

Your Company Name Goes Here

***** Residential Inspection Report *****



Client's Name

John Doe

On

February 3, 2011

Inspection Address

105 Via Santo Tomas
Rancho Mirage, Ca. 92270

Inspected By

Mr Inspector
Your Company Name Goes Here
YourTown, USA
(555) 555-9876
info@hominspect.net
www.hominspect.net

The Logo's below
are there only as a

"HomInspect"



Your Company Name Goes Here

Date Of Inspection: February 3, 2011

Inspection Address: 105 Via Santo Tomas, Rancho Mirage, Ca. 92270

General Information

Client Information

Name: John Doe
Street Address: 5555 Main st.
City, State, Zip: Smalltown, USA
Phone #: (555) 555-1234
Email Address: johndoe@aol.com

Inspection Address

Street Address: 105 Via Santo Tomas
City, State, Zip: Rancho Mirage, Ca. 92270

Weather Conditions

Weather Type: Clear
Temperature: 60 Degrees

Structure Type

Single Family /Single Story

Construction Type

Stucco with wood frame construction

Number of Bedroom/Bath

3 Bedroom / 3 Bath / 2 Car Garage

Estimated Year Built

2005

Estimated sq. ft.

2,307

Inspected by

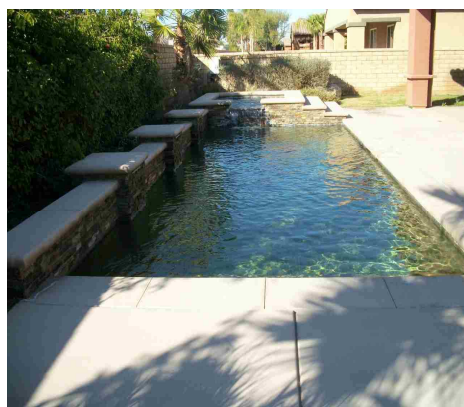
Mr Inspector

Buyer Agent

Name: Mary Agent
Phone #: (555) 555-5555
Email Address: maryagent@yahoo.com

Listing Agent

Name: Tom Listing Agent
Phone #: (555) 555-1122
Email Address: listing@hotmail.com



Your Company Name Goes Here

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Inspection / Report limitations

This report is the exclusive property of Inland Valley Home Inspection Services and the client whose name appears herewith, and its use by any unauthorized persons is strictly prohibited. The observations and opinions expressed within this report are those of Inland Valley Home Inspection Services and supersede any alleged verbal comments. We inspect all of the systems, components, and conditions described in accordance with home inspector's standards of Practice.

We are proud of our service and trust you will be happy with the quality of our inspection and report. Please contact us with any concerns you may have regarding the report. We will be glad to discuss them with you.

It is ultimately your decision on what concerns you would like corrected. Keep in mind that if you do not get them corrected now the defects will have to be corrected in the future at your expense. It is not possible to detect every concern during a general visual inspection. Things are going to happen and this inspection in no way is a warranty or guarantee as to the condition of the property. Make sure to complete a final walk through of the property before the close of escrow.

We are always interested in advancing the quality of our service and our report. We welcome and value your input. We adhere to a high standard of professionalism and treat everyone with the utmost courtesy and respect.

This report is to inform you of current condition as observed at time of inspection. As a general rule cosmetic deficiencies are considered normal wear and tear and are not within the scope of this inspection unless they constitute major and visually observable defects as defined in the Inspection Agreement. However some items, which may be considered cosmetic in nature, may have been noted to assist you in evaluating other issues covered in the Inspection Agreement.

This inspection does not include testing for radon, mold, termites and other wood destroying organisms, pests and rodents or other hazardous materials unless specifically requested.

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Date of Inspection: 2/3/2011

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Report Summary

This Report Summary will describe area(s) of concern that were observed at time of inspection by this inspector that may need some type of repair, replacement, service or further review. Keep in mind that all homes need some type of repair, even if only minor and generally older homes well need more repairs. All safety concerns mentioned within this report should be reviewed and repaired prior to occupancy. While every effort is made to identify existing and potential problems at the time of the inspection, it is not possible for a home inspector to foresee all problems that might arise in the future. This Report Summary is provided as a courtesy and cannot be considered a substitute for reading the entire report.

Structure / Exterior / Foundation

Exterior Walls and Siding: Recommend Repairs

- Cracks in stucco were observed on the north side wall, above middle window and on rear patio area, on top right corner of master bedroom slider. These types of cracks appear to be "Stud cracks" which are straight-line vertical fractures, which appear over or near framing studs of new construction. These can be caused by warping or twisting of studs, shrinking studs, vibrations from heavy traffic, vibrations from machinery, and severe blows from swinging doors. Cracking can also result from using green or wet lumber for framing. Lumber can twist and bow as it dries, cracking the stucco in the process. Cracks can also be caused by inadequate spaces between plywood sheets to allow for expansion. Recommend repairing cracks using approved stucco caulking sealant that will help prevent moisture intrusion. If cracks continue to re-appear recommend further investigation to determine cause.

Door(s) : Damaged / Repair Needed

- The center locking latch trim assemble on sliding glass door located in the foyer/front entry area appears to have been cut to short. This is allowing outdoor temperature to enter home which can be costly and can also let unwanted insects to enter home. It is recommended to replace center locking latch trim assemble on sliding glass door. Use only qualified professional to make needed repair.

Window(s) : Recommend Repairs

- Small screw holes were observed on exterior side of windows, unknown reason for use of holes. It is recommended to patch holes using an approved white exterior silicone caulking.

Bedroom(s)

Flooring: Damaged / Repair Needed

- A stain on carpet in bedroom 3 was observed, near window on left.

Bathroom(s)

Cabinet(s) and Counter top(s) : Damaged / Repair Needed

- Damaged: A loose section of bull nose tile was observed in master bath. Small cracks on grout line where countertop meets backsplash in master bath and bathroom 2.

Plumbing : Attention Recommended

- Slow drain on left sink in master bath.

Interior Areas

Electrical / Lighting / Outlets: Correction Needed

- Damaged / Broken outlet cover in Family room on back wall. Replacement needed.

Walls and Ceiling: Inspected

- Minor drywall damaged was observed on window ledge on both sides of family room. Small cracks where fireplace meets exterior wall. Recommend using an approved caulking (Dap).

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Heating and Cooling System(s)

Cooling System 1 & 2 (Interior areas): Recommend Repairs

- Recommend clearing away shrubbery from cooling compressor units. This will help units to be more efficient in cooling and save in cost.

Pool / Spa

Electrical / Lighting / Outlets: Further Inspection Needed

- Pool light was inoperable at time of inspection; recommend speaking with pool maintenance technician to learn history about pool and functions of pool.

Structure Condition, Decking and Coping: Monitor Conditions

- Small cracks were observed on pool mastic between the deck and coping of pool. This sealant is used to keep the intrusion of water between the deck and the pool. Also recommended is to use a qualified professional when making all needed repairs.

Plumbing: Damaged / Repair Needed

- During inspection of plumbing system the water purification component that convert salt to natural chlorine appears to be damaged and replacement is needed.

Water Condition : Attention Recommended

- Fungus appearance in water. Refer to a qualified professional to make needed repairs.

Gate & Fence: Safety Hazard

- Doors providing direct access from the home to the pool area shall be equipped with exit alarms or with self-closing and self latching devices mounted not lower than 54 inches above the floor or complete fence enclosure with a minimum height of 5 feet that is Non climbable and no opening that will allow passage of a 4-inche sphere. Also gate entrance must be equipped with self latching devices mounted not lower than 54 inches above the ground. Check for the uniform pool code requirements for your area.

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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

Color of boxes below will indicate the level of concern for each area at time of inspection

Utilities

Electricity

General Observation

Inspected

Satisfactory

Description

Location: Main Panel - Exterior wall of Garage

Services connection: Public Utilities (Underground Service)

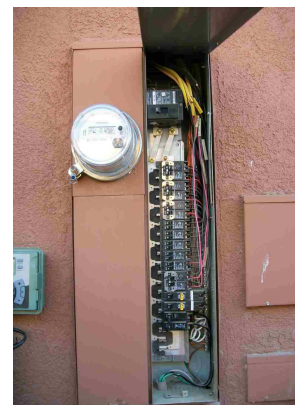
Service on during inspection: Yes Type of wiring: Copper

Service size main panel: 110 / 220 Volt (Nominal) Amp: 200 Amp service

Service size sub panel: Not Present

Further Comments

No concerns observed



Gas

General Observation

Inspected

Satisfactory

Description

Location: Exterior wall of Garage

Services connection: Public Utilities (Underground Service)

Service on during inspection: Yes

Further Comments

No concerns observed



Water

General Observation

Inspected

Satisfactory

Description

Location: Water meter with main shut off located next to street

Services connection: Public Utilities (Underground Service)

Service on during inspection: Yes Static water pressure reading (psi): 65

Type of supply lines: Copper piping

Further Comments

No concerns observed



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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

Color of boxes below will indicate the level of concern for each area at time of inspection

Sewage

General Observation

Inspected

Satisfactory

Description

Location: Cleanouts located side of home

Services connection: Public Utilities (Underground Service)

Service on during inspection: Yes **Type of drain pipes:** ABS pipe

Further Comments

No concerns observed



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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

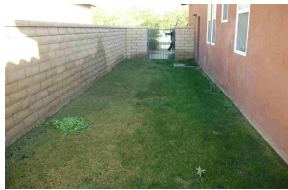
Color of boxes below will indicate the level of concern for each area at time of inspection

Grounds

Our inspection of the Grounds area(s) in accordance with industry standards of practice. The grounds are inspected visually for positive grading and drainage that are essential to the welfare of a property. Also inspected are the Trees and shrubbery that can cause foundation and or roof damage when growing too closely to the structure. This report is to inform you of current condition as observed at time of inspection.



Front



North side



Back yard



Southside

Front yard

General Observation

Inspected

Satisfactory

Description

Material: Grass / Vegetation

Further Comments: No concerns observed

Side yard(s)

General Observation

Inspected

Satisfactory

Description

Material: Grass / Vegetation

Further Comments: No concerns observed

Back yard

General Observation

Inspected

Satisfactory

Description

Material: Grass / Vegetation / Concrete

Further Comments: No concerns observed

Driveway / Sidewalks

General Observation

Inspected

Satisfactory

Description

Material: Concrete Decking

Further Comments: No concerns observed

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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

Color of boxes below will indicate the level of concern for each area at time of inspection

Fencing / Gate

General Observation

Inspected

Satisfactory

Description

Material: Masonry Block

Further Comments: No concerns observed

Tree's / Shrubbery

General Observation

Inspected

Satisfactory

Description

Further Comments: No concerns observed

Grading / Slope

General Observation

Inspected

Satisfactory

Description

Further Comments: No concerns observed

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Inspected
Not Inspected
Not Present
Damaged / Repair
Safety Hazard

Color of boxes below will indicate the level of concern for each area at time of inspection

Structure / Exterior / Foundation

Our inspection of the Structure, Exterior and Foundation area(s) in accordance with industry standards of practice includes the visually accessible areas of carports, patio covers, awnings, decks, building walls, fascia, trim, soffits, balconies, doors, windows, lights, and receptacles. However, we do not evaluate any detached structures unless contracted to do so. We visually inspect the foundation and look for any evidence of structural deficiencies. This inspection does not include the geological conditions of the property, such as soil expansion or soil compaction. All types of slabs experience some degree of cracking due to shrinkage in the drying process this is normal. The plumbing system and their components also are tested and observed for functional flow and leaks throughout fixture(s) and faucet(s). This report is to inform you of current condition as observed at time of inspection.



Electrical / Lighting / Outlets

General Observation

Inspected
Satisfactory

Description

Further Comments: No concerns observed

Exterior Walls and Siding

General Observation

Recommend Repairs
Qualified Professional Recommended For Repairs

Description

Material: Stucco siding and wood fascia

Further Comments: Cracks in stucco were observed on the north side wall, above middle window and on rear patio area, on top right corner of master bedroom slider. These types of cracks appear to be "Stud cracks" which are straight-line vertical fractures, which appear over or near framing studs of new construction. These can be caused by warping or twisting of studs, shrinking studs, vibrations from heavy traffic, vibrations from machinery, and severe blows from swinging doors. Cracking can also result from using green or wet lumber for framing. Lumber can twist and bow as it dries, cracking the stucco in the process. Cracks can also be caused by inadequate spaces between plywood sheets to allow for expansion. Recommend repairing cracks using approved stucco caulking sealant that will help prevent moisture intrusion. If cracks continue to re-appear recommend further investigation to determine cause.



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Inspected **Not Inspected** **Not Present** **Damaged / Repair** **Safety Hazard**

Color of boxes below will indicate the level of concern for each area at time of inspection

Fascia / Soffit / Trim

General Observation

Inspected **Satisfactory**

Description

Material: Wood

Further Comments: No concerns observed

Patio Cover Structure

General Observation

Inspected **Satisfactory**

Description

Material: Stucco with wood frame construction.

Further Comments: No concerns observed

Door(s)

General Observation

Damaged / Repair Needed **Qualified Professional Recommended For Repairs**

Description

Material: Solid core (front entry), solid core w/fixed window and three(3) rear entry sliding glass doors.

Further Comments: The center locking latch trim assemble on sliding glass door located in the foyer/front entry area appears to have been cut to short. This is allowing outdoor temperature to enter home which can be costly and can also let unwanted insects to enter home. It is recommended to replace center locking latch trim assemble on sliding glass door. Use only qualified professional to make needed repair.



Window(s)

General Observation

Recommend Repairs **Recommend Repair**

Description

Material: Vinyl (dual pane)

Further Comments: Small screw holes were observed on exterior side of windows, unknown reason for use of holes. It is recommended to patch holes using an approved white exterior silicone caulking.

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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

Color of boxes below will indicate the level of concern for each area at time of inspection



Plumbing

General Observation

Inspected

Satisfactory

Description

Further Comments: No concerns observed

Foundation

General Observation

Inspected

Satisfactory

Description

Material: Concrete slab

Further Comments: No concerns observed

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Inspected

Not Inspected

Not Present

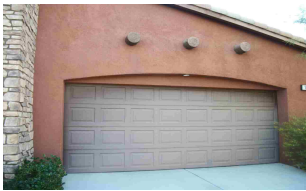
Damaged / Repair

Safety Hazard

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Garage

Our inspection of the Garage area(s) in accordance with industry standards of practice includes the visually accessible areas of walls, floors, ceilings, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets, also the plumbing system and their components if present are tested and observed, which includes testing functional flow and leaks throughout fixture(s) and faucet(s). Inspect drain, waste and vent system and report on deficiencies. However, we do not move furniture, lift carpets or rugs, empty closets or cabinets. This report is to inform you of current condition as observed at time of inspection.



Electrical / Lighting / Outlets

General Observation

Inspected

Satisfactory

Description

Further Comments: No concerns observed

Walls / Fascia / Soffit / Trim

General Observation

Inspected

Satisfactory

Description

Material: Stucco siding with wood frame construction

Further Comments: No concerns observed

Flooring

General Observation

Inspected

Satisfactory

Description

Material: Concrete

Further Comments: No concerns observed

Service door(s) / Garage door(s)

General Observation

Inspected

Satisfactory

Description

Material: Two car garage door (Metal) and two (2) service doors

Further Comments: No concerns observed

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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

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Plumbing

General Observation

Inspected

Satisfactory

Description

Further Comments: No concerns observed

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Inspected

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Not Present

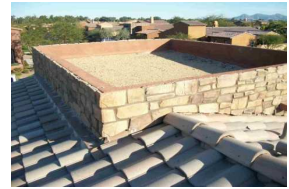
Damaged / Repair

Safety Hazard

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Roof

Our inspection of the Roof area(s) in accordance with industry standards of practice includes a visual observation of the roof covering, gutters, downspouts, vents, flashings, chimney, skylight and other roof penetrations within the limits of accessibility. The inspector may walk the surface of a roof in order to inspect it and its components but may inspect it by other means if the roof cannot be safely accessed, due to its height, weather conditions, or if the roofing material could be damaged by foot traffic. The inspector is not required to, predict the service life expectancy. Inspect underground downspout diverter pipes, remove snow ice or debris, or inspect antennae, lighting arrestors or similar attachments. All roofing types require some type of annual maintenance (some types more frequent than others). Failure to perform routine maintenance can result in leaks and accelerate roof covering and flashings deterioration. An inspector cannot guarantee a roof is leak free, only observation during a prolonged rainfall can determine this. This report is to inform you of current condition as observed at time of inspection.



Roof Structure

General Observation

Inspected

Satisfactory

Description

Further Comments: No concerns observed

Roof Covering

General Observation

Inspected

Satisfactory

Description

Material: Concrete Spanish tile

Viewed from: Walked the roof

Further Comments: No concerns observed

Roof Slope

General Observation

Inspected

Satisfactory

Description

Further Comments: Minimum Slope and Medium Slope

Gutters and Down Spouts

General Observation

Not Present

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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

Color of boxes below will indicate the level of concern for each area at time of inspection

Flashing

General Observation

Inspected

Satisfactory

Description

Material: Metal

Further Comments: No concerns observed

Ventilation

General Observation

Inspected

Satisfactory

Description

Further Comments: No concerns observed

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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

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Fireplace(s) and Attic

Our inspection of the Fireplace(s) and Attic area(s) in accordance with industry standards of practice includes the visually accessible areas. The fireplace firebox, flue damper, flu, hearth, mantle, doors and or enclosures are inspected. We do not attempt to enter attics that have less than thirty-six inches of headroom, are restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we would inspect them as best as we can from the access point. In regard to evaluating the type and amount of insulation on the attic floor, we use only generic terms and approximate measurements, and do not sample or test the material for specific identification. Also, we do not disturb or move any portion of it, and it may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, and other components. We will not move furniture, lift carpets or rugs. This report is to inform you of current condition as observed at time of inspection.



Firebox

General Observation

Inspected

Satisfactory

Description

Further Comments: No concerns observed



Damper

General Observation

Inspected

Satisfactory

Description

Further Comments: No concerns observed

Flue Vent Connector, Flue Pipe

General Observation

Inspected

Satisfactory

Description

Material: Metal

Further Comments: No concerns observed

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Inspected **Not Inspected** **Not Present** **Damaged / Repair** **Safety Hazard**

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Hearth

General Observation

Inspected Satisfactory

Description

Material: Wood
Further Comments: No concerns observed

Door(s) or Enclosures

General Observation

Inspected Satisfactory

Description

Material: Glass doors tempered and Fire screen
Further Comments: No concerns observed

Mantle

General Observation

Inspected Satisfactory

Description

Material: Wood
Further Comments: No concerns observed

Attic Structure

General Observation

Inspected Satisfactory

Description

Viewed from: By entering crawl space
Further Comments: No concerns observed



Insulation

General Observation

Inspected Satisfactory

Description

Further Comments: Fiberglass bat

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Inspected

Not Inspected

Not Present

Damaged / Repair

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Attic Vents

General Observation

Inspected

Satisfactory

Description

Further Comments: No concerns observed

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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

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Bedroom(s)

Our inspection of the Bedroom area(s) in accordance with industry standards of practice includes the visually accessible areas of walls, floors, ceilings, cabinets and closets, and includes the testing of a representative number of windows, doors, switches and outlets. However, we do not evaluate window treatments, or move furniture, lift carpets or rugs, empty closets or cabinets. This report is to inform you of current condition as observed at time of inspection.



Master bedroom



Bedroom 2



Bedroom 3

Electrical / Lighting / Outlets

General Observation

Inspected

Satisfactory

Description

Further Comments: No concerns observed

Walls and Ceiling

General Observation

Inspected

Satisfactory

Description

Material: Drywall

Further Comments: No concerns observed

Flooring

General Observation

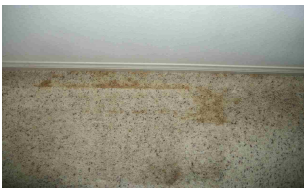
Damaged / Repair Needed

Cosmetic Only

Description

Material: Carpet

Further Comments: A stain on carpet in bedroom 3 was observed, near window on left.



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Inspected

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Not Present

Damaged / Repair

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Closet(s)

General Observation

Inspected

Satisfactory

Description

Material: Wood door(s)

Further Comments: No concerns observed

Door(s)

General Observation

Inspected

Satisfactory

Description

Material: Hollow core (six panel)

Further Comments: No concerns observed

Smoke detector(s)

General Observation

Inspected

Satisfactory

Description

Type: Hard wire smoke alarm with battery back up

Further Comments: We recommend replacing the batteries in the smoke detectors upon moving in.

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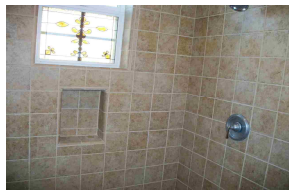
Damaged / Repair

Safety Hazard

Color of boxes below will indicate the level of concern for each area at time of inspection

Bathroom(s)

Our inspection of the Bathroom area(s) in accordance with industry standards of practice includes the visually accessible areas of walls, floors, ceilings, cabinets and closets, and includes the testing of a representative number of windows, doors, switches and outlets, also the plumbing system and their components are tested and observed, which includes flushing toilet(s), testing functional flow and leaks throughout fixture(s) and faucet(s). Inspect drain, waste and vent system and report on deficiencies. However, we do not move furniture, lift carpets or rugs, empty closets or cabinets. This report is to inform you of current condition as observed at time of inspection.



Master bathroom

Hallway bath

Bedroom 2 bath

Electrical / Lighting / Outlets

General Observation

Inspected

Satisfactory

Description

Further Comments: No concerns observed

Walls and Ceiling

General Observation

Inspected

Satisfactory

Description

Material: Drywall

Further Comments: No concerns observed

Floor

General Observation

Inspected

Satisfactory

Description

Material: Tile

Further Comments: No concerns observed

Closet(s)

General Observation

Inspected

Satisfactory

Description

Material: Wood (Master bath)

Further Comments: No concerns observed

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Inspected **Not Inspected** **Not Present** **Damaged / Repair** **Safety Hazard**

Color of boxes below will indicate the level of concern for each area at time of inspection

Cabinet(s) and Counter top(s)

General Observation

Damaged / Repair Needed

Qualified Professional Recommended

Description

Material: Tile countertops

Further Comments: Damaged: A loose section of bull nose tile was observed in master bath. Small cracks on grout line where countertop meets backsplash in master bath and bathroom 2.



Door(s)

General Observation

Inspected

Satisfactory

Description

Material: Hollow core (six panel)

Further Comments: No concerns observed

Plumbing

General Observation

Attention Recommended

Qualified Professional Recommended For Repairs

Description

Further Comments: Slow drain on left sink in master bath.

Toilet

General Observation

Inspected

Satisfactory

Description

Further Comments: No concerns observed

Shower/Tub

General Observation

Inspected

Satisfactory

Description

Type: Separate Tub shower (master bath), shower bath combination (hallway bath) Shower only (bathroom 2)

Further Comments: No concerns observed

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Date Of Inspection: February 3, 2011

Inspection Address: 105 Via Santo Tomas, Rancho Mirage, Ca. 92270

Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

Color of boxes below will indicate the level of concern for each area at time of inspection

Shower walls / Enclosure

General Observation

Inspected

Satisfactory

Description

Material: Framed shower door

Further Comments: No concerns observed

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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

Color of boxes below will indicate the level of concern for each area at time of inspection

Interior Area

Our inspection of the Interior area(s) includes dining room, den, living room, formal room, office, bar, laundry room, hallways and stairways in accordance with industry standards of practice includes the visually accessible areas of walls, floors, ceilings, cabinets and closets, and includes the testing of a representative number of windows, doors, switches and outlets, also the plumbing system if present and their components are tested and observed, which includes testing functional flow and leaks throughout fixture(s) and faucet(s). Inspect drain, waste and vent system and report on deficiencies. However, we do not move furniture, lift carpets or rugs, empty closets or cabinets. This report is to inform you of current condition as observed at time of inspection.



Family room



Hallway



Foyer



Laundry room

Electrical / Lighting / Outlets

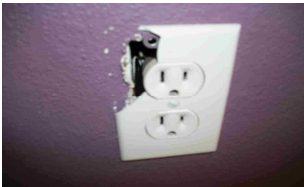
General Observation

Correction Needed

Minor Repair Needed

Description

Further Comments: Damaged / Broken outlet cover in Family room on back wall. Replacement needed.



Walls and Ceiling

General Observation

Inspected

Satisfactory

Description

Material: Drywall

Further Comments: Minor drywall damaged was observed on window ledge on both sides of family room. Small cracks where fireplace meets exterior wall. Recommend using an approved caulking (Dap).



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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

Color of boxes below will indicate the level of concern for each area at time of inspection

Flooring

General Observation

Inspected

Satisfactory

Description

Material: Carpet and Tile

Further Comments: No concerns observed

Closet(s)

General Observation

Inspected

Satisfactory

Description

Material: Wood door(s)

Further Comments: No concerns observed

Cabinet(s) / Counter top(s)

General Observation

Inspected

Satisfactory

Description

Material: White marble countertop and laminate cabinets (laundry room)

Further Comments: No concerns observed

Plumbing

General Observation

Inspected

Satisfactory

Description

Further Comments: No concerns observed

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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

Color of boxes below will indicate the level of concern for each area at time of inspection

Kitchen

Our inspection of the Kitchen area(s) in accordance with industry standards of practice includes the visually accessible areas of walls, floors, ceilings, cabinets and closets, and includes the testing of a representative number of windows and interior doors, switches and outlets, also the plumbing system and their components are tested and observed, which includes testing functional flow and leaks throughout fixture(s) and faucet(s). Inspect drain, waste and vent system and report on deficiencies. However, we do not move furniture, lift carpets or rugs, empty closets or cabinets. This report is to inform you of current condition as observed at time of inspection.



Electrical / Lighting / Outlets

General Observation

Inspected

Satisfactory

Description

Further Comments: No concerns observed

Walls and Ceiling

General Observation

Inspected

Satisfactory

Description

Material: Drywall

Further Comments: No concerns observed

Flooring

General Observation

Inspected

Satisfactory

Description

Material: Tile

Further Comments: No concerns observed

Cabinet(s) / Counter top(s)

General Observation

Inspected

Satisfactory

Description

Material: Granite countertop

Further Comments: No concerns observed

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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

Color of boxes below will indicate the level of concern for each area at time of inspection

Plumbing

General Observation

Inspected

Satisfactory

Description

Further Comments: No concerns observed

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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

Color of boxes below will indicate the level of concern for each area at time of inspection

Kitchen Appliances

Microwave

General Observation

Inspected

Satisfactory

Description

Location: Kitchen - Build in cabinet

Further Comments

No concerns observed



Electric Oven

General Observation

Inspected

Satisfactory

Description

Location: Kitchen - Build in cabinet

Further Comments

No concerns observed



Gas Cooktop

General Observation

Inspected

Satisfactory

Description

Location: Kitchen - Build in counter

Further Comments

No concerns observed



Exhaust fan / light

General Observation

Inspected

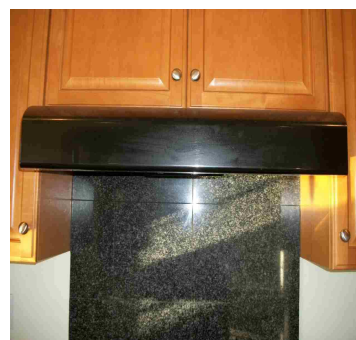
Satisfactory

Description

Location: Kitchen - Build in cabinet

Further Comments

No concerns observed



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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

Color of boxes below will indicate the level of concern for each area at time of inspection

Dishwasher

General Observation

Inspected

Satisfactory

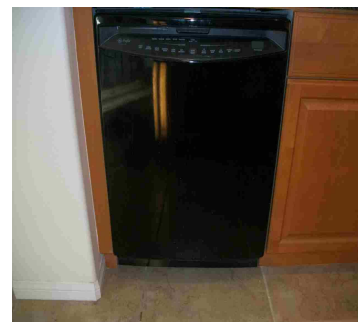
Description

Location: Kitchen - Free standing between counter/cabinets

Further Comments

No concerns observed

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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

Color of boxes below will indicate the level of concern for each area at time of inspection

Heating and Cooling

The components of most heating and air-conditioning systems have a design-life ranging from ten to twenty years, but can fail prematurely with poor maintenance, which is why we apprise you of their age whenever possible. We test and evaluate them in accordance with the standards of practice, which means that we do not dismantle and inspect the concealed portions of evaporator and condensing coils, the heat exchanger, which is also known as the firebox, electronic air-cleaners, humidifiers, ducts and in-line duct-motors or dampers. We perform a conscientious evaluation of both systems, but we are not specialists. However, even the most modern heating systems can produce carbon monoxide, which in a sealed or poorly ventilated room can result in sickness, debilitating injury, and even death. Therefore, in accordance with the terms of our contract, it is essential that any recommendations that we make for service or a second opinion be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form of warranty or guarantee.

Heating System (Bedroom areas)

General Observation

Inspected

Satisfactory

Furnace Name: Comfortmaker

Year Model: 2005

Model #: N8MPL050B12A1

Serial #: A052143822

Heat source type: Forced Air System

Fuel type: Natural Gas

Vent type: Galvanized Dual wall ventilation

Location: Attic

Further Comments

No concerns observed



Heating System 2 (Interior areas)

General Observation

Inspected

Satisfactory

Furnace Name: Comfortmaker

Year Model: 2005

Model #: N8MPL050B12A1

Serial #: A0521438xx

Heat source type: Forced Air System

Fuel type: Natural Gas

Vent type: Galvanized Dual wall ventilation

Location: Attic

Further Comments

No concerns observed



Cooling System (Bedroom areas)

General Observation

Recommend Repairs

Satisfactory

Furnace Name: Hell

Year Model: 2005

Model #: NAC236AKC3

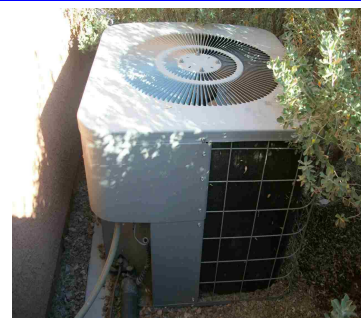
Serial #: E051803705

Cooling type: Central Air Conditioning System

Location: Side yard

Further Comments

Recommend clearing away shrubbery from cooling compressor unit. This will help unit to be more efficient in cooling and save in cost.



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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

Color of boxes below will indicate the level of concern for each area at time of inspection

Cooling System 2 (Interior areas)

General Observation

Recommend Repairs

Satisfactory

Furnace Name: Hell

Year Model:

Model #: MAC236AHC3

Serial #: E051803706

Cooling type: Central Air Conditioning System

Location: Side yard

Further Comments

Recommend clearing away shrubbery from cooling compressor unit. This will help unit to be more efficient in cooling and save in cost.



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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

Color of boxes below will indicate the level of concern for each area at time of inspection

Water Heating System(s)

There are a wide variety of residential water heaters systems that range in capacity from fifteen to one hundred gallons. They can be expected to last at least as long as their warranty, or from five to eight years, but they will generally last longer. However, few of them last longer than fifteen or twenty years and many eventually leak. So it is always a good idea to have them installed over a drain pan plumbed to the exterior. Also, it is very important to flush them annually to remove loose sediment that includes the calcium chloride bi-products of many water softening systems. The water temperature should be set at a minimum range of 110 degrees Fahrenheit to kill microbes and a maximum of 140 degrees to prevent scalding. Also, water heaters can be dangerous if they are not seismically secured and equipped with either a pressure/temperature relief valve and discharge pipe plumbed to the exterior, or a Watts 210 gas shut-off valve. Therefore, in accordance with the terms of our contract, it is essential that any recommendations that we make for service or a second opinion be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form of warranty or guarantee.

General Description

Water Heating System

General Observation

Inspected

Satisfactory

Brand: A.O. Smith

Year Model: 2004

Model #: GVR 50 100

Serial #: K05J003826

Type of system: Gas demand water heater

Fuel type: Natural Gas

Tank capacity: 50 gallon

Location: Garage

Ventilation type: Galvanized flue ventilation

Further Comments

No concerns observed



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Inspected

Not Inspected

Not Present

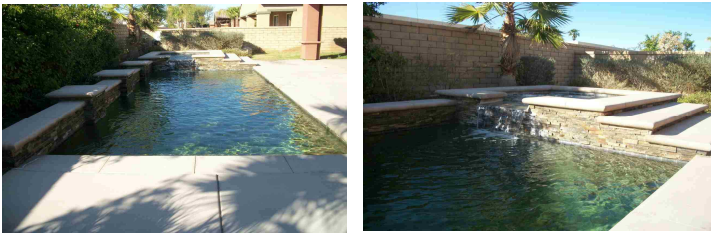
Damaged / Repair

Safety Hazard

Color of boxes below will indicate the level of concern for each area at time of inspection

Pool / Spa

Our inspection of the Pool / Spa area(s) in accordance with industry standards of practice includes the visually accessible areas of the pool, spa, pumps, heater, visible piping, liner, ladder, steps, railing, diving board, a visual exterior inspection for leaks. We visually inspect the Pools foundation and look for any evidence of structural deficiencies. The plumbing system and their components also are tested and observed for functional flow and leaks throughout system. This report is to inform you of current condition as observed at time of inspection.



Electrical / Lighting / Outlets

General Observation

Further Inspection Needed

Qualified Professional Recommended

Description

Further Comments: Pool light was inoperable at time of inspection; recommend speaking with pool maintenance technician to learn history about pool and functions of pool.

Structure Condition, Decking and Coping

General Observation

Monitor Conditions

Satisfactory / Fair

Description

Material: Concrete

Further Comments: Small cracks were observed on pool mastic between the deck and coping of pool. This sealant is used to keep the intrusion of water between the deck and the pool. Also recommended is to use a qualified professional when making all needed repairs.



Pump(s) / Jets

General Observation

Inspected

Satisfactory

Description

Further Comments: No concerns observed

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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

Color of boxes below will indicate the level of concern for each area at time of inspection



Filter / Skimmer and Basket

General Observation

Inspected

Satisfactory

Description

Further Comments: No concerns observed



Pressure Gauge

General Observation

Inspected

Satisfactory

Description

Further Comments: No concerns observed, presser reading 16 psi

Pool / Spa Heating System(s)

General Observation

Inspected

Satisfactory

Description

Type: Gas fired heater running off Natural gas

Further Comments: No concerns observed



Plumbing

General Observation

Damaged / Repair Needed

Qualified Professional Recommended For Repairs

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Inspected **Not Inspected** **Not Present** **Damaged / Repair** **Safety Hazard**

Color of boxes below will indicate the level of concern for each area at time of inspection

Description

Further Comments: During inspection of plumbing system the water purification component that convert salt to natural chlorine appears to be damaged and replacement is needed.



Water Condition

General Observation

Attention Recommended

Qualified Professional Recommended

Description

Further Comments: Fungus appearance in water. Refer to a qualified professional to make needed repairs.

Timer

General Observation

Inspected

Satisfactory

Description

Type: Electronic control system

Further Comments: No concerns observed



Gate & Fence

General Observation

Safety Hazard

Correction Needed

Description

Material: Block

Further Comments: Doors providing direct access from the home to the pool area shall be equipped with exit alarms or with self-closing and self latching devices mounted not lower than 54 inches above the floor or complete fence enclosure with a minimum height of 5 feet that is Non climbable and no opening that will allow passage of a 4- inche sphere. Also gate entrance must be equipped with self latching devices mounted not lower than 54 inches above the ground. Check for the uniform pool code requirements for your area.

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