

# Real Estate Inspection Report

Prepared Exclusively for: Rick & Darlene Carter  
on  
1/1/10



2567 Allen Town Way Sacramento, CA



Inspection Performed and Report Prepared by:

**Rick Hartmann, CCI**

**ICC Certified Residential Building, Mechanical and Electrical Inspector**

**ICC Member #5224824**

**Certified Installer, Roof Tile Institute**

**[www.homeinspectionplus.com](http://www.homeinspectionplus.com)**

**Report #SAMPLE09**

## **NOTICE TO THIRD PARTIES**

The inspection report is for the sole benefit and reliance of Client named in the original report and is nontransferable. The report is a summary of the inspection and all consultation between Inspector and Client and is issued subject to the terms, conditions and limitations under which the inspection was performed. The terms, conditions and limitations are a part of this report and are attached hereto and incorporated by reference herein. Inspector assumes no liability for third party interpretation or use of the report. Third parties are encouraged to obtain a home inspection from a qualified inspector of their choice. All of the pages of this report are numbered. Notify this inspection company immediately if any pages are found to be missing.

**STANDARD RESIDENTIAL INSPECTION AGREEMENT**

**THIS IS A LEGALLY BINDING CONTRACT, PLEASE READ IT CAREFULLY**

CLIENT: Rick & Darlene Carter

INSPECTION SITE ADDRESS: 2567 Allen Town Way

**SCOPE OF THE INSPECTION:** The real estate inspection to be performed for Client is a survey and basic operation of the systems and components of a building which 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). Inspector will prepare and provide Client a written report for the sole use and benefit of Client. The written report shall document any material defects discovered in the building(s) systems and components which, in the opinion of the Inspector, are safety hazards, are not functioning properly or appear to be at the end of their normal service life. The inspection shall be performed in accordance with the Standards of Practice of the California Real Estate Inspection Association (CREIA), attached hereto and incorporated herein by reference, and is limited to those items specified herein.

**CLIENT'S DUTY:** Client agrees to read the entire written report when it is received and promptly call Inspector with any questions or concerns regarding the inspection or the written report. The written report shall be the final and exclusive findings of Inspector. Client acknowledges that Inspector is a generalist and that further investigation of a reported condition by an appropriate specialist may provide additional information which can affect Client's purchase decision. Client agrees to obtain further evaluation of reported conditions before removing any investigation contingency and prior to the close of the transaction. In the event Client becomes aware of a reportable condition which was not reported by Inspector, Client agrees to promptly notify Inspector and allow Inspector and/or Inspector's designated representative(s) to inspect said condition(s) prior to making any repair, alteration, or replacement. Client agrees that any failure to so notify Inspector and allow inspection is a material breach of this Agreement.

**ENVIRONMENTAL CONDITIONS:** Client agrees what is being contracted for is a building inspection and not an environmental evaluation. The inspection is not intended to detect, identify, or disclose any health or environmental conditions regarding this building or property, including, but not limited to: the presence of asbestos, radon, lead, urea-formaldehyde, fungi, molds, mildew, PCBs, or other toxic, reactive, combustible, or corrosive contaminants, materials, or substances in the water, air, soil, or building materials. The Inspector is not liable for injury, health risks, or damage caused or contributed to by these conditions.

**GENERAL PROVISIONS:** The written report is not a substitute for any transferor's or agent's disclosure that may be required by law, or a substitute for Client's independent duty to reasonably evaluate the property prior to the close of the transaction. This inspection Agreement, the real estate inspection, and the written report do not constitute a home warranty, guarantee, or insurance policy of any kind whatsoever. No legal action or proceeding of any kind, including those sounding in tort or contract, can be commenced against Inspector/Inspection Company or its officers, agents, or employees more than one year from the date Client discovers, or through the exercise of reasonable diligence should have discovered, the cause of action. In no event shall the time for commencement of a legal action or proceeding exceed two years from the date of the subject inspection. **THIS TIME PERIOD IS SHORTER THAN OTHERWISE PROVIDED BY LAW.**

This Agreement shall be binding upon and inure to the benefit of the parties hereto and their heirs, successors, and assigns. This Agreement constitutes the entire integrated agreement between the parties hereto pertaining to the subject matter hereof and may be modified only by a written agreement signed by all of the parties hereto. No oral agreements, understandings, or representations shall change, modify, or amend any part of this Agreement. Each party signing this Agreement warrants and represents that he/she has the full capacity and authority to execute this Agreement on behalf of the named party. If this Agreement is executed on behalf of Client by any third party, the person executing this Agreement expressly represents to Inspector that he/she has the full and complete authority to execute this Agreement on Client's behalf and to fully and completely bind Client to all of the terms, conditions, limitations, exceptions, and exclusions of this Agreement.

**SEVERABILITY:** Should any provision of this Agreement be held by a court of competent jurisdiction to be either invalid or unenforceable, the remaining provisions of this Agreement shall remain in full force and effect, unimpaired by the court's holding.

**MEDIATION:** The parties to this Agreement agree to attend, in good faith, mediation with a retired judge or lawyer with at least 5 years of mediation experience before any lawsuit is filed. All notices of mediation must be served in writing by return receipt requested allowing 30 days for response. If no response is forthcoming the moving party may then demand binding arbitration under the terms and provisions set forth below.

**ARBITRATION:** Any dispute concerning the interpretation or enforcement of this Agreement, the inspection, the inspection report, or any other dispute arising out of this relationship, shall be resolved between the parties by binding arbitration conducted in accordance with California Law, except that the parties shall select an arbitrator who is familiar with the real estate profession. The parties agree that they shall be entitled to discovery procedures within the discretion of the arbitrator. The arbitrator shall manage and hear the case applying the laws of the State of California to all issues submitted in the arbitration proceeding. The award of the arbitrator shall be final, and a judgment may be entered on it by any court having jurisdiction. Any disputes are to be arbitrated by: *Judicial*

***Arbitration and Mediation Service (JAMS®)***

Client acknowledges having read and understood all the terms, conditions, and limitations of this Agreement and voluntarily agrees to be bound thereby.

CLIENT: Rick & Darlene Carter SIGN:

DATE:

INSPECTION COMPANY: HOME INSPECTION PLUS, INC., a California Corporation

BY:  Rick Hartmann, President

The fee for this inspection and report is \$375 and is due and payable on the date of the inspection. Payments not made on the day of the inspection or billed to escrow will incur an additional \$100 fee. Client is responsible for payment after 60 days from the date of the inspection. \$50 fee for returned checks.

**RESIDENTIAL STANDARDS OF PRACTICE – FOUR OR FEWER UNITS**

**Part I. Definitions and Scope**

These Standards of Practice provide guidelines for a *real estate inspection* and define certain terms relating to these *inspections*. ***Italicized*** words in these Standards are defined in Part IV, Glossary of Terms.

**A.** A *real estate inspection* is a survey and basic *operation* of the *systems* and *components* of a *building* which 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.

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

**C.** *Inspections* performed in accordance with these Standards of Practice are not *technically exhaustive* and shall apply to the *primary building* and its associated *primary parking structure*.

**Part II. Standards of Practice**

A *real estate inspection* includes the *readily accessible systems* and *components* or a *representative number* of multiple similar *components* listed in SECTIONS 1 through 9 subject to the limitations, exceptions, and exclusions in Part III.

**SECTION 1 – Foundation, Basement, and Under-floor Areas**

A. Items to be *inspected*:

1. Foundation *system* 2. Floor framing *system* 3. Under-floor ventilation 4. Foundation anchoring and cripple wall bracing 5. Wood separation from soil 6. Insulation

B. The *Inspector* is not required to:

1. *Determine* size, spacing, location, or adequacy of foundation bolting/bracing *components* or reinforcing *systems*  
2. *Determine* the composition or energy rating of insulation materials

**SECTION 2 – Exterior**

A. Items to be *inspected*:

1. Surface grade directly adjacent to the *buildings* 2. Doors and windows 3. Attached decks, porches, patios, balconies, stairways, and their enclosures 4. Wall cladding and trim 5. Portions of walkways and driveways that are adjacent to the *buildings*

B. The *Inspector* is not required to:

1. *Inspect* door or window screens, shutters, awnings, or security bars 2. *Inspect* fences or gates or *operate* automated door or gate openers or their safety *devices* 3. Use a ladder to *inspect systems* or *components*

**SECTION 3 – Roof Covering**

A. Items to be *inspected*:

1. Covering 2. Drainage 3. Flashings 4. Penetrations 5. Skylights

B. The *Inspector* is not required to:

1. Walk on the roof surface if in the opinion of the *Inspector* there is risk of damage or a *hazard* to the *Inspector*  
2. Warrant or certify that roof *systems*, coverings, or *components* are free from leakage

**SECTION 4 – Attic Areas and Roof Framing**

A. Items to be *inspected*:

1. Framing 2. Ventilation 3. Insulation

B. The *Inspector* is not required to:

1. Inspect mechanical attic ventilation *systems* or *components*
2. *Determine* the composition or energy rating of insulation materials

**SECTION 5 – Plumbing**

A. Items to be *inspected*:

1. Water supply piping
2. Drain, waste, and vent piping
3. Faucets and *fixtures*
4. Fuel gas piping
5. Water heaters
6. *Functional flow* and *functional drainage*

B. The *Inspector* is not required to:

1. Fill any *fixture* with water or *inspect* overflow drains or drain-stops, or evaluate backflow *devices*, waste ejectors, sump pumps, or drain line cleanouts
2. *Inspect* or evaluate water temperature balancing *devices*, temperature fluctuation, time to obtain hot water, water circulation, or solar heating *systems* or *components*
3. *Inspect* whirlpool baths, steam showers, or sauna *systems* or *components*
4. *Inspect* fuel tanks or *determine* if the fuel gas *system* is free of leaks
5. *Inspect* wells or water treatment *systems*

**SECTION 6 – Electrical**

A. Items to be *inspected*:

1. Service equipment
2. Electrical panels
3. Circuit wiring
4. Switches, receptacles, outlets, and lighting *fixtures*

B. The *Inspector* is not required to:

1. *Operate* circuit breakers or circuit interrupters
2. Remove cover plates
3. *Inspect* de-icing *systems* or *components*
4. *Inspect* private or emergency electrical supply *systems* or *components*

**SECTION 7 – Heating and Cooling**

A. Items to be *inspected*:

1. Heating equipment
2. Central cooling equipment
3. Energy source and connections
4. Combustion air and exhaust vent *systems*
5. Condensate drainage
6. Conditioned air distribution *systems*

B. The *Inspector* is not required to:

1. *Inspect* heat exchangers or electric heating elements
2. *Inspect* non-central air conditioning units or evaporative coolers
3. *Inspect* radiant, solar, hydronic, or geothermal *systems* or *components*
4. *Determine* volume, uniformity, temperature, airflow, balance, or leakage of any air distribution *system*
5. *Inspect* electronic air filtering or humidity control *systems* or *components*

**SECTION 8 – Fireplaces and Chimneys**

A. Items to be *inspected*:

1. Chimney exterior
2. Spark arrestor
3. Firebox
4. Damper
5. Hearth extension

B. The *Inspector* is not required to:

1. *Inspect* chimney interiors
2. *Inspect* fireplace inserts, seals, or gaskets
3. *Operate* any fireplace or *determine* if a fireplace can be safely used

**SECTION 9 – Building Interior**

A. Items to be *inspected*:

1. Walls, ceilings, and floors
2. Doors and windows
3. Stairways, handrails, and guardrails
4. Permanently installed cabinets
5. Permanently installed cook-tops, mechanical range vents, ovens, dishwashers, and food waste disposers
6. Absence of smoke alarms
7. Vehicle doors and openers

B. The *Inspector* is not required to:

1. *Inspect* window, door, or floor coverings
2. *Determine* whether a *building* is secure from unauthorized entry
3. *Operate* or test smoke alarms or vehicle door safety *devices*
4. Use a ladder to *inspect systems* or *components*

**Part III. Limitations, Exceptions, and Exclusions**

**A. The following are excluded from a *real estate inspection*:**

1. *Systems* or *components* of a *building*, or portions thereof, which are not *readily accessible*, not *permanently installed*, or not *inspected* due to circumstances beyond the control of the *Inspector* or which the Client has agreed or specified are not to be *inspected*
2. Site improvements or amenities, including, but not limited to; accessory *buildings*, fences, planters, landscaping, irrigation, swimming pools, spas, ponds, waterfalls, fountains or their *components* or accessories
3. Auxiliary features of *appliances* beyond the *appliance's* basic *function*
4. *Systems* or *components*, or portions thereof, which are under ground, under water, or where the *Inspector* must come into contact with water
5. Common areas as defined in California Civil Code section 1351, et seq., and any dwelling unit *systems* or *components* located in common areas
6. *Determining* compliance with manufacturers' installation guidelines or specifications, building codes, accessibility standards, conservation or energy standards, regulations, ordinances, covenants, or other restrictions
7. *Determining* adequacy, efficiency, suitability, quality, age, or remaining life of any *building*, *system*, or *component*, or marketability or advisability of purchase
8. Structural, architectural, geological, environmental, hydrological, land surveying, or soils-related examinations
9. Acoustical or other nuisance characteristics of any *system* or *component* of a *building*, complex, adjoining property, or neighborhood
10. *Conditions* related to animals, insects, or other organisms, including fungus and mold, and any hazardous, illegal, or controlled substance, or the damage or health risks arising there from
11. Risks associated with events or *conditions* of nature including, but not limited to; geological, seismic, wildfire, and

flood 12. Water testing any *building, system, or component* or *determine* leakage in shower pans, pools, spas, or any body of water 13. *Determining* the integrity of hermetic seals at multi-pane glazing 14. Differentiating between original construction or subsequent additions or modifications 15. Reviewing information from any third-party, including but not limited to; product defects, recalls, or similar notices 16. Specifying repairs/replacement procedures or estimating cost to correct 17. Communication, computer, security, or low-voltage *systems* and remote, timer, sensor, or similarly controlled *systems or components* 18. Fire extinguishing and suppression *systems and components* or *determining* fire resistive qualities of materials or assemblies 19. Elevators, lifts, and dumbwaiters 20. Lighting pilot lights or activating or *operating* any *system, component, or appliance* that is *shut down*, unsafe to *operate*, or does not respond to *normal user controls* 21. *Operating* shutoff valves or *shutting down* any *system or component* 22. Dismantling any *system, structure, or component* or removing access panels other than those provided for homeowner maintenance

**B. The Inspector may, at his or her discretion:**

1. *Inspect* any *building, system, component, appliance,* or improvement not included or otherwise excluded by these Standards of Practice. Any such *inspection* shall comply with all other provisions of these Standards 2. Include photographs in the written report or take photographs for *Inspector's* reference without inclusion in the written report. Photographs may not be used in lieu of written documentation.

**Part IV. Glossary of Terms**

**\*NOTE:** All definitions apply to derivatives of these terms when *italicized* in the text.

**Appliance:** An item such as an oven, dishwasher, heater, etc. which performs a specific *function*

**Building:** The subject of the *inspection* and its *primary parking structure*

**Component:** A part of a *system, appliance, fixture, or device*

**Condition:** Conspicuous state of being

**Determine:** Arrive at an opinion or conclusion pursuant to a *real estate inspection*

**Device:** A *component* designed to perform a particular task or *function*

**Fixture:** A plumbing or electrical *component* with a fixed position and *function*

**Function:** The normal and characteristic purpose or action of a *system, component, or device*

**Functional Drainage:** The ability to empty a plumbing *fixture* in a reasonable time

**Functional Flow:** The flow of the water supply at the highest and farthest *fixture* from the *building* supply shutoff valve when another *fixture* is used simultaneously

**Inspect:** Refer to Part I, "Definition and Scope", Paragraph A

**Inspector:** One who performs a *real estate inspection*

**Normal User Control:** Switch or other *device* that activates a *system or component* and is provided for use by an occupant of a *building*

**Operate:** Cause a *system, appliance, fixture, or device* to *function* using *normal user controls*

**Permanently Installed:** Fixed in place, e.g. screwed, bolted, nailed, or glued

**Primary Building:** A *building* that an *Inspector* has agreed to *inspect*

**Primary Parking structure:** A *building* for the purpose of vehicle storage associated with the *primary building*

**Readily Accessible:** Can be reached, entered, or viewed without difficulty, moving obstructions, or requiring any action which may harm persons or property

**Real Estate Inspection:** Refer to Part I, "Definitions and Scope", Paragraph A

**Representative Number:** Example, an average of one *component* per area for multiple similar *components* such as windows, doors, and electrical outlets

**Safety Hazard:** A *condition* that could result in significant physical injury

**Shut Down:** Disconnected or turned off in a way so as not to respond to *normal user controls*

**System:** An assemblage of various *components* designed to *function* as a whole

**Technically Exhaustive:** Examination beyond the scope of a *real estate inspection*, which may require disassembly, specialized knowledge, special equipment, measuring, calculating, quantifying, testing, exploratory probing, research, or analysis.

**By initialing below, I have read and understand the Residential Standards of Practice.**

Initial Here \_\_\_\_\_

**By initialing below, I request that 1(one) copy of the Home Inspection Report be e-mailed to the agent representing me.**

Initial Here \_\_\_\_\_

## INTRODUCTION

A Real Estate Inspection is a non-invasive physical examination, performed for a fee, designed to identify material defects in the systems, structures and components of a building, as they exist at the time of the inspection. **A material defect is a condition that significantly affects the value, desirability, habitability or safety of a building.** Style or aesthetics shall not be considered. Cosmetic conditions are not reported on. The inspector will not tell you what to fix or recommend contractors. Remember, owning a house is like owning a car; it needs regular maintenance and repairs. What works fine today, may not work tomorrow. Because a Real Estate Inspection is general in nature and not technically exhaustive, there may be defects or conditions mentioned in the report calling for further review by specific trades persons. These reviews may reveal additional defects or conditions other than those mentioned in the report.

**All reported conditions referenced in the body of this report should be addressed by specialists in the appropriate trades  
PRIOR TO THE COMPLETION OF THE TRANSACTION.**

This report follows the current Standards of Practice published by the California Real Estate Inspection Association (CREIA). It is the clients sole responsibility to inquire with appropriate trade professionals as to the function and serviceability of items not inspected by this inspection company. A copy of the Standards of Practice is part of the inspection agreement. Please read it carefully.

**This is a VISUAL inspection. No destructive discovery or the removal of cowlings is performed.  
We cannot see hidden defects.**

**Please ask the seller to disclose any known conditions about the home and to provide receipts for any and all repair work done in the past.**

It is the clients sole responsibility to **READ THIS REPORT IN ITS ENTIRETY** and to research any and all building permits required by the authority having jurisdiction regarding the property in contract before the completion of the transaction. The inspection represents the current condition of the visually inspected areas of the property on the date of the inspection. Removal of personal items by the property owner may reveal defects which weren't visible during the inspection. Conditions may change between the date of the inspection and the title transfer date. A thorough walk-through prior to the close of the transaction will help protect against unexpected surprises, and is recommended. The inspection is not a warranty or guarantee of any kind. **The purchase of a home warranty and roof certification is recommended.** Home Inspection Plus, Inc. prides itself in offering the most comprehensive and thorough home inspections available today.

### CLIENT & SITE INFORMATION:

**FILE #:**

SAMPLE09

**INSPECTION DATE:**

1/1/10

**INSPECTION TIME:**

Inspection Began @ 8:30 AM

**CLIENT NAME:**

Rick &amp; Darlene Carter

**SELLING AGENT:**

Cathy Williams 1st Choice Realty

This report is prepared for the client listed above in accordance with our signed inspection agreement on pages 2-5 of this report and is subject to the terms and conditions agreed upon therein. This report is not to be used as substitute disclosure and is intended for the exclusive use of the client(s) only. A verbal consultation is part of the inspection. If you were not present during the inspection, please call the inspector listed on the title page of this report for a discussion of the entire report. All of the pages of this report are numbered.

**LISTING AGENT:**

Chad Gomez Delta Realty Services

**INSPECTION SITE:**

2567 Allen Town Way

**CITY/STATE:**

Sacramento, CA

**CLIMATIC CONDITIONS:**

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**COMMENTS:**

The outdoor weather conditions were clear. The approximate outdoor temperature was between 75-80F. The soil conditions were dry.

**WATER SOURCE, SEWAGE AND GAS:**

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**OBSERVATIONS:**

The water source is believed to be public. Verify with your realtor or AHJ.

The sewage disposal system is believed to be public. Verify with your realtor or AHJ. Because sewer lines are buried in the ground and not visible, you may wish to have a qualified plumbing contractor conduct a video inspection of the main sewer line. Please ask the seller to disclose if there have ever been any problems with the plumbing or drainage systems. A natural gas meter was observed. The gas meter is located at the left side of the garage.

If applicable, you are advised to have the Gas, LPG or fuel supplier perform a "safety check" before taking possession of the property. This service is usually free. The supplier may use inspection tools and/or methods not allowed by this inspection company. It is also recommended that a wrench, capable of turning the main gas valve OFF in case of an emergency, be located near the gas meter. Some locations also require a seismic gas shut-off valve. Please inquire with the authority having jurisdiction.

**OTHER INFORMATION:**

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**OCCUPIED?**

No. There are currently no furnishings or personal property located at the residence.

**PEOPLE PRESENT:**

Selling Agent and Purchaser

**DEFINITIONS:**

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**HEALTH AND/OR SAFETY CONCERN:**

**[HSC]** Caution advised. The findings noted are health and/or safety concerns. They could be, or could become hazardous under certain circumstances. They should be reviewed and corrected by qualified trades persons in the appropriate field.

**MAINTENANCE, REPAIR, REPLACEMENT AND/OR REVIEW:**

**[MRR]** The findings noted are in need of maintenance, repair, replacement and/or review by qualified trades persons in the appropriate field. Corrections, as needed, are advised.

**UPGRADE RECOMMENDED:**

**[UR]** 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 not limited to safety related items, such as GFCI receptacles, smoke alarm locations, stairways and the installation of safety glass where subject to human impact.

**NOTE:**

The term **[NOTE]** may be used to identify a particular component or condition. While corrective action may not be warranted, we felt you should be aware of its existence.

**ENVIRONMENTAL ISSUES:**

Any and all environmental issues **are not** addressed within this inspection report. Please refer to the contract on page 1 of this report. If you are concerned about the possible presence of any of these materials on the property, it is recommended that you retain an environmental contractor for further analysis.

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**PHOTOGRAPHS:**

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.

**AHJ:**

Authority Having Jurisdiction - Usually, the local building department.

**GFCI:**

Ground Fault Circuit Interrupter - These devices protect people from electric shock. These receptacles are sometimes identified by "test and reset" buttons. A GFCI receptacle outlet may protect other receptacle outlets not identified as a GFCI protected outlet.

**AFCI:**

Arc Fault Circuit Interrupter - These devices are circuit breakers installed in the main electrical panel which protect bedroom circuits from "arc faults", such as a nail penetrating a wire or an extension cord getting hot from improper use. These became a requirement around 2004. If the home is not equipped with AFCI protection, you may wish to have a competent electrician determine if they can be installed.

## GROUNDS

**DRIVEWAY AND WALKWAYS:****MATERIALS:**

Concrete driveways and walkways were inspected and no adverse conditions were observed.

**GRADING AND DRAINAGE:****OBSERVATIONS:**

The building is located on a flat building site. Ensuring the drainage flows away from the home should be part of a regular maintenance schedule. Inlets and portions of an underground drainage system were observed. These are not inspected for functionality. Yard drains will require regular maintenance to ensure proper operation.

**CONDITIONS:**

[MRR] Drainage near the building is improper. There are several areas around the building which do not maintain a positive slope away from the building. Moist soil conditions near the foundation can cause settlement of the structure. There should be a 2% slope for at least 6' away from the foundation.

**FENCES & GATES:****MATERIALS:**

The majority of the fencing surrounding the home is made of wood. The fence line was walked and gates operated. No loose posts or damaged slats were observed.

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## PRE-CAST ORNAMENTALS:

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### CONDITIONS:

[HSC] A fountain was observed at the rear yard. Pieces are not securely fastened in place. Unsecured pieces could fall onto a child or other person. It is recommended that a qualified person mount the fountain pieces securely.



## IRRIGATION SYSTEM:

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### OBSERVATIONS:

Automatic sprinkler timer(s) and control valve(s) were observed and manually operated from the control valves. Conditions are noted below.

### CONDITIONS:

[MRR] Several sprinkler heads are missing in the front yard.



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## EXTERIOR AND ROOF

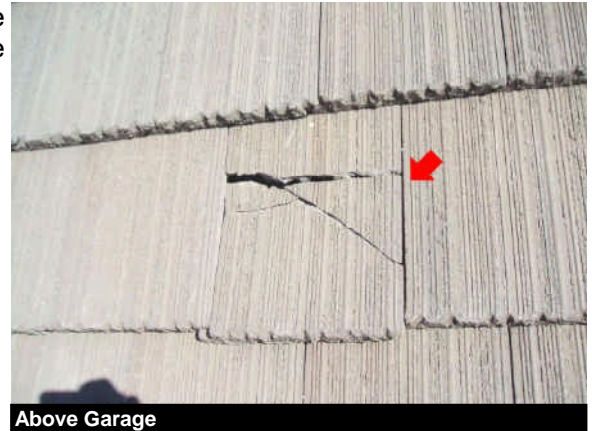
### ROOF:

#### OBSERVATIONS:

The roof covering is made of concrete tiles. Conditions are noted below.

#### CONDITIONS:

[MRR] The inspection of the roof covering revealed one broken roof tile above the garage. Recommend a competent roofing contractor replace the tile.



#### FLASHINGS AND RAIN GUTTERS:

All visible flashings and rain gutters were inspected and no adverse conditions were observed.

### EXTERIOR WALL CLADDING AND TRIM:

#### MATERIAL:

Stucco wall coverings were inspected. Conditions are noted below.

#### CONDITIONS:

[MRR] There is a void in the stucco where the gutter meets the wall above the left side of the entry. Recommend a competent contractor correct this condition to prevent the possibility of moisture intrusion.



### WINDOWS AND SKYLIGHTS:

#### OBSERVATIONS:

The majority of the windows in this home consist of vinyl, dual pane windows. A representative sample of windows were inspected were found to be functional. Be advised, due to weather conditions, temperature, cleanliness of the windows, etc, it is extremely difficult to tell if the hermetic seals are intact. Every effort was made to examine each window for lost hermetic seals. Please view all the windows again at a different time of day.

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## HEATING/AIR CONDITIONING/FIREPLACE/ CHIMNEY

### HEATING SYSTEM:

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#### OBSERVATIONS:

The gas-fired furnace was operated, using the manual controls at the thermostat and warm air was found to be coming from the supply registers. Visible portions of the ducting system(s) were observed and no adverse conditions were observed.

### COOLING SYSTEM:

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#### OBSERVATIONS:

The cool air temperature differential, taken at the return air register and the closest supply register to the blower unit was noted to be between 15F-22F. This reading falls within normal industry standards. It is beyond the scope of the inspection to determine if the air conditioning system is sized properly. The energy source for the A/C condenser is electrical and an approved electrical disconnect is located at the unit. Primary and secondary condensate lines were observed and found to be exiting the building at approved locations. A drip pan, under the "A-coil" housing in the attic was also installed.

### FIREPLACES:

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#### OBSERVATIONS:

A pre-fabricated, wood burning fireplace was inspected. The hearth and mantle were inspected. The chimney was viewed, looking up from the firebox. No adverse conditions were observed.

## PLUMBING

### PLUMBING INFORMATION:

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#### MAIN WATER VALVE LOCATION, SIZE AND TYPE:

The main water valve is located at the right side of the building. The main water line is 1" in diameter and is made of copper. There is also a pressure regulator installed.

### WATER SUPPLY PIPING:

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#### OBSERVATIONS:

The visible portions of the water supply pipes are made of copper. Conditions are noted below.

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**CONDITIONS:**

[MRR] Water observed to be leaking at the cold water shut off valve at the water heater. Recommend a competent plumber repair this condition before damage to the surrounding walls results.

**DRAIN, WASTE AND VENT PIPING:**

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**OBSERVATIONS:**

The visible portions of the buildings ABS plastic piping sewage system were functional with no evidence of leakage or blockage. The washing machine drain line was not operated. A number of drains were operated simultaneously and were observed to be functional. Conditions are noted below.

**CONDITIONS:**

[MRR] Water was observed to be leaking from the kitchen sink drain tailpiece. Recommend corrections before damage to the cabinet or walls results.

**FIXTURES AND FAUCETS:**

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**OBSERVATIONS:**

All accessible fixtures and faucets were operated and no adverse conditions were observed. A number of water faucets were operated simultaneously and functional flow was observed. We did not detect a loss in volume.

**FUEL GAS PIPING:**

---

**OBSERVATIONS:**

Visible portions of the fuel gas piping were inspected and no adverse conditions were observed.

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## WATER HEATER:

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### LOCATION, SIZE, AGE AND ENERGY TYPE:

The water heater is located in the garage and is 50 gallons in size. The water heater is approximately 8 years old and is powered by natural gas. The water heater has a sufficient amount of combustion and dilution air available. The tank-like looking device above the water heater is an expansion tank. It absorbs some of the shock of the water flow when fixtures are operated and also allows for expansion and contraction in the water piping system. There is no maintenance required for this unit. Conditions are noted below.

### CONDITIONS:

**[HSC]** The temperature pressure relief valve discharge line is not connected. This valve and discharge line is a safety device, which will expel steam and hot water in case the water heater malfunctions. The vent pipe atop the water heater is not connected. This may lead to products of combustion, including carbon monoxide to spill into the garage. The water heater has no seismic strapping, as required by the State Department of General Services, Division of the State Architect. Recommend a competent plumber perform corrections.



## LAUNDRY AREA:

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### WASHER AND DRYER SERVICE:

Hot and cold water shut-off valves were observed, but not operated. The power source for the clothes dryer is a 240V electrical connection or natural gas connection. The voltage tester indicated power to the outlet.

**[MRR]** If a gas dryer is not used, recommend a competent plumber install a proper fitting plug into the gas valve to prevent gas from escaping if the valve were accidentally opened.



Gas Valve in Laundry Room

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**CONDITIONS:**

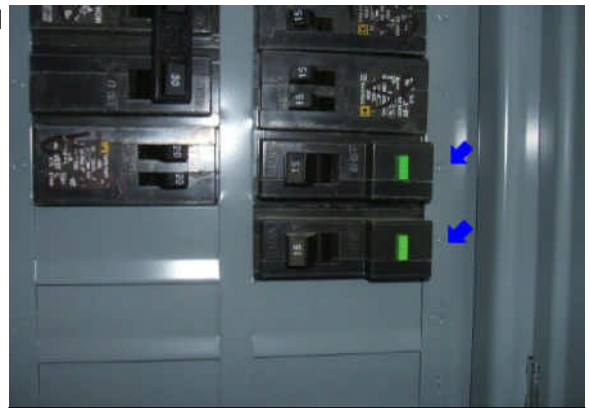
[MRR] The dryer vent exhaust hood at the right side of the home is damaged. This doesn't allow the flapper door to open fully. This may cause the dryer to overheat and take longer for clothes to dry.



## ELECTRICAL SYSTEM

**SERVICE EQUIPMENT, ELECTRICAL PANELS AND WIRING:****OBSERVATIONS:**

The electrical service was provided by underground feeders connected to the main service panel located at the left side of the building. The electrical system is a 120/240V service and the main breaker is rated at 200 amps. The house ground connection was observed to be connected to a conductor or rebar embedded in the foundation. This home has AFCI's installed at the main panel. The AFCI's in the main panel were tested and found to function properly, tripping the breaker when the button was pushed and cutting power to the bedroom lights and receptacles. We recommend you test yourself on a regular basis, per manufacturers instructions. The majority of the circuits in this home are wired with non-metallic cable and stranded aluminum conductors. Conditions are noted below.



AFCI Breakers

**CONDITIONS:**

[MRR] Junction box cover missing in attic. Located near the attic access.



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## **SWITCHES, RECEPTACLES, OUTLETS AND LIGHTING FIXTURES:**

---

### **OBSERVATIONS:**

A representative sample of switches and receptacle outlets were inspected and no adverse conditions were observed. GFCI receptacles and/or receptacles protected by GFCI devices were observed at currently required locations and tested using the test button function only. They operated properly. Lighting fixtures were inspected and operated. No adverse conditions were observed. Ceiling Fan(s) were observed. Determining if they are installed properly is beyond the scope of the inspection. The doorbell rang when the button was pressed. Conditions are noted below.

### **CONDITIONS:**

[MRR] Fan speed control switch is damaged at the ceiling fan in master bedroom. Pull chain/switch does not work. Fan only operates on slow speed. Recommend corrections by a competent person.



## **BATHROOMS**

### **TUBS, SHOWERS, ENCLOSURES:**

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#### **OBSERVATIONS:**

All bathtubs and showers were inspected and no adverse conditions were observed. We do not leak test shower pans or tubs. Bathtub and shower surrounds, including glass shower doors/enclosures were inspected and no adverse conditions were observed. Safety glass markings were observed in glass enclosures.

#### **CONDITIONS:**

[MRR] The shower head in the master bathroom is missing.

### **TOILETS:**

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#### **OBSERVATIONS:**

All accessible toilets were found to be secure and functional.

### **COUNTERTOPS, SINKS, CABINETS AND FLOORING:**

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#### **OBSERVATIONS:**

All countertops, sinks, cabinets and flooring in the bathroom(s) were inspected and no adverse conditions were observed.

### **VENTILATION:**

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#### **OBSERVATIONS:**

Ventilation method(s) in the bathroom(s) consisted of mechanical venting system(s). The ventilation fan(s) were turned ON and OFF.

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## INTERIOR

### EXTERIOR AND INTERIOR DOORS:

#### OBSERVATIONS:

All accessible exterior and interior doors were inspected and operated. Conditions are noted below.

#### CONDITIONS:

**[HSC]** The door between the kitchen and garage has a pet door installed. This breaches the fire rating of the door. Fire rated doors should be solid, with no openings.



We recommend changing or re-keying all the exterior door locks upon taking possession of the property.

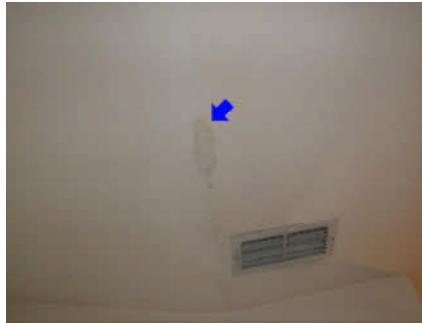
### INTERIOR WALLS, CEILINGS AND FLOOR COVERINGS:

#### OBSERVATIONS:

Visible areas of the interior walls, ceilings and floor coverings were inspected. Conditions are noted below.

#### CONDITIONS:

**[MRR]** Moisture staining observed on the ceiling in the living room. Moisture stained lumber observed in the attic above this area. Recommend a competent roofer review this condition and provide cost estimates for repairs before the close of the transaction. Moisture infiltration will damage the structure.



### STAIRWAYS, HANDRAILS AND GUARDRAILS:

#### OBSERVATIONS:

All interior stairways, handrails and guardrails were inspected and no adverse conditions were observed.

It is beyond the scope of the inspection to test smoke alarms. We only report on their presence and/or absence and any obvious visual defects. **WE DO NOT PUSH THE TEST BUTTON.** We recommend changing the batteries and having a competent person test the smoke alarms before sleeping in the residence. Most manufacturers recommend that smoke alarms be replaced every 10 years. For optimum safety, we recommend all smoke alarms be replaced and tested by a competent contractor prior to occupancy.

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## SMOKE ALARMS:

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### OBSERVATIONS:

Smoke alarms were observed and found to be installed at currently required locations.

## VEHICLE DOORS:

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### OBSERVATIONS:

The garage door is a sectional, metal door. The pressure sensitive reverse mechanism was found to operate properly, reversing the door when physically blocked from closing. The electric eye safety reverse feature was found to operate properly, reversing the garage door when the light beam was blocked.

### CONDITIONS:

[HSC] The garage door opener button mounted on the wall in the garage was found to be lower than 60". This can allow a child to operate the garage door. Recommend a competent person perform corrections.



## KITCHEN

## APPLIANCES:

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### OBSERVATIONS:

The burners on the stove were operated and found to be functional. The oven responded to normal user controls. We do not verify temperature. A wet towel was put into the microwave and ran for 10 seconds. The towel got hot. Determining microwave leakage is beyond the scope of the inspection. The range ventilation method is a fan incorporated into the microwave. It was found to be functional. A garbage disposal was observed and operated. The inspection is limited to turning it on and off. A dishwasher was observed and ran through the normal wash cycle. Cleaning adequacy cannot be determined.

## SINK(S), COUNTERS AND CABINETS:

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### OBSERVATIONS:

Cabinet drawers and doors were opened and closed and found to be functional.

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## STRUCTURE

### FOUNDATION SYSTEM:

#### OBSERVATIONS:

A concrete slab foundation was noted. Because of floor coverings, the condition of the slab was not observable and excluded from this inspection. This concrete slab is known as a "post tensioned slab," meaning it has cables running through it which are under tension. **DO NOT** alter or cut this slab in any way. Serious injury can result. If any alterations to the foundation or slab of this home are to be done, a qualified and licensed concrete contractor should be consulted.



### FOUNDATION ANCHORING:

#### OBSERVATIONS:

Foundation anchors and/or bolts were visible in the garage only. Additional verification would require destructive testing.

### ATTIC AREA:

#### OBSERVATIONS:

This home is constructed with wood framing and truss roof system. The roof sheathing consists of OSB. Conditions are noted below.

#### CONDITIONS:

[MRR] The ventilation duct above the master bathroom is disconnected. Recommend a competent person install 2 screws to hold it in place.



Above Master Bath

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**ATTIC VENTILATION:**

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**OBSERVATIONS:**

Attic vents were observed and there is a sufficient amount of attic ventiation.

**INSULATION:**

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**OBSERVATIONS:**

The insulation in the attic areas is blown-in and is over 12 inches in depth. The inspector cannot verify if the walls are insulated.

**GARAGE VENTILATION:**

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**OBSERVATIONS:**

Ventilation openings in the garage were observed. Do not block these openings. They are required for ventilation of the fuel burning appliances.

**DECKS/PATIO COVERS/CARPORTS:**

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**OBSERVATIONS:**

The patio cover installed at the rear of the home was inspected. Conditions are noted below.

**CONDITIONS:**

[HSC] The patio cover at the rear of the home is leaning. There are no lateral supports and it may fall over. Recommend a competent contractor repair it or have it removed.



All evaluations have been factored by the age of the property and other relevant conditions(such as weather) on the date of the inspection. The scope of this inspection is limited to the visually accessible areas only. We do not move furniture or lift rugs.

Our liability is limited by the service agreement on pages 2-5 of this report titled : "Standard Residential Inspection Agreement" approved on or before the date of this inspection.

We reserve the right to make any corrections, changes, modifications, or additions to this report within 48 hours of delivery.

Thank you for choosing Home Inspection Plus, Inc!

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