice and services of the appropriate specialists is recommended. Information related to these products can be found in the "Homeowners Guide to Earthquake Safety & Environmental Hazards" pamphlet.

1.16 SMOKE DETECTORS:

Note: The smoke detectors area only checked for location. We recommend all smoke detectors have their batteries replaced when the new owners takes possession of the property. The batteries should be changed regularly according to manufacturer's instructions. Many fire department suggest battery operated smoke detectors have the batteries changed ever six months and hard wired detectors have the backup batteries should have the batteries changed yearly. Note: Smoke detectors older than 10 years should be considered for upgrading/replacement.

1.17 STRUCTURAL PEST CONTROL ISSUES NOTES:

Our observations regarding evidence of damaged or deteriorated wood should not be a substitute for inspection by a licensed Structural Pest Control Operator or exterminator. We report current visible conditions only and cannot render an opinion regarding their cause or remediation.

1.18 RESOURCES FOR LOWERING YOUR ENERGY COSTS:

As a home inspector, the state wishes me to provide, contact information for one or more entities that provide home energy information:

For more information on energy evaluations and resources, We recommend visiting, <http://www.energycheckup.com/> EnergyCheckup helps home buyers and residents of existing homes to find rebates, lower their utility bills, improve home comfort, and benefit the environment.

An additional resource for information is available at <http://www.cheers.org/> What is

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CHEERS? The cost of energy is rising steadily and dramatically. Nowhere are those increases more evident than in our homes. Every month the cost of heating, cooling, lighting, refrigeration, washing and drying and all the other small things we take for granted seem to increase. But, there are steps we can take to ensure that our homes use less energy. In fact, we can actually reduce our energy costs without sacrificing comfort or convenience. That's what CHEERS® is all about.

The local utility provides some resources. PG&E contact number is 800-743-5000

Other information is available from: <http://www.energystar.gov/>

1.19 OTHER RESOURCES:

Online Consumer & Business Conservation Rebate Database:

www.consumerenergycenter.org

California Department of Consumer Affairs: www.dca.ca.gov/energy-challenge.htm

Utility Bill, Rebates, and Other Assistance

California Energy Commission, 1-800-772-3300 or online at www.consumerenergycenter.org, for information on utility bill assistance programs.

The Community Energy Center database is a great search site for nearly any public and private conservation or efficiency rebate and/or reduction program in California and gives specific details and contact information - go to the following website at www.consumerenergycenter.org/rebate/index.php

California Public Utilities Commission Consumer Affairs Branch, 1-800-649-7570 or online at www.cpuc.ca.gov, for assistance with making payment arrangements, information on baseline and other optional rates, and information on bill assistance programs.

Local utility companies (partial list)

- PG&E @ 1-800-743-5000
- Edison @ 1-800-655-4555

Help for Low-income Residents

California Department of Community Services & Development at 1-800-433-4327 or online at www.csd.ca.gov/liheap.htm, for information on the Low Income Home Energy Assistance Program (LIHEAP).

CARE or the California Energy Alternative Rates discount program provides a 15% supplemental discount off utility bills for low-income consumers. The program is administered by the California Public Utilities Commission, but consumers must submit an application through one of your local utilities.

- PG&E @ 1-800-743-5000
- Edison @ 1-800-655-4555

Seniors and Special Needs

Medical Baseline Emergencies: Utility companies must make special provisions for people of all ages and income levels on life-support equipment or with certain medical conditions. If a loss of electricity could be a threat to their lives, they should, contact their electric utility to apply for the Medical Baseline program - for the number of their local utility, have them call Flex Your Power

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for a referral

@ 1-866-968-7797. The program provides a variety of benefits, including a larger allotment of low-cost baseline electricity and advance notification of rotating outages.

Seniors and Special Needs Resource: A flier, Consumer Tips for Energy Emergencies, with information for seniors and people with special medical conditions, who are especially vulnerable to heat, electricity outages and higher electricity bills is available on line at www.dca.ca.gov/energy_emergency_tips.pdf

UTILITY SERVICES:

1.20 ELECTRICITY:	Municipal
1.21 GAS:	Municipal
1.22 WATER/SEWER:	Municipal
1.23 UTILITIES:	Municipal: All utilities on

DIGITAL PHOTOGRAPHS:

1.24 NOTE ABOUT DIGITAL PHOTOS:	The digital photos that may be included are not a substitution for the written report. The written report is to be relied upon and not the photographs.
1.25 TYPES OF PHOTOGRAPHIC SERVICES:	Standard report: The inspector uses photos in this report at his sole discretion. Not all photos may be included in the report. The inspector may not take photos of every material defects. Some photos may be taken solely for the inspectors records.

Inspector complete photographic option: If a complete photographic documentation of this report is desired, there will be an additional fee of \$300.00 for houses under 3000 square feet, please contact the inspector for a specific price on larger houses. A full inspector photographic report will include photos of every summary item that is photographable, pictures of each side of the dwelling and pictures of each room. Note: these photos in this report are not a substitute for the written report in any manner. The inspector complete photographic report will only be available in digital PDF format. Please note that these inspector photos are not a photographer quality. Note: this option is only available for 10 days following the initial inspection.

Professional photographer option: If a professional photographer quality photos are required, the client should retain a professional photographer at the clients expense. The inspector will show the photographer items to be photographed for a fee of \$150.00 per hour with a one hour minimum per consultation.

1.26 DIGITAL IMAGES:	The inspector is using an Olympus Stylist 410 digital camera for photographing purposes. The quality of the photos is in the default standard resolution of the camera. The photos in the standard report are reduced in size to a 3 inch width for the report format. If multiple pictures are combined, the size of the individual photos may be less. The inspector may take photos that are not included in the report. The digital photos taken during the inspection (used and unused in the report) are available to the client upon request for 60 days following the inspection. The digital photos will only be available in digital media: email or CDR. The request must be made in writing.
1.27 REGARDING PHOTOGRAPHIC CONTENT:	Please note that the inspector(s) are not professional photographers. The photographs may not always be as clear, centered or show the condition trying to be conveyed. The inspector may not have the expertise to accurately photograph every type of condition. In the standard inspection report photographs, the inspector may use the digital photos to show some reportable conditions or parts of the some of the reportable condition(s) and these photos are not a substitute for the written report in any manner. Not all reportable conditions may be photographed. The priority of photos will be of health and safety items and structural concerns. Other photos that may be included are of limited access to areas, water intrusion evidence, and leakage in concealed areas. Only a representative sample may be taken or used in the report when multiple similar conditions are noted.

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Please note that while we are trying to define the scope of our photographic policy, the photographing and usage is at the sole discretion of the inspector. If a complete photographing is desired, please see our additional types of photographic services at an additional fee.

DEFINITIONS:

1.28 REAL ESTATE INSPECTION:

A Real Estate Inspection is a survey and basic operation of the systems and components of a building that can be reached, entered or viewed without difficulty, moving obstructions, or requiring any action which may result in damage to the property or personal injury to the inspector. The purpose of the inspection is to provide the client with information regarding the general condition of the building(s). Cosmetic and aesthetic conditions shall not be considered.

A real estate inspection report provides written documentation of Material Defects discovered in the inspected building's systems or components which, in the opinion of the inspector, are safety hazards, are not functioning, or appear to be at the ends of their service lives. The report may include the inspector's recommendations for correction or further evaluation.

Inspections shall be performed in accordance with the California Real Estate Inspection Association Standards of Practice and are not technically exhaustive and shall apply to the primary building and its associated primary parking structure.

1.29 ACTION ITEMS:

ACTION: Items that are no longer functioning, material defects, immanent health, safety issues, and major components items that were inaccessible are listed as Action items in the summary reports.

1.30 MAINTENANCE ITEMS:

Maintenance Items: Conditions that need repair or maintenance, by a qualified specialist but have not yet affected the function. Inaccessible areas that may need further inspection, Upgrading of health and safety items to current standards and concerns that need further investigation by a qualified specialist are listed as maintenance items.

1.31 SAFETY ITEMS:

[Safety item] Conditions observed that may pose a hazard to humans, the building or both. Items may be listed as an **ACTION: [Safety item]** when the hazard is immanent and not just because of an older style or installation when completed in a workman like manner for the time of installation. Items may be listed as a **MAINTENANCE: [Safety item]** when the hazard is because of an older style of installation that affects egress but originally completed in a workman like manner for the time. Items may be listed as a **Recommended upgrade: [Safety item]** when the hazard is because of an older style of installation that affects current safety because of the older style and it originally completed in a workman like manner for the time. These conditions warrant further evaluation and correction by a qualified specialist.

1.32 RECOMMENDED UPGRADE:

Recommended Upgrades or [RU] : Upgrades are systems and/or components that may not have been available or have been improved since the building was constructed. These may be, but are not limited to safety related items; such as GFCI receptacle and smoke detector locations and the installation of safety glass where subject to human impact.

1.33 SERVICEABLE:

Serviceable; As defined in the Websters Dictionary; "That can be of service; ready for use; useful; useable". Means that a system and/or component was capable of performing its intended *function* and/or task. It does not imply that the system and/or component was in perfect or in like new condition or that it would meet every individuals interpretation of an acceptable state.

1.34 FUNCTIONED:

Functioned; as defined in the CREIA Standards of Practice; "Performing its normal, proper and characteristic action".

1.35 FAILED:

Failed; As defined in Websters Dictionary; "To be deficient or negligent in an obligation, duty, or expectation". If an item did not *function*, then it was not *serviceable* and was considered to have *failed*.

1.36 SPECIALIST:

Specialist; as defined in the Websters Dictionary; "A person who specializes in a

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particular field of study, professional work". Any individual schooled, trained and/or otherwise holds a special knowledge of specific systems and/or components. Trade school and/or factory trained individuals in specific fields of expertise may be considered as a "*Specialist*" as well as qualified state licensed contractors in specific occupations.

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STRUCTURE

Areas of the foundation and/or structural components of the building may be inaccessible because they were installed at or below grade level, and/or behind walls. Areas concealed from view by any means and assessing the structural integrity of a building is excluded from this report. The inspectors observations take into account the age of the building and the construction standards of that time. Older buildings may lack many of the modern framing and seismic connections presently being utilized. Foundations may have cracks that do not represent a structural problem. All concrete experiences some degree of cracking due to shrinkage in the drying process. If large cracks are present along with movement, we recommend further evaluation by a qualified engineer, foundation specialist or a geologist. All exterior grades should allow for surface and roof water to be diverted away from the foundation system. This is a limited visual only inspection base upon the California Real Estate Association standards of practice. An exhaustive evaluation of this system is outside the scope of this inspection. All maintenance, repairs or corrections should be made by a qualified specialist using approved methods.

STRUCTURE COMPONENTS:

- 2.1 FOUNDATION TYPES: Foundation types observed: Concrete slab on grade
- 2.2 FRAMING TYPES: Wood framed
- 2.3 FLOOR FRAMING: The elevated floor framing was not visible to describe. The framing of elevated floors are concealed from view by finished surfaces.
- 2.4 WALL INSULATION: Unknown if there is any insulation

FRAMING:

- 2.5 GENERAL FRAMING The visible wall framing was in acceptable condition with any exception noted separately. Note: The framing is mostly concealed by finished surfaces.

SLAB ON GRADE:

2.6 GENERAL COMMENTS:

EXTERIOR CONDITION:

The visible exterior areas of the concrete foundation showed no sign of unusual cracking or movement. Note: There were common cracks in the visible areas of the concrete slab foundation. They appeared to be the result of concrete shrinkage, seismic activity and/or general settlement.

INTERIOR CONDITION:

The current condition of the concrete slab could not be confirmed by visual inspection due to wall to wall floor coverings.

Note: It is important to understand that the interior floors of the building are not perfectly smooth, flat and/or level.

SECURING OF THE FOUNDATION:

The wall surfaces or design/configuration of the building prevented access to visually verify the presence or condition of anchor bolts or other fastening system.

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EXTERIORS

The visible exterior surfaces and materials of the building were observed to determine their current condition. Areas concealed from view by any means are excluded from this report. Moisture intrusion through cracks or openings in the exterior siding, trim, windows and doors are the source of moisture deterioration and damage. We recommend sealing all cracks or openings in, and between the exterior siding and trim materials, especially around windows and doors. Routine maintenance may extend the service life and minimize deterioration of the exterior surfaces. This is a limited visual only inspection base upon the California Real Estate Association standards of practice. An exhaustive evaluation of these systems is outside the scope of this inspection. All maintenance, repairs or corrections should be made by a qualified specialist using approved methods.

EXTERIOR INFORMATION:

- 3.1 EXTERIOR WALL CLADDING:** The primary exterior wall cladding material(s): Stucco with stucco covered foam trim.
- 3.2 COLUMN MATERIALS:** The primary column material(s): Stucco with urethane covered foam trim Wood
- 3.3 EAVE TRIM:** The primary exterior eave material(s): Wood or wood type materials
- 3.4 VENEER TYPE:** Materials: Stone
- 3.5 DOOR TYPE:** Primary door material covering: Metal or fiberglass exterior/covered Wood
- 3.6 WINDOW TYPE:** The primary window styles: Horizontal and vertical sliding
The primary windows noted were insulated-paned (Dual-pane or triple pane) windows.
The primary window material(s): Vinyl/Plastic

EXTERIOR SURFACE CONDITIONS:

3.7 GENERAL CONDITIONS:

NOTES ABOUT THE GENERAL COMMENTS BELOW:

Specific conditions, deficiencies, and notes relating to concerns where present, are addressed separately. Recommendations may be made even when areas are addressed as serviceable or acceptable.

EXTERIOR WALL CLADDING:

The accessible and visible areas of the exterior walls appeared to be in serviceable condition.

EXTERIOR WALL CLADDING STUCCO:

The exterior stucco walls were in serviceable condition. There were common hairline cracks noted in the stucco surface. The stucco weep screed at the bottom of the stucco wall was installed to allow water/moisture absorbed by the stucco to drain/weep out and prevent damage to the framing or moisture entry into the interior.

VENEER:

The accessible and visible areas of the veneer appeared to be in serviceable condition.

EXTERIOR TRIM:

The accessible and visible areas of the exterior trim appeared to be in serviceable condition.

EAVES/FASCIA:

The accessible and visible areas of the fascia and eaves appeared to be in serviceable condition during the inspection.

EXTERIOR DOORS:

The accessible and visible areas of the doors viewed from the exterior appeared to be in serviceable condition.

WINDOWS:

The accessible and visible areas of the windows viewed from the exterior appeared to be in serviceable condition.

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Note: Insulated-paned windows and doors reduce noise and improve efficiency of heating/cooling systems. The space between the panes is commonly factory sealed. If a factory seal fails, air from the environment enters the formerly sealed confined space between the panes. This condition may result in condensation and/or fogging in the window(s), depending on the climatic conditions and the progression of the seal failure. We cannot assure the seal on each and every window, but we will attempt to note in the report the presence of visible condensation, fogging and/or moisture staining noted during the inspection on the readily accessible insulated glass. Due to climatic conditions, nature of the components and cleanliness of the glass it is not possible to determine all failures.

HOSE FAUCETS:

The accessible and visible exterior hose faucets were noted to be in serviceable condition.

Note: There were vacuum breakers noted on the accessible exterior hose faucets. They appeared to be in acceptable condition, however, the testing of these devices is beyond the scope of a home inspection.

EARTH TO WOOD SEPARATION:

There was no earth to contact noted. It is important to maintain proper separation of the soil from wood materials use in or attached to the structure. Periodic review and maintenance is essential to maintain the clearances.

3.8 TRIM NOTES:

MAINTENANCE: There was damaged foam trim surfaces noted on the front side of the dwelling at the entry door. We recommend repair to prevent further deterioration. (See example picture in report body)

MAINTENANCE: The foam trim on the dwelling was noted to have cracking of the joints at many exterior locations. The installation appears to have used smaller piece and the bonding was poor. This is cosmetic from an inspection standpoint. The use of a urethane coating may help to improve appearances. Consult a coating specialist for advice.



EXTERIOR DOOR AND WINDOW CONDITIONS:

3.9 WINDOWS NOTES:

MAINTENANCE: Note: Small gaps or openings were noted around the windows. We recommend caulking as part of the routine maintenance of the dwelling.

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GROUNDS:

The items listed below were visually observed to determine their current condition during the inspection, areas concealed from view by any means are excluded from this report. The permanently installed components or equipment are checked for basic operation, with exception to lawn sprinklers and low voltage yard lighting. This inspection is a visual observation and does not attempt to determine site drainage performance or the condition of any underground piping, including municipal water and sewer service piping or concealed clean outs. This inspection is not intended to address or include any geological conditions or site stability information, for information in these areas we recommend consulting with a geologist and/or a geotechnical engineer. This is a limited visual only inspection base upon the California Real Estate Association standards of practice. An exhaustive evaluation of these systems is outside the scope of this inspection.

GROUNDS INFORMATION:

4.1 DRIVEWAY PRIMARY MATERIALS:	Concrete
4.2 WALKWAYS PRIMARY MATERIALS:	Concrete
4.3 MAIN ENTRY PRIMARY MATERIALS:	Concrete
4.4 PATIO PRIMARY MATERIALS:	Concrete
4.5 PATIO COVER PRIMARY MATERIALS:	An extension of the main roof structure
4.6 FENCING & GATES PRIMARY MATERIALS:	Wood

GROUNDS CONDITION:

4.7 GENERAL CONDITIONS:

DRIVEWAY:

The accessible and visible areas of the driveway appeared serviceable.

WALKWAYS:

The accessible and visible areas of the walkways appeared serviceable.

MAIN ENTRY:

The accessible and visible areas of the main entry appeared serviceable.

PATIO:

The accessible and visible areas of the patio appeared serviceable. There were common cracks in the patio, no action is needed at this time. Monitoring and sealing as part of routine maintenance is recommended.

PATIO COVER:

The accessible and visible areas of the patio cover appeared serviceable.

FENCING:

The visible and accessible yard fencing appeared serviceable. The fencing was observed from the readily available walking surfaces only. There were common signs of aging and wear present. Periodic maintenance is recommended to minimize damage and extend the service life.

4.8 WALKWAYS NOTES:

MAINTENANCE: The left walkway sloped toward the building. This condition is conducive for moisture ponding next to the building. We recommend monitoring the walkway for ponding water and directing the water away from the dwelling.

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4.9 PATIO:

ACTION: [Safety item] There were post brackets and a pipe noted in the patio surface on the rear side of the dwelling. We recommend the bracket be covered or utilized to prevent accidental injury by falling on to it. (See example picture in report body)



4.10 PATIO NOTES:

MAINTENANCE: There were moderate cracks in the patio. We recommend sealing all cracks to help minimize moisture intrusion.

4.11 PATIO & WALKWAY NOTES:

MAINTENANCE: The patio and walkway surfaces were close to the siding base. The surfaces appeared to be sloping away from the dwelling except as noted. The closeness also could obscure possible pests. We recommend monitoring for water pooling next to the house and modification as needed. We recommend consulting a pest control operator for advice.

GRADING/DRAINAGE/LANDSCAPING INFORMATION:

4.12 SITE GRADING:

A combination of slopes

4.13 SITE DRAINAGE:

There were surface and some of the downspouts that were routed into underground drainage piping.

4.14 LAWN SPRINKLER:

NOTE: Yard sprinkler systems are outside of the scope of the inspection and are not inspected.

GRADING/DRAINAGE/LANDSCAPING CONDITION:

4.15 SITE GRADING:

The accessible and visible areas of the grading at the foundation and appeared to be adequate to drain excess surface water away from the building.

4.16 SITE DRAINAGE:

[NOTE] An underground drainage system appeared to be installed. It was not water tested during the inspection. We make no representations as to its effectiveness and recommend a review of its operation during adverse weather. We recommend inquiry about the maintenance needs of the system.

4.17 LANDSCAPING:

The vegetation and landscaping appeared maintained with normal.

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ROOF COVERINGS

The visible areas of the roof and components were observed to determine their current condition. Areas concealed from view by any means are excluded from this report. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer. The testing of gutters, downspouts and underground drain piping is beyond the scope of this report. This is a limited visual only inspection base upon the California Real Estate Association standards of practice. An exhaustive evaluation of these systems is outside the scope of this inspection. All maintenance, repairs or corrections should be made by qualified specialist using approved methods.

ROOF INFORMATION:

- 5.1 INSPECTION METHOD:** The inspector walked on the roof and viewed the accessible roofing components. The inspector was unable to fully access the upper roof due to height/type. The inspector walked on the lower roof and viewed the accessible roofing components. The inspector viewed the upper roof surface/components from the ground and with binoculars where possible. This is a limited visual inspection.
- 5.2 PRIMARY ROOF COVERING MATERIALS:** Concrete tile
- 5.3 VISIBLY INSTALLED ROOF LAYERS:** 1 layer
- 5.4 CHIMNEY & FLUE MATERIALS:** The chimney exterior was stucco over wood framing with metal flue liner
- 5.5 PRIMARY ROOF DRAINAGE SYSTEM:** Metal rain gutters

ROOF CONDITIONS:

5.6 GENERAL COMMENTS:

FLASHINGS:

The visible flashings appeared serviceable.

CHIMNEY:

The visible areas of the chimney appeared serviceable. [from the roof line up].

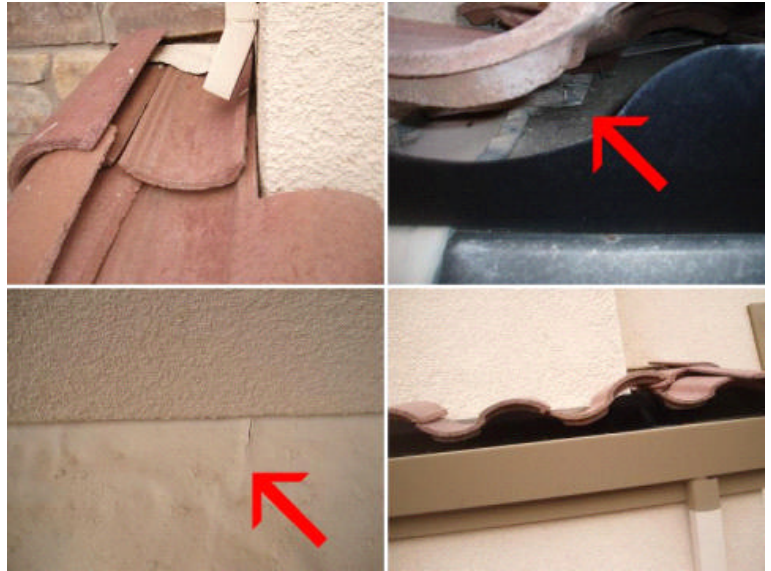
The chimney flue was not accessible to inspect, because it was too high. No comments were rendered as to the serviceability of the chimney(s). **ROOF DRAINAGE:** The visible areas of the roof drainage system appeared serviceable. Regular cleaning of the gutters is recommended.

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5.7 ROOF TILE:

ACTION: The tile roofing on the chimney shoulders was noted to be improperly installed. The tiles were loose and the sidewall flashings were improperly installed. There were torn sidewall flashings at other areas. We recommend evaluation and repair of the entire roof by a qualified roofing specialist. (See example picture in report body)



ASSOCIATED ROOF CONDITIONS

5.8 SIDEWALL FLASHINGS: See tile roofing comments.

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ATTIC AREAS & ROOF FRAMING

The visible areas of the attic and roof framing were observed to determine their current condition. Areas concealed from view by any means are excluded from this report. The accessible permanently installed equipment or components are checked for their basic operation. Thermostatically operated attic vent fans are excluded from the inspection. This is a limited visual only inspection base upon the California Real Estate Association standards of practice. An exhaustive evaluation of these systems is outside the scope of this inspection. All maintenance, repairs or corrections should be made by specialist's in the appropriate trade using approved methods.

ATTIC & ROOF FRAMING INFORMATION:

6.1 ATTIC ACCESS:	Access(es) 1 Upper hall
6.2 ROOF FRAMING:	Conventional framing and truss system
6.3 SHEATHING:	Plywood
6.4 INSULATION WHERE VISIBLE:	Blown-in
6.5 VENTILATION:	Eaves Roof

ATTIC & ROOF FRAMING CONDITION:

6.6 GENERAL CONDITION:	ACCESS: ACCESS: The inspection of the attic space was conducted from the opening and walking platforms only. Lack of proper walking surfaces limits the travel within the attic due to possible incurring of damage.
------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

WIRING NOTE:

The wiring in the attic was covered with insulation and was not visible.

ROOF FRAMING:

The visible areas of the roof framing appeared serviceable.

SHEATHING:

The visible areas of the roof sheathing appeared serviceable.

INSULATION:

The visible attic insulation appeared serviceable.

VENTILATION:

The attic ventilation appeared to be adequate.

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PLUMBING

The visible areas of the main water line, shutoff valve, water supply & drain lines, gas meter and piping were observed to determine their current condition. Areas concealed from view by any means are excluded from this report. The accessible permanently installed equipment or components are checked for their basic operation. Leakage or corrosion in underground or concealed piping cannot be detected by a visual inspection. Older fixtures or components should be budgeted for replacement. Fixture shutoffs are not tested, some corrosion is common. We are not equipped to repair a leaky shutoff caused by a test, we recommend fixture shutoffs be tested by a specialist in the appropriate trade equipped to repair or replace the shutoffs. This is a limited visual only inspection base upon the California Real Estate Association standards of practice. An exhaustive evaluation of these systems is outside the scope of this inspection. All maintenance, repairs or corrections should be made by specialist's in the appropriate trade using approved methods.

PLUMBING INFORMATION:

7.1 MAIN WATER LINE MATERIALS:	Copper Piping
7.2 MAIN WATER SHUT OFF LOCATION:	The main water shutoff valve was located at the left side of the building.
7.3 WATER PRESSURE:	The water pressure, as measured from the exterior of the dwelling, was deemed to be at the high-range of normal water pressure.
7.4 SUPPLY WATER PIPING:	PRIMARY MATERIALS: Copper Piping
7.5 WASTE LINES:	Primary Materials: ABS black plastic piping (and or other plastic piping types)
7.6 GAS SHUTOFF:	The gas meter and shutoff valve are located at the left side of the building

PLUMBING CONDITIONS:

7.7 GENERAL PLUMBING COMMENTS:

WATER SHUTOFF:

The main water shutoff valve appeared serviceable, no leakage observed. We do not operate these devices.

WATER PRESSURE:

The water pressure measured at an exterior hose faucet was within the acceptable range.

WATER SUPPLY PIPING:

The visible water supply piping appeared serviceable.

WATER SUPPLY FUNCTIONAL FLOW:

A number of fixtures were operated simultaneously with a serviceable water flow.

WASTE PIPING:

The visible waste/drain piping appeared serviceable.

WASTE PIPING FLOW:

A number of drains were emptied simultaneously and appeared serviceable.

VENT PIPING:

The visible areas of the vent pipes appeared serviceable.

CROSS-CONNECTIONS:

The visible areas of the plumbing system had no cross-connections noted/discovered.

GAS SHUTOFF:

The supply shutoff appeared serviceable, we do not operate these devices. There was an emergency shutoff wrench present.

GAS SHUTOFF:

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[RU] The supply shutoff appeared serviceable, we do not operate these devices. There is no emergency shutoff wrench present. We recommend providing a wrench or installing a seismic automatic shut off valve for emergencies.

GAS PIPING:

The visible areas of the gas piping appeared serviceable. The gas line was not pressure tested. Pressure testing is beyond the scope of a home inspection.

7.8 WATER PRESSURE:

MAINTENANCE: The pressure was measured at an exterior hose faucet and was 72 PSI, which is almost at the 80 PSI standard for adding a pressure regulator. Ongoing monitoring of the pressure is recommended as the pressure can change with city changes. We recommend consideration be given to installing a pressure reducing regulator to limit the water pressure.

WATER SOFTENER SYSTEM:

7.9 LOCATION:

The water softener was in the garage.

7.10 CONDITION:

[FE] This system is outside the scope of the inspection and was not inspected. We recommend consulting with the a specialist regarding the operation and maintenance of this system.

ACTION: [Safety item] The system drain piping was improperly installed with a plumbing cross connection. There was a direct connection to the sewer with no trap installed. We recommend repair by a qualified specialist. (See example picture in report body)



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WATER HEATERS

The water heater(s) and the related components were observed to determine their current condition. Areas concealed from view by any means are excluded from this report. Water heaters that were shut down, turned off or inactive will not be activated. Water that is hotter than the manufacturers recommended setting of 125 degrees poses a scald hazard. The water temperature should never be set higher than the manufacturers recommended setting. This is a limited visual only inspection base upon the California Real Estate Association standards of practice. An exhaustive evaluation of these systems is outside the scope of this inspection. All maintenance, repairs or corrections should be made by specialist's in the appropriate trade using approved methods.

WATER HEATER INFORMATION:

- 8.1 LOCATION: The water heater was located in the garage.
- 8.2 ESTIMATED MANUFACTURE DATE: The water heater appeared to be the original unit installed at the time of construction.
- 8.3 SIZE / GALLONS: 50 gallon
- 8.4 ENERGY TYPE: Natural gas
- 8.5 GENERAL CONDITIONS: **VENT SYSTEM:**

The visible areas of the flue vent piping were intact and in acceptable condition.

SHUTOFF WATER VALVE:

The water shutoff valve appeared serviceable

WATER PIPES:

The visible water supply connectors appeared in acceptable condition with no leakage noted.

WATER HEATER TANK:

The water heater tank appeared serviceable, no leakage observed. [NOTE] The water heater was wrapped with an insulating blanket and was not visible.

COMBUSTION AIR:

A combustion air supply for the water heater was present. Adequate ventilation for all fuel burning appliances is vital for their safe operation.

GAS VALVE:

The gas shutoff valve appeared serviceable.

GAS LINE:

The gas line near the furnace appeared serviceable.

Recommended upgrade: The gas piping did not have a drip leg/sediment trap according to the current trade practices. We recommend upgrading by a qualified specialist.

GAS CONNECTOR:

The flexible gas connector appeared serviceable.

ELEVATION:

The water heater ignition source/pilot light was elevated 18" inches or more above the floor.

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8.6 TEMPERTURE AND PRESSURE RELIEF VALVE:

ACTION: The temperature & pressure relief valve was leaking water from the discharge line. We recommend replacing the valve and installing an approved discharge line. (See example picture in report body)



8.7 SEISMIC :

ACTION: The water heater seismic strapping was installed in a manner that did not meet the State Architect's requirements or the water heater strapping kit manufacturers instructions. The intent is for the water heater to resist movement. The lower strap was improperly located according to the straps installation instructions. The strap should be strapping in the lower third of the of the water heater but 4 inches from the controls. We recommend properly installing the straps according to the manufacturer's instructions and or industry standards. (See example picture in report body)



8.8 GAS PIPING:

MAINTENANCE: The gas piping did not have a drip leg/sediment trap according to the manufacturer's guidelines. We recommend a review of the installation instructions to determine if this was required and repair as needed.

8.9 CIRCLING PIPING:

MAINTENANCE: The re-circulating system had a continuously running pump. This type of installation is not energy efficient. We recommend installing a time clock device.

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ELECTRICAL SYSTEMS

The service entrance, grounding system, main and sub panels were observed to determine their current condition. Areas concealed from view by any means are excluded from the report. Lights and accessible receptacles were checked for basic operation. Light fixtures that have missing or dead bulbs were considered non-functioning. The location of GFCI circuit protection devices will be identified when present. The operation of time control devices was not verified. The location of smoke detectors will be identified when present. This is a limited visual only inspection base upon the California Real Estate Association standards of practice. An exhaustive evaluation of these systems is outside the scope of this inspection. All maintenance, repairs or corrections should be made by specialist's in the appropriate trade using approved methods.

ELECTRICAL SERVICE INFORMATION:

- | | |
|-------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 9.1 SERVICE TYPE: | The electrical service was by underground wiring. |
| 9.2 SERVICE RATING: | Determination of service capacity was based upon the labeled rating of the main service panel. The service was a 120/240 volt system, rated at 200 Amperes |
| 9.3 SERVICE WIRING: | Material observed: Not visible at the main panel |
| 9.4 BRANCH WIRING MATERIALS: | The conductor material in accessible 120 volt branch circuit wiring were all copper conductors. The conductor material in accessible 220 volt branch circuit wiring was Aluminum and Copper. The use of stranded aluminum conductors in sizes #8 (ampacity of 30) and larger is still standard accepted trade practice in residential electrical systems. |
| 9.5 BRANCH WIRING TYPES: | The wire system type(s) noted in the visible and accessible areas: Non-metallic sheathed cable and Conduit |
| 9.6 GROUNDING: | The primary electrical system was grounded to foundation uffer or rebar system |

ELECTRICAL SERVICE CONDITIONS:

- | | |
|------------------------------|------------------------------------------------------------------------------------------------------|
| 9.7 GENERAL COMMENTS: | SERVICE WIRING:
The underground service lateral for the wiring was not visible to inspect. |
|------------------------------|------------------------------------------------------------------------------------------------------|

GROUNDING:

The visible and accessible grounding connections appeared in acceptable condition.

BRANCH CIRCUITS:

The branch circuit wiring appeared serviceable with exceptions noted.

MAIN PANEL

- | | |
|---------------------------------|--------------------------------------------------------------------------|
| 9.8 MAIN PANEL LOCATION: | Located at the left side of the building |
| 9.9 DISCONNECT TYPE: | Main panel circuit overload protection was provided by circuit breakers. |

MAIN PANEL CONDITIONS:

- 9.10 GENERAL CONDITIONS:**

MAIN PANEL:

The main electrical panel was noted to be in acceptable condition. Specific conditions are address in the respective areas. A main disconnect was observed in the main distribution panel. Testing the function of the main disconnect is not within the scope of this inspection.

BREAKERS:

The breaker to wire connections appeared acceptable where visible within the panel

MAIN PANEL WIRING:

The wiring within the panel appeared to be in acceptable and serviceable condition.

ALUMINUM WIRING:

The visible aluminum wires appeared to have antioxidant paste applied at the connections.

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HOUSEHOLD COMPONENT CONDITIONS:

- 9.11 GFCI DEVICES:** Ground fault circuit interrupter devices (GFCI) afford additional protection against electrical shock. GFCI protection is typically found in homes built from the mid 1970's in areas where electrical receptacles are located near sources of water. Local building codes vary as to where these devices or their protection feature are required and when the requirement began. We have identified individual location uses of this important safety device.
- 9.12 RECEPTACLES:** A representative sample of the accessible receptacles were in acceptable condition. Any reportable conditions will be in specific locations.
- 9.13 SWITCHES:** A representative sample of the accessible switches were in acceptable condition. Any reportable conditions will be in specific locations.
- 9.14 FIXTURES:** A representative sample of the accessible fixtures were in acceptable condition. Any reportable conditions will be in specific locations.
- 9.15 CENTRAL VACUUM:** [FE] These systems are outside the scope of the inspection and are not inspected. We recommend consulting with a specialist regarding the operation and maintenance of this system.
- 9.16 COMMENTS:** Note: The built in speakers are outside the scope of a home inspection. No representation is mad

Note: The built in data and security lines are outside the scope of a home inspection. No representation is made.

INTERIOR ELECTRICAL CONDITIONS:

- 9.17 SWITCHES:** **ACTION: [Safety item]** The dining area dimmer switch was not functioning properly.
- SUGGESTION: We recommend repair or replacement of the switch.
- 9.18 SWITCHES NOTES:** **MAINTENANCE:** The dining area three way light switching was not functioning properly. A non three way switch appear to be the cause.
- SUGGESTION: We recommend correcting the wiring/switch to restore the proper switching operation.
- 9.19 INTERIOR LIGHTS/FIXTURES NOTES:** **MAINTENANCE:** Several of the interior lights failed to function. The light bulbs were suspected. We recommend installing new light bulbs and then checking the lights.
MAINTENANCE: Some of the master bedroom lights failed to function. The light bulbs were noted to be missing.
- SUGGESTION: We recommend installing new light bulbs and then checking the lights.
- 9.20 INTERIOR RECEPTACLE/SWITCH COVER PLATES:** **ACTION: [Safety item]** One of the upper center bedroom receptacle cover plates was missing. This can expose the electrical conductors.
- SUGGESTION: We recommend replacement of the missing cover plate.

EXTERIOR ELECTRICAL CONDITIONS:

- 9.21 EXTERIOR LIGHTS/FIXTURES:** **ACTION: [Safety item]** A front exterior light fixture was damaged.
- SUGGESTION: A qualified technician should be retained to repair or replace the broken light fixture. (See example picture in report body)



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LAUNDRY AREA ELECTRICAL SUBPANEL:

9.22 *DISCONNECT TYPE:* Circuit breakers

9.23 *GENERAL CONDITIONS:*

SUBPANEL:

The electrical panel was noted to be in acceptable condition. Specific conditions are address in the respective areas.

BREAKERS:

The breaker to wire connections appeared acceptable where visible within the panel

MAIN PANEL WIRING:

The wiring within the panel appeared to be in acceptable and serviceable condition.

ALUMINUM WIRING:

The visible aluminum wires appeared to have antioxidant paste applied at the connections.

ARC FAULT BREAKERS:

ARC Fault protection was provided by a special breaker installed in the main service panel. This protects all of the receptacles on the circuit energized through this breaker.

- SUGGESTION: Testing the device on a monthly basis utilizing the built in test button is recommended.

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HEATING SYSTEMS

The visible areas of the furnace units, electrical and gas connections, ducting and filters were observed to determine their current condition. Areas concealed from view by any means are excluded from this report. The accessible permanently installed equipment or components are checked for their basic operation. Determining the condition of heat exchangers is beyond the scope of this report. The inspector does not light pilot lights. Thermostats are not checked for calibration or timed functions. Routine maintenance is recommended per the manufacturers specifications and operating conditions. This is a limited visual only inspection base upon the California Real Estate Association standards of practice. An exhaustive evaluation of these systems is outside the scope of this inspection. All maintenance, repairs or corrections should be made by specialist's in the appropriate trade using approved methods.

HEATING SYSTEM:

- 10.1 LOCATION: The unit was located in the attic
- 10.2 TYPE & FUEL: Forced air natural gas fired system
- 10.3 MANUFACTURE DATE: The heating unit was estimated to be installed at the time of construction
- 10.4 APPROXIMATELY. *British Thermal Units:* 80-90,000 British Thermal Units
- 10.5 FILTER TYPE: Disposable
- 10.6 GENERAL COMMENTS:

FLUE VENTING SYSTEM:

The visible areas of the flue vent piping were intact and secured at the connections

SUPPLY PLENUM:

The air plenum appeared serviceable.

RETURN AIR SYSTEM:

The return air ducting appeared serviceable

HEATING UNIT:

The furnace was serviceable.

COMBUSTION AIR:

The combustion air supply for the furnace appeared adequate. Combustion air provides oxygen for fuel burning appliances. Adequate ventilation around all fuel burning appliances is vital for their safe operation.

BURNERS:

The burner flame(s) appeared typical for this type of unit

GAS VALVE:

The gas shutoff valve appeared serviceable.

GAS LINE CONNECTOR:

The flexible gas connector appeared serviceable.

GAS LINE:

The gas line near the furnace appeared serviceable.

Recommended upgrade: The gas piping did not have a drip leg/sediment trap according to the current trade practices. We recommend upgrading by a qualified specialist.

ELECTRICAL:

The furnace electrical appeared serviceable.

HEAT EXCHANGER:

The heat exchanger was not visible to inspect without dismantling the unit, which is beyond the scope of the inspection.

FURNACE BLOWER:

The blower appeared serviceable.

FURNACE FILTRATION:

The filter appeared serviceable.

THERMOSTAT:

The thermostat was responded to normal user controls.

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HEATING SYSTEM 2:

10.7 LOCATION:	The unit was located in the attic
10.8 TYPE & FUEL:	Forced air natural gas fired system
10.9 MANUFACTURE DATE:	The heating unit was estimated to be installed at the time of construction
10.10 APPROXIMATELY. British Thermal Units:	80-90,000 British Thermal Units
10.11 FILTER TYPE:	Disposable
10.12 GENERAL COMMENTS:	

FLUE VENTING SYSTEM:

The visible areas of the flue vent piping were intact and secured at the connections

SUPPLY PLENUM:

The air plenum appeared serviceable.

RETURN AIR SYSTEM:

The return air ducting appeared serviceable

HEATING UNIT:

The furnace was serviceable.

COMBUSTION AIR:

The combustion air supply for the furnace appeared adequate. Combustion air provides oxygen for fuel burning appliances. Adequate ventilation around all fuel burning appliances is vital for their safe operation.

BURNERS:

The burner flame(s) appeared typical for this type of unit

GAS VALVE:

The gas shutoff valve appeared serviceable.

GAS LINE CONNECTOR:

The flexible gas connector appeared serviceable.

GAS LINE:

The gas line near the furnace appeared serviceable.

Recommended upgrade: The gas piping did not have a drip leg/sediment trap according to the current trade practices. We recommend upgrading by a qualified specialist.

ELECTRICAL:

The furnace electrical appeared serviceable.

HEAT EXCHANGER:

The heat exchanger was not visible to inspect without dismantling the unit, which is beyond the scope of the inspection.

FURNACE BLOWER:

The blower appeared serviceable.

FURNACE FILTRATION:

The filter appeared serviceable.

THERMOSTAT:

The thermostat was responded to normal user controls.

DUCTING SYSTEM:

10.13 VISIBLE DUCT TYPE:	Plastic covered and insulated flexible ducting
10.14 CONDITION:	The visible areas of the conditioned air ducts appeared serviceable. Note: There was some uneven flow at the various vents. This is common for this type of dwelling.

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CENTRAL COOLING SYSTEMS

The visible areas of the condensing units, electrical connections, coolant lines and evaporative coil units were observed to determine their current condition. Areas concealed from view by any means are excluded from this report. The permanently installed components or equipment are checked for basic operation. This is a limited visual only inspection base upon the California Real Estate Association standards of practice. An exhaustive evaluation of these systems is outside the scope of this inspection. All maintenance, repairs or corrections should be made by specialist's in the appropriate trade using approved methods.

AIR CONDITIONING SYSTEM INFORMATION:

- 11.1 LOCATION(S): The unit was located on the left side of the building
- 11.2 ESTIMATED MANUFACTURER DATE: Original
- 11.3 SYSTEM TYPE: "Split system" The condensing unit and evaporator coils were at different locations
- 11.4 APPROXIMATELY. SIZE: The unit was estimated to be 4 ton

AIR CONDITIONING SYSTEM CONDITIONS:

11.5 GENERAL COMMENTS:

POWER SOURCE:

An electrical disconnect was present, in sight of and providing power to the condensing unit.

CONDENSING UNIT

The condensing unit appeared to be in serviceable condition.

CONDENSATE LINE:

The visible areas of the condensate drain line(s) appeared serviceable.

CONDENSATE PAN:

The visible areas of the condensate drain pan appeared serviceable.

THERMOSTAT:

The thermostat was operated and the system responded.

11.6 SYSTEM CONDITION:

MAINTENANCE: [FE] The outside air temperature was below 65 degrees. Operating the air conditioning system with low temperature weather conditions could damage the condensing unit compressor. We can not made any representation of the cooling systems operation without being able to run the system. We recommend having the system checked when the outside air temperature has been above 65 degrees.

11.7 CONDENSING UNIT NOTES:

MAINTENANCE: The condensing unit was not level. This condition puts stress on the coolant lines and accelerates motor bearing wear. We recommend correcting the condition(s) noted.

11.8 CONDENSATE LINE:

MAINTENANCE: The condensate line over flow discharge was missing a turn down. We recommend repair. (See example picture in report body)



SECOND AIR CONDITIONING SYSTEM INFORMATION:

- 11.9 LOCATION(S): The unit was located on the left side of the building
- 11.10 MANUFACTURER DATE: Original
- 11.11 TYPE: "Split system" The condensing unit and evaporator coils were at different locations
- 11.12 APPROXIMATELY. SIZE: The unit was estimated to be 4 ton

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SECOND AIR CONDITIONING SYSTEM CONDITIONS:

11.13 GENERAL COMMENTS:

POWER SOURCE:

An electrical disconnect was present, in sight of and providing power to the condensing unit.

CONDENSING UNIT

The condensing unit appeared to be in serviceable condition.

CONDENSATE LINE:

The visible areas of the condensate drain line(s) appeared serviceable.

CONDENSATE PAN:

The visible areas of the condensate drain pan appeared serviceable.

THERMOSTAT:

The thermostat was operated and the system responded.

AIR DUCTS:

The air conditioning ducts are the same as the heating system

11.14 SYSTEM CONDITION:

MAINTENANCE: [FE] The outside air temperature was below 65 degrees. Operating the air conditioning system with low temperature weather conditions could damage the condensing unit compressor. We can not made any representation of the cooling systems operation without being able to run the system. We recommend having the system checked when the outside air temperature has been above 65 degrees.

11.15 CONDENSING UNIT:

MAINTENANCE: The condensing unit was not level. This condition puts stress on the coolant lines and accelerates motor bearing wear. We recommend correcting the condition(s) noted.

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KITCHEN/APPLIANCES

KITCHEN:

12.1 GENERAL COMMENTS

WALLS & CEILINGS:

The visible areas of the walls and ceiling appeared in acceptable condition.

CABINETS:

The visible and accessible cabinet(s) were in acceptable condition.

COUNTERTOP:

The visible and accessible counter(s) were in acceptable condition.

FAUCET:

The faucet(s) were in acceptable condition.

KITCHEN SINK:

The sink(s) were in acceptable condition.

SINK DRAIN PLUMBING:

The visible and accessible sink drain pipes were serviceable with common signs of aging and wear.

SINK WATER SUPPLY PLUMBING:

The visible and accessible water supply and drain pipes were serviceable with common signs of aging and wear.

FLOORING:

The visible areas of the flooring(s) appeared in acceptable condition.

LIGHTS:

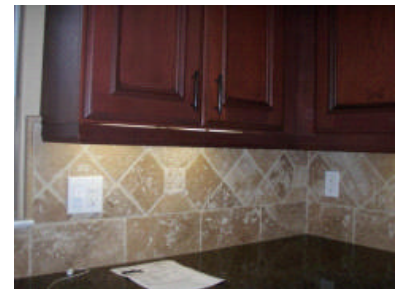
The light(s) were in acceptable condition.

RECEPTACLES:

The accessible receptacles were in acceptable condition and GFCI protected where required. The GFCI receptacle tripped and reset when tested.

12.2 CABINET NOTE:

Note: The upper cabinet to the right of the sink had a gap at the base moulding that allowed the counter lights to be seen through. This is a cosmetic concern. Repair is optional. (See example picture in report body)



12.3 COUNTERTOPS NOTES:

MAINTENANCE: The joint between the countertop and the back splash was open and subject to moisture damage from water penetration.

- *Suggestion:* This joint should be caulked and maintained to help prevent water entry and subsequent damage.

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12.4 FAUCET:

ACTION: The kitchen over range fill faucet leaked at the joints and was dripping.
- *Suggestion:* We recommend repair of the faucet. (See example picture in report body)



KITCHEN APPLIANCES:

12.5 GENERAL COMMENTS:

COOKTOP/RANGE:

The cooktop/range was in acceptable condition with the burners functioning. Testing of the control accuracy is beyond the scope of a home inspection. The cooking fuel was natural gas.

OVEN(S):

The oven(s) was in acceptable condition with the elements functioning. Testing of the control accuracy is beyond the scope of a home inspection. The cooking fuel was electric. A self cleaning was noted on the oven by was not checked. This function is beyond the scope of a home inspection. This function takes many hours to complete and may need access to the instructions for the oven. We recommend inquiry with the owner about this function.

GAS VALVE:

The gas shutoff valve appeared serviceable.

GAS CONNECTOR:

The flexible gas connector appeared serviceable.

MICROWAVE:

The microwave oven functioned using normal user controls to heat a test object.

DISPOSAL:

The garbage disposal(s) functioned using normal controls.

EXHAUST VENTILATION:

The exhaust fan(s) and light(s) functioned using normal controls.

DISHWASHER:

The dishwasher(s) functioned through the "Normal Cycle" using normal controls. No leakage was observed.

DISHWASHER AIRGAP:

There was an air gap device present at the sink, no leakage observed.

FILTERED WATER:

The water filtration system is outside the scope of the inspection and was not inspected. We recommend consulting with a specialist regarding the operation and maintenance of this system if more information is desired.

12.6 DISPOSAL WIRING:

ACTION: The power cord/wiring was not clamped to the disposal. This is a safety hazard.
- *SUGGESTION:* We recommend consulting a qualified specialist for advice and repairs. We recommend properly securing the disposal cord wiring. (See example picture in report body)



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LAUNDRY AREA:

LAUNDRY AREA:

13.1 LOCATION:

Located in the garage

13.2 GENERAL COMMENTS

Note: There are often leaks when the faucets/bibs are turned after years of no use. We recommend monitoring for leakage after the existing machine is removed.

LAUNDRY FAUCETS:

The visible laundry faucets were serviceable. There were no visible leaks. A laundry washer machine was connected. We do not operate the faucets/bibs.

Note: There are often leaks when the faucets/bibs are turned after years of no use. We recommend monitoring for leakage after the existing machine is removed.

LAUNDRY DRAIN PLUMBING:

The visible areas of the laundry drain piping appeared serviceable. Note: The drain and trap were concealed in or hidden by the wall and not visually available.

DRYER VENTING:

The dryer exterior termination and visible ducting was noted to be in acceptable condition with any exceptions noted.

DRYER SERVICE:

There were both gas and 220 volt electric hookup seen for a dryer. The 220 volt dryer receptacle appeared serviceable.

VENTILATION:

The operable window and exhaust fan provided ventilation to this laundry area. The fan and window functioned during the inspection unless otherwise noted.

LAUNDRY SINK:

13.3 GENERAL COMMENTS

CABINET:

The cabinet(s) were in acceptable condition.

COUNTERTOP:

The counter(s) were in acceptable condition.

Note: The countertop showed typical wear and tear, normal for this heavily used component. We considered any flaws cosmetic in nature with no action indicated.

LAUNDRY SINK:

The wash basin(s) were in acceptable condition.

FAUCET:

The faucet(s) were in acceptable condition.

PLUMBING:

The water supply and drain pipes were serviceable with common signs of aging and wear.

DRAIN PLUMBING:

The drain pipes were serviceable with common signs of aging and wear.

RECEPTACLES:

The accessible receptacles were in acceptable condition and GFCI protected where required. The GFCI receptacle tripped and reset when tested.

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BATHROOMS

The visible areas of the walls, ceilings, floors, cabinets and counters were observed to determine their current condition. Areas concealed from view by any means are excluded from this report. The accessible doors, windows, lights, receptacles, conditioned air vents and permanently installed components or equipment are checked for basic operation. This is a limited visual only inspection base upon the California Real Estate Association standards of practice. An exhaustive evaluation of these systems is outside the scope of this inspection. All maintenance, repairs or corrections should be made by qualified specialist using approved methods.

MASTER BATHROOM

14.1 GENERAL COMMENTS

WALLS & CEILINGS:

The visible areas of the walls and ceiling appeared in acceptable condition.

INTERIOR DOORS:

The interior door(s) appeared in acceptable condition.

TOILET:

The toilet(s) was noted to be in acceptable condition. No leakage was observed at the time of the inspection.

TOILET PLUMBING:

The water supply appeared serviceable with common signs of aging and wear.

WASH BASIN:

The wash basin(s) were in acceptable condition.

WASH BASIN FAUCET:

The faucet(s) were in acceptable condition.

WASH BASIN PLUMBING:

The water supplies appeared serviceable with common signs of aging and wear.

WASH BASIN PLUMBING:

The drain pipes were serviceable with common signs of aging and wear.

CABINETS:

The visible and accessible cabinet(s) were in acceptable condition.

COUNTERTOP:

The visible and accessible counter(s) were in acceptable condition.

FLOORING:

The visible areas of the flooring(s) appeared in acceptable condition.

RECEPTACLES:

The accessible receptacles were in acceptable condition and GFCI protected where required. The GFCI receptacle tripped and reset when tested.

LIGHTS:

The light(s) were in acceptable condition.

VENTILATION:

The ventilation was provided by a vent fan or the window, both were functional.

BATHTUB:

The bathtub was in acceptable condition.

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SHOWER:

The shower was in acceptable condition.

BATHTUB/SHOWER WALLS:

The bathtub/shower walls were in acceptable condition.

BATHTUB/SHOWER FAUCET:

The tub/shower faucet(s) were in acceptable condition.

SHOWER/BATHTUB PLUMBING:

The visible and accessible drain pipes were serviceable with common signs of aging and wear.

SHOWER ENCLOSURE:

The enclosure(s) were in acceptable condition, with safety glass markings noted.

14.2 ADDITIONAL COMMENTS:**WHIRLPOOL EQUIPMENT:**

The whirlpool pump and jets were serviceable.

WHIRLPOOL EQUIPMENT:

The whirlpool equipment was noted to be ground fault circuit protected with the test button tested and the GFCI found functioning.

Note: the ground fault circuit interrupter reset is located under the bathtub.

WHIRLPOOL EQUIPMENT:

The whirlpool equipment was noted to be properly grounded at the visually accessible bonding lug.

14.3 SHOWER WALLS NOTES:

MAINTENANCE: Joint caulking in and around the tub/shower was deteriorated. We recommend that deteriorated caulking should be removed and the enclosure should be carefully re caulked in accordance with industry standards to reduce the potential for water penetration and subsequent damage of the framing and surrounding materials.

MAINTENANCE: The caulking between the shower wall and the faucet control/ spout was deteriorated or missing .

- SUGGESTION: The faucet controls and spout should be caulked to help prevent water penetration into the wall.

14.4 SHOWER/TUB FAUCET NOTES:

MAINTENANCE: The bathtub faucet diverter was difficult to operate. We recommend repair of the faucet for ease of usage.

14.5 ENCLOSURE:

ACTION: Water leaked out onto the floor from under the shower door when the shower was activated. This action could easily result in damage to the floor in front of the shower.

- SUGGESTION: Repair or replacement of the door bottom seal is recommended.

14.6 MIRRORS:

MAINTENANCE: Note: There was no mirror in this bathroom.

MASTER BATHROOM DOOR AND WINDOW CONDITIONS:**14.7 WINDOWS:**

ACTION: [Safety item] A master bathroom water closet/toilet vertical sliding window was noted to have a damaged counter balance. This made the window difficult to use.

- SUGGESTION: We recommend repair of the window by a qualified window specialist. (See example picture in report body)



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UPPER HALLWAY BATHROOM

14.8 GENERAL COMMENTS

WALLS & CEILINGS:

The visible areas of the walls and ceiling appeared in acceptable condition.

INTERIOR DOORS:

The interior door(s) appeared in acceptable condition.

TOILET:

The toilet(s) was noted to be in acceptable condition. No leakage was observed at the time of the inspection.

TOILET PLUMBING:

The water supply appeared serviceable with common signs of aging and wear.

WASH BASIN:

The wash basin(s) were in acceptable condition.

WASH BASIN FAUCET:

The faucet(s) were in acceptable condition.

WASH BASIN PLUMBING:

The water supplies appeared serviceable with common signs of aging and wear.

WASH BASIN PLUMBING:

The drain pipes were serviceable with common signs of aging and wear.

CABINETS:

The visible and accessible cabinet(s) were in acceptable condition.

COUNTERTOP:

The visible and accessible counter(s) were in acceptable condition.

FLOORING:

The visible areas of the flooring(s) appeared in acceptable condition.

RECEPTACLES:

The accessible receptacles were in acceptable condition and GFCI protected where required. The GFCI receptacle tripped and reset when tested.

LIGHTS:

The light(s) were in acceptable condition.

VENTILATION:

The ventilation was be provided by a vent fan or the window, both were functional.

BATHTUB:

The bathtub was in acceptable condition.

BATHTUB/SHOWER WALLS:

The bathtub/shower walls were in acceptable condition.

BATHTUB/SHOWER FAUCET:

The tub/shower faucet(s) were in acceptable condition.

SHOWER/BATHTUB PLUMBING:

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The visible and accessible drain pipes were serviceable with common signs of aging and wear.

14.9 WASH BASIN NOTES:

MAINTENANCE: The left stopper mechanism did not operate properly.
- SUGGESTION: We recommend repair of the stopper.

14.10 SHOWER WALLS NOTES:

MAINTENANCE: The grout/caulking was cracked, damaged or missing. We recommend grouting/caulking to prevent moisture intrusion into concealed spaces.

14.11 ENCLOSURE NOTES:

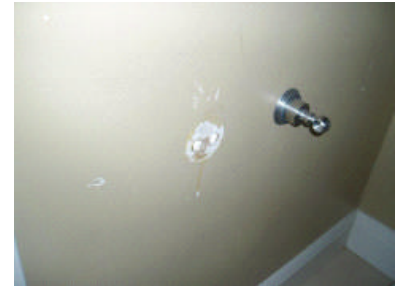
MAINTENANCE: [NOTE] There was no shower curtain or glass doors present.
- SUGGESTION: To protect the floor and other areas around the shower, the shower should not be used until a shower curtain or shower door is installed.

14.12 MIRRORS:

MAINTENANCE: Note: There was no mirror in this bathroom.

14.13 TOWEL BARS:

MAINTENANCE: There was no toilet paper holder installed. You may wish to install one of these devices. (See example picture in report body)



LOWER HALLWAY BATHROOM

14.14 GENERAL COMMENTS

WALLS & CEILINGS:

The visible areas of the walls and ceiling appeared in acceptable condition.

INTERIOR DOORS:

The interior door(s) appeared in acceptable condition.

TOILET:

The toilet(s) was noted to be in acceptable condition. No leakage was observed at the time of the inspection.

TOILET PLUMBING:

The water supply appeared serviceable with common signs of aging and wear.

WASH BASIN:

The wash basin(s) were in acceptable condition.

WASH BASIN FAUCET:

The faucet(s) were in acceptable condition.

WASH BASIN PLUMBING:

The water supplies appeared serviceable with common signs of aging and wear.

WASH BASIN PLUMBING:

The drain pipes were serviceable with common signs of aging and wear.

CABINETS:

The visible and accessible cabinet(s) were in acceptable condition.

COUNTERTOP:

The visible and accessible counter(s) were in acceptable condition.

FLOORING:

The visible areas of the flooring(s) appeared in acceptable condition.

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RECEPTACLES:

The accessible receptacles were in acceptable condition and GFCI protected where required. The GFCI receptacle tripped and reset when tested.

LIGHTS:

The light(s) were in acceptable condition.

VENTILATION:

The ventilation was be provided by a vent fan or the window, both were functional.

BATHTUB:

The bathtub was in acceptable condition.

BATHTUB/SHOWER WALLS:

The bathtub/shower walls were in acceptable condition.

BATHTUB/SHOWER FAUCET:

The tub/shower faucet(s) were in acceptable condition.

14.15 WASH BASIN NOTES:

MAINTENANCE: The stopper mechanism did not operate properly.

- SUGGESTION: We recommend repair of the stopper.

14.16 ENCLOSURE NOTES:

MAINTENANCE: [NOTE] There was no shower curtain or glass doors present.

- SUGGESTION: To protect the floor and other areas around the shower, the shower should not be used until a shower curtain or shower door is installed.

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BUILDING INTERIOR

The visible areas of the walls, ceilings, floors, cabinets and counters were visually observed to determine their current condition. Areas concealed from view by any means are excluded from this report. A sampling of the accessible doors, windows, lights, receptacles, conditioned air vents and permanently installed components and equipment are checked for basic operation unless outside the scope of a home inspection as defined by the CREIA Standards of practice. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. In general, insulated glass window seals will fail and can fail at any time. Smoke detectors should be installed within 15 feet of all sleeping rooms, and tested regularly. We recommend older dwellings be upgraded to meet the current smoke detector installation standards for added occupant safety. This is a limited visual only inspection base upon the California Real Estate Association standards of practice. An exhaustive evaluation of these systems is outside the scope of this inspection. All maintenance, repairs or corrections should be made by a qualified specialist using approved methods.

INTERIOR ROOMS INFORMATION:

- 15.1 ROOMS INSPECTED: Entry Living room Dining room Family room Hallway(s) Loft, and Bedrooms
- 15.2 WALLS/CEILINGS: Primary Materials Observed: Wall Board
- 15.3 FLOORS: Materials observed: Carpet Tile Wood
- 15.4 SMOKE ALARMS: Smoke detectors were observed at; Hallways and bedrooms

ALARM SAFETY DEVICES:

- 15.5 SMOKE ALARM CONDITIONS: **ACTION: [Safety item]** Several of the smoke detectors were chirping indicating low battery notifications. We recommend installing new batteries in all the smoke detectors and testing of the units.
- 15.6 SMOKE ALARMS LOCATION CONCERNS: **ACTION: [Safety item]** The lower bedroom did not have smoke detectors. We recommend installing smoke detectors according to the manufacturer's installation instructions.

OVERALL INTERIOR CONDITIONS:

15.7 GENERAL COMMENTS

SMOKE DETECTORS:

The smoke detectors were present. We suggest that the units be tested at move-in and at the manufacturers recommended intervals and that fresh batteries be installed as required.

CARBON MONOXIDE DETECTOR:

Recommended upgrade: The dwelling had gas appliances. We recommend installing a carbon monoxide detector for increased safety.

SAFETY GLAZING:

There were visible safety glazing markings on the glass at the required locations unless otherwise noted.

CEILING FAN:

The ceiling fan(s) was in acceptable condition unless otherwise noted.

CEILING FANS NOTES:

The proper wiring and mounting of ceiling fans cannot be determined by visual observations or operational checks. Ceiling fans are heavier than standard light fixtures and require special mounting. Inquiry should be made about the installation, installer and warranties. If there is not information available, we recommend having the installation evaluated by a qualified ceiling fan specialist.

WALLS & CEILINGS:

The visible areas of the walls and ceiling appeared in acceptable condition with any

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exceptions noted.

INTERIOR WALLS NOTES:

The interior of the home has been recently repainted in some areas. This can remove or conceal evidence of past conditions that may have been visible prior to the work being done. We can not made representation about conditions that may be concealed and/or the quality of the workmanship if repairs were completed. We recommend inquiring the sellers about any past conditions, stains or holes that may no longer be visible.

INTERIOR DOORS:

The interior door(s) appeared in acceptable condition with any exceptions noted.

FLOORING:

The visible areas of the flooring(s) appeared in acceptable condition with any exceptions noted.

Note: The flooring was noted to squeak in areas when walked upon. The flooring could not be seen under the carpeting. There was no significant concern noted from a home inspection standpoint. This squeak is generally a indication of fasteners not fully attached. The floors did not have any significant movement indicating immediate concern. We recommend monitoring the flooring and the flooring should be inspected and re secured as needed when the carpeting is removed.

WINDOWS:

The windows were in acceptable condition with any exceptions noted.

WINDOWS:

[NOTE] Double-paned windows/doors reduce street noise and improve efficiency of heating/cooling systems. The space between the panes is factory sealed. If a seal is broken, air from the environment may enter the formerly sealed space. This condition may cause condensation or fogging in the window(s), depending on the climatic conditions. We cannot assure the seal on each and every window, but we will note in the report the presence of visible condensation, fogging and/or moisture staining observed during the inspection. Unless otherwise noted in the report, no condensation, fogging or stains were present during the inspection.

Note: Insulated pane windows can become breached due to age, temperature changes or impact/hard use. Studies show that multi-pane window seals on average can start to deteriorate with moisture occurring in as little as 7 years. Many manufacturer's only warranty the windows for 5-10 years. Replacement of the breaches should be budgeted as part of the maintenance of the dwelling.

HANDRAILS:

The interior stair handrail(s) were securely attached and in acceptable condition.

GUARDRAILS:

The interior guard rails appeared serviceable. Regular inspection of the guard rails is suggested.

LIGHTS:

The light(s) were in acceptable condition with any exceptions noted.

RECEPTACLES:

The accessible receptacles were in acceptable condition with any exceptions noted.

15.8 WALLS/CEILING NOTES:

MAINTENANCE: There was a hole on the upper left front bedroom wall behind the door. We recommend repair for improved appearances.

- SUGGESTION: The hole should repaired to restore its original appearance.

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OVERALL DOOR AND WINDOW CONDITIONS:

15.9 WINDOWS NOTES:

MAINTENANCE: Several of the windows did not operate smoothly. We recommend cleaning, adjustment and lubrication of the windows for improved operation. Note: Some windows may need new glides installed for improved operation.

15.10 INTERIOR DOOR HARDWARE:

ACTION: The upper center bedroom door roller was damaged/deteriorated.

- SUGGESTION: The door hardware should be repaired to restore function.

15.11 EXTERIOR DOORS:

ACTION: The family room exterior door did not latch to the jamb.

- SUGGESTION: Repair or replacement of the door latch/lock is recommended to restore function.

STEPS AND STAIRS:

15.12 STAIRS & STEPS:

ACTION: [Safety item] The stair spacing was inconsistent and greater than 3/8's of an inch at the top tread. This condition is not according to industry standards and poses a trip hazard. Standard trade practices dictate that all steps be within tolerances for safety reasons.

- SUGGESTION: The stairs should be repaired or replaced by a qualified technician to conform to standard trade practices and reduce the potential for injury to persons who might use them. If the stairs are not modified or rebuilt, users of the stairs should exercise caution to avoid personal injury. (See example picture in report body)



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FIREPLACES:

Fireplaces are visually observed but the inspection may be limited by debris or soot. Soot and buildup may conceal cracks or other damage. A cleaning may find possible reportable conditions.

The inspection of the fireplaces is a visual inspection only and is not a warranty and or a guarantee that the fireplace(s) has/have been properly or safely built. No seismic damage assessments are made on fireplaces. All fireplaces should be cleaned, serviced and inspected on a regular basis by a qualified fireplace specialist to insure safe operation. Adequate air is important for use of a fireplace. Installation of and use of ventilation fans for bathrooms, kitchens, laundry areas and whole house fans may interfere with the operation of a fireplace and be a potential safety hazard. The use of a fireplace when not equipped an independent air supply should include opening of window(s) and/or door(s). Fireplaces equipped with gas lines/gas logs should have the damper fixed so it will not close and the gas line should be sealed to the wall where it enters the fireplace.

LIVINGROOM:

16.1 TYPES:

There was one gas appliance fireplace

16.2 FIREPLACE:

This was a gas only decorative fireplace. There was a gas log set up in the fireplace. The gas log appeared to be installed in acceptable manner and responded to normal controls.

16.3 GAS FIREPLACE:

MAINTENANCE: The fireplace pilot turned off when shut down. This may indicate a thermo couple issue or that the fireplace over heated. We recommend evaluation by a qualified gas fireplace specialist.

FAMILYROOM:

16.4 TYPES:

There was one gas appliance fireplace

16.5 FIREPLACE:

This was a gas only decorative fireplace. There was a gas log set up in the fireplace. The gas log appeared to be installed in acceptable manner and responded to normal controls.

16.6 GAS FIREPLACE:

MAINTENANCE: The fireplace pilot turned off when shut down. This may indicate a thermo couple issue or that the fireplace over heated. We recommend evaluation by a qualified gas fireplace specialist.

MASTER BEDROOM:

16.7 TYPES:

There was one gas appliance fireplace

16.8 FIREPLACE:

This was a gas only decorative fireplace. There was a gas log set up in the fireplace. The gas log appeared to be installed in acceptable manner and responded to normal controls.

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GARAGE

The visible areas of the walls, ceilings, floors, cabinets and counters were observed to determine their current condition. Areas concealed from view by any means are excluded from this report. The accessible doors, windows, lights, receptacles and permanently installed components or equipment are checked for basic operation. The garage door balance and spring tension should be checked regularly by a garage door specialist. All garage door openers should have functional auto-reverse system safety features for child safety. This is a limited visual only inspection base upon the California Real Estate Association standards of practice. An exhaustive evaluation of these systems is outside the scope of this inspection. All maintenance, repairs or corrections should be made by specialist's in the appropriate trade using approved methods.

GARAGE INFORMATION:

17.1 TYPE & LOCATION:	Garage; attached three car
17.2 INTERIOR WALLS:	Materials: Sheetrock
17.3 INTERIOR FLOOR:	Materials: concrete
17.4 CAR DOOR(S):	Door types: wood sectional(s)

GARAGE CONDITIONS:

17.5 GENERAL COMMENTS

PASSAGE DOOR:

The door between the garage and living space appeared to be of fire resistive construction and had an automatic self closer.

FIREWALL:

The visible areas of the garage firewall/ceiling appeared serviceable.

GARAGE DOOR:

The garage door was operated and appeared serviceable.

GARAGE DOOR OPENER:

The automatic door opener(s) were operational and the automatic reversing system(s) functioned when the door(s) hit an object placed in its path.

GARAGE FLOOR:

The visible areas of the concrete floor appeared serviceable, with common cracks present.

17.6 CAR DOOR(S):

MAINTENANCE: The car doors exterior finish was worn and peeling. We recommend routine staining/coating and maintenance to extend the life of the door. (See example picture in report body)



GARAGE DOOR AND WINDOW CONDITIONS:

17.7 EXTERIOR DOORS:

MAINTENANCE: The garage side door had been with a high improper threshold that may meet future standards but does not meet the current standards, however the local jurisdiction having authority is the final authority. We recommend consulting the local building department or a qualified door specialist for advice on repairs.

GARAGE ELECTRICAL CONDITIONS:

17.8 GROUND FAULT RECEPTACLES:

ACTION: [Safety item] A right front garage receptacles was not GFCI protected as required when installed. This condition poses a Safety Hazard. We recommend correcting the condition(s) noted.

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CONCLUSION

CONCLUSION

18.0

The basic visible components and systems in this dwelling were observed to be in acceptable condition, with exceptions noted in our report.