

Prepared For Exclusive Use By:

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Inspection Date: 5/26/2011

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**1. ROOFING**

The inspection of roofs and rooftop elements is limited to readily visible and accessible elements as listed herein; **elements and areas concealed from view for any reason cannot be inspected.** This inspection does not include chimney flues and flue liners, or ancillary components or systems such as lightning protection, antennas, solar panels, low-voltage lighting, and other similar elements, unless specifically stated. Element descriptions are provided for general information purposes only; the verification of roofing materials, roof age, and/or compliance with manufacturer installation requirements is not within the scope of a standard home inspection. Issues related to roof or roofing conditions may also be covered under other headings in this report, including the ATTIC section.

**DESCRIPTION:**FLAT SLOPED  
STEEP SLOPE  
MIXED**MATERIAL:**ASPHALT SHINGLES  
3-TAB FIBERGLASS  
RUBBER MEMBRANE  
MIXED**ESTIMATED AGE:**

05 TO 10 YEARS

**DESIGN LIFE:**

20 TO 25 YEARS

**LOCATION:**

WHOLE STRUCTURE

**INSPECTION METHOD:**

WALKED ON

**CHIMNEY/VENT:**

METAL FLUE PIPE

S F P NA NI

•					1.0	<b>ROOFING</b> Roof coverings require periodic repairs and sealant, especially around roof penetrations. Suggest periodic evaluation and repairs as needed to aide in preventing water penetration into structure.
•					1.1	<b>CHIMNEYS / VENTS</b> Inspection of chimney is limited to visible areas only. See interior section for comments related to firebox.
	•				1.2	<b>EXPOSED FLASHING</b> Exposed and rusting nails noted. Seal as required to prevent water penetration. (Picture 1)
•					1.3	<b>PLUMBING STACKS</b>
•					1.4	<b>VENTILATION COVERS</b> Suggest annual inspection and sealing as required around all vent covers and plumbing stacks, to aide in preventing water penetration.
	•				1.5	<b>RAIN GUTTERS / EAVETROUGHES</b> Debris noted in gutters. Suggest flushing and cleaning out now and on a routine basis for proper drainage and to ensure adequate flow.  Suggest adding gutters and downspouts at all roof edges to aide in controlling water run off away from structure. Consider adding built in drains/ subsurface drains (if not already installed) and connecting downspouts into drainage system. Gutters and downspouts help aide in reducing water runoff from penetrating into structure.
		•			1.6	<b>DOWNSPOUTS / ROOF DRAINS</b> Recommend extending downspouts to move water away from the foundation. Downspouts near structure may allow excessive water to pond and/or penetrate into structure. Consider installing downspouts into built in drains to aide in diverting water run off. See supplemental comments for additional information.
		•			1.7	<b>FASCIA / SOFFITS</b> Inspection is limited to readily accessible and visible areas only. Monitor, seal, repair on an annual basis as part of routine maintenance.  Wood damage noted at eaves/fascia/ soffit areas. Consult pest control company for further evaluation and repairs to damaged wood. (Picture 1)  Paint is peeling and/or loose at various locations. Due to the age of the home (1978 and older), the paint may contain lead. Suggest repairs and repainting to preserve wood. Use care when working with old materials, especially with paint. Have tested if desired and/or removing.

S F P NA NI

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Review REPORT TERMINOLOGY on Introduction Page. Consult with your Inspector for clarification on ratings or findings if there are any questions.



1.2 EXPOSED FLASHING Picture 1



1.7 FASCIA / SOFFITS Picture 1

**NOTE:** All roofs have a finite life and will require replacement at some point. In the interim, the seals at all roof penetrations and flashings, and the watertightness of rooftop elements, should be checked periodically and repaired or maintained as required. Any roof defects can result in leakage, mold, and subsequent damage. Conditions such as hail damage, manufacturing defects, or the lack of roof underlayment or proper nailing methods are not readily detectible during a home inspection, but may result in latent concerns. Gutters (eavetroughs) and downspouts (leaders) will require regular cleaning and maintenance. In general, fascia and soffit areas are not readily accessible for inspection; these components are prone to decay, insect, and pest damage, particularly if roof or gutter leakage and/or defects exist. If any roof deficiencies are reported, a qualified roofer or the appropriate specialist should be contacted to determine what remedial action is required. If the roof inspection was restricted or limited due to roof height, weather conditions, and/or other limitations, arrangements should be made to have it inspected by a qualified roofer, particularly if the roofing is older or its age is unknown.

**SUPPLEMENTAL INFORMATION - Review the additional details below.**

**Roof Systems** - The watertightness of a roofing system is dependent on the proper installation of the roofing material and underlayment, its physical condition, and the proper function of all flashings (metal or other membrane installed at protrusions through the roof, such as vent pipes, skylights and valleys). While general roofing conditions were reported, this report is not a guarantee the roof is or will be watertight or leak free.

**Asphalt/Fiberglass** - Most newer asphalt roofing products are reinforced with glass fibers to improve the strength of the base felt. Some of these products, however, are susceptible to manufacturing defects that may or may not affect roof function. The manufacturer or qualified roofer should be consulted if there are any reported or suspected concerns.

## 2. EXTERIOR ELEMENTS

Inspection of exterior elements is limited to readily visible and accessible outer surfaces of the house envelope and appurtenances as listed herein; **elements concealed from view by any means cannot be inspected.** Like roofs, these elements are subject to the effects of both long-term wear and sudden damage due to ever-changing weather conditions. Descriptions are based on predominant/representative elements and are provided for general informational purposes only; specific materials and/or make-up are not verified. Neither the efficiency nor integrity of insulated window units is determined in a standard home inspection. Furthermore, the presence and condition of accessories such as storms, screens, shutters, locks and other attachments or decorative items are not included, unless specifically noted. Additional information on exterior elements, particularly windows/doors and the foundation may be provided under other headings in this report, including the INTERIOR and FOUNDATION/SUBSTRUCTURE sections.

**SIDING:**

WOOD

COMPOSITE

MIXED

**PORCH/DECK:**

WOOD FRAME

S F P NA NI

S	F	P	NA	NI	
		•			<p><b>2.0 SIDING</b></p> <p>Wood siding has damage, rot and gaps. Anticipate repairs and seal all gaps to prevent water damage. See pest control report. (Picture 2)</p> <p>Paint is loose and/or peeling at various locations. Paint may contain lead, if built prior to 1979. However, no testing was performed. Prior repairs and painting noted at siding.</p> <p>Soil level is too high at various locations of structure. Condition is conducive to wood destroying organisms and moisture damage and/or penetration into structure. Suggest lowering soil and maintaining proper drainage away from structure. Siding should be a minimum of 4 inches away from soil and 2 inches away from concrete is recommended. (Picture 1)</p>
		•			<p><b>2.1 WINDOWS</b></p> <p>Wood damage noted at windows. Consult pest control company for further evaluation and repairs.</p>
•					<p><b>2.2 ENTRY DOORS</b></p>
		•			<p><b>2.3 STAIRS / STOOPS</b></p> <p>Rotted stairs with cracked and loose treads noted. Anticipate repair/replacement.</p>
		•			<p><b>2.4 PORCH(ES) / DECK(S)</b></p> <p>Weathering/ Deterioration noted at untreated wood decks. Anticipate repair/replacement. Suggest routine maintenance/ paint/ repair/ replacement of components for enhanced life span of structure. (Picture 1)</p>
	•				<p><b>2.5 ELECTRIC / GFCI</b></p> <p>Loose exterior light fixtures noted. Secure for proper and safe installation and to prevent pest intrusion. (Picture 1)</p>

S F P NA NI

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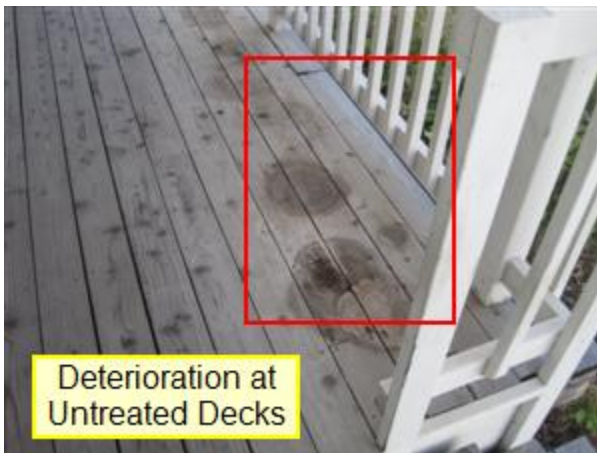
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2.0 SIDING Picture 1



2.0 SIDING Picture 2



2.4 PORCH(ES) / DECK(S) Picture 1



2.5 ELECTRIC / GFCI Picture 1

**NOTE:** All surfaces of the exterior envelope of the house should be inspected at least semi-annually, and maintained as needed. Any exterior element defect can result in leakage and/or subsequent damage. Exterior wood elements and wood composites are particularly susceptible to water-related damage, including decay, insect infestation, or mold. The use of properly treated lumber or alternative products help minimize these concerns, but will not eliminate them altogether. While some areas of decay or damage may be reported, additional areas of concern may become apparent as they occur, spread, or are discovered during repair or maintenance work. Should you wish advice on any new or uncovered area of deterioration, please contact the Inspection Company. Periodic caulking/resealing of all gaps and joints will be required. Insulated window/door units are subject to seal failure, which could ultimately affect the transparency and/or function of the window. Lead-based paints were commonly used on older homes; independent inspection is required if confirmation or a risk assessment is desired.

**SUPPLEMENTAL INFORMATION - Review the additional details below.**

**Wood Deterioration** - Exterior wood elements are particularly susceptible to decay and insect damage. The use of treated lumber may help to minimize these concerns but will not eliminate them altogether. While we have attempted to identify readily apparent areas of decay, additional areas of concern may be identified as they occur, spread, or are discovered during repair or maintenance work. Should you wish advice on any new or uncovered area of deterioration, please contact our office. All exterior wood elements should be inspected at least annually; repair and/or refinish as needed.

**Stairs/Decks/Porches** - Exterior stairs, rails, porches, etc., require regular maintenance to prevent damage or hazardous conditions. If rails are not present on any stairs or elevated structure, it is recommended they be added for improved safety. Do not overload a deck with too many people.

**Deck At House** - Decks must be securely fastened or bolted to the house structure to prevent movement or separation. The house/deck joint generally needs a flashing to prevent water seepage and framing damage that could affect structural integrity.

**Siding/Wood Soil Clearance** - Siding materials and wood components close to or in direct contact with soil or mulch are conducive to decay and/or wood destroying insect infestation. Whenever possible, at least six (6) inches of clearance should be provided above the soil. All areas in contact or close to the ground should be checked. Foam insulations or other foundation cover increase the potential for hidden damage due to moisture or insect concerns. All areas in contact or close to the ground should be checked. Where possible, contact with the ground should be corrected. Wood-soil contact, unprotected wood, and high moisture conditions promote decay and insect activity. Any conducive conditions should be eliminated, if possible, to minimize consequential damage or further infestation. Damaged components should be corrected/addressed properly.



### 3. SITE ELEMENTS

Inspection of site elements is primarily intended to address the condition of listed, readily visible and accessible elements immediately adjacent to or surrounding the house for conditions and issues that may have an impact on the house. Elements and areas concealed from view for any reason cannot be inspected. **Neither the inspection nor report includes any geological surveys, soil compaction surveys, ground testing, or evaluation of the effects of, or potential for, earth movement such as earthquakes, landslides, or sinking, rising or shifting for any reason.** Information on local soil conditions and issues should be obtained from local officials and/or a qualified specialist prior to closing. In addition to the stated limitations on the inspection of site elements, a standard home inspection does not include evaluation of elements such as underground drainage systems, site lighting, irrigation systems, barbecues, sheds, detached structures, fencing, privacy walls, docks, seawalls, pools, spas and other recreational items. Additional information related to site element conditions may be found under other headings in this report, including the FOUNDATION/SUBSTRUCTURE and WATER PENETRATION sections.

**PATIO(S):**

CONCRETE

**PATIO LOCATION:**

REAR

**WALKWAY:**

CONCRETE

**DRIVEWAY:**

CONCRETE

S F P NA NI

S	F	P	NA	NI	
•					<b>3.0 PATIO(S)</b> Suggest sealing at any hardscaping (walks, patios & driveways) cracks for enhanced life span of material. Repair/ replace as desired.
•					<b>3.1 WALKWAYS</b> See comment above.
•					<b>3.2 DRIVEWAY</b> See comment above.
			•		<b>3.3 SUB-GRADE ENTRYWAY</b> Suggest installation of proper crawlspace scuttle with screen to prevent pest intrusion and allow proper air
	•				<b>3.4 GROUND SLOPE AT FOUNDATION</b> Poor drainage/ grading noted. Recommend proper grading with positive fall to direct water away from foundation. Suggest additional gutters/ downspouts. Monitor water/ drainage around foundation regularly and repair as needed for proper removal.

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**NOTE:** Site conditions are subject to sudden change with exposure to rain, wind, temperature changes, and other climatic factors. Roof drainage systems and site/foundation grading and drainage must be maintained to provide adequate water control. Improper/inadequate grading or drainage and other site factors can cause or contribute to foundation movement or failure, water infiltration into the house interior, and/or mold concerns. Independent evaluations by an engineer or soils specialist is required to evaluate geological or soil-related concerns. Houses built on expansive clays and uncompacted fill, on hillsides, along bodies of water, or in low-lying areas are especially prone to structural concerns. All improved surfaces such as patios, walks, and driveways must also be maintained to drain water away from the foundation. Any reported or subsequently occurring deficiencies must be investigated and corrected to prevent recurring or escalating problems. Independent evaluation of ancillary and site elements by qualified servicepersons is recommended prior to closing.

**SUPPLEMENTAL INFORMATION - Review the additional details below.**

**Site Elements** - While informational comments may be made related to the condition of certain site elements, the primary intent of inspection of any site element is limited to evaluation relative to its effect on the building.

**Grading and Drainage** - To reduce the amount of water run-off or possibility of water penetration and/or structural concerns, provide proper contouring (grading) along the foundation and where needed on the site. Houses on hills or in low-lying areas will be prone to drainage concerns. Improper/inadequate grading and/or drainage can cause/contribute to foundation movement and/or failure. Deficiencies must be corrected to prevent problems.

**Fencing/Sheds** - The inspection of fencing, site walls, and sheds is not included in the scope of a standard home inspection. Wood components are prone to decay and insect damage. Advise a check of these elements for current conditions and assurance of personal acceptability.

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## 4. GARAGE

Inspection of the garage is limited to readily visible and accessible elements as listed herein. Elements and areas concealed from view cannot be inspected. More so than most other areas of a house, **garages tend to be filled with storage and other items that restrict visibility and hide potential concerns, such as water damage or insect infestation.** A standard home inspection does not include an evaluation of the adequacy of the fire separation assemblies between the house and garage, or whether such assemblies comply with any specific requirements. Inspection of garage doors with connected automatic door operator is limited to a check of operation utilizing hard-wired controls only. Additional information related to garage elements and conditions may be found under other headings in this report, including ROOFS and EXTERIOR ELEMENTS.

**DESCRIPTION:**

ATTACHED

**ROOF DESCRIPTION:**

REFER TO ROOFING SECTION

**HOUSE/GARAGE SEPARATION:**

COVERED FRAMING

**INSULATION:**

NONE

**VAPOR RETARDER:**

NOT DETERMINED

S F P NA NI

•					4.0	<b>EXPOSED FRAMING</b>
•					4.1	<b>FLOOR SLAB</b>
		•			4.2	<b>SIDING</b> Vegetation growth through garage wall noted. Suggest removal of vegetation.
•					4.3	<b>VEHICLE DOOR(S)</b>
		•			4.4	<b>DOOR OPERATOR(S)</b> Garage door operator does not work properly. Consult a technician for repairs as required for proper and safe operation.
		•			4.5	<b>ELECTRIC / GFCI</b> Suggest upgrades to GFCI (Ground Fault Circuit Interrupter) type outlets in garage for added safety.  Outlets labelled as GFCI are not. Consult an electrician for installation for added safety.

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**NOTE:** Any areas obstructed at the time of inspection should be cleared and checked prior to closing. The integrity of the fire-separation wall/ceiling assemblies generally required between the house and garage, including any house-to-garage doors and attic hatches, must be maintained for proper protection. Review manufacturer use and safety instructions for garage doors and automatic door operators. All doors and door operators should be tested and serviced on a regular basis to prevent personal injury or equipment damage. Any malfunctioning doors or door operators should be repaired prior to using. Any door operators without auto-reverse capabilities should be repaired or upgraded for safety. The storage of combustibles in a garage creates a potential hazard, including the possible ignition of vapors, and should be restricted.

**SUPPLEMENTAL INFORMATION - Review the additional details below.**

**Overhead Door Operator** - Inspection of door operators is limited to a check of operation utilizing hard-wired controls. Remote devices and control sensitivity are not checked. Regularly test and service door pursuant to manufacturer's guidelines. Controls should be mounted a safe distance above the floor and remote control should be secured from use by children.

## 5. ATTIC

The inspection of attic areas and the roof structure is limited to readily visible and accessible elements as listed herein. Due to typical design and accessibility constraints such as insulation, storage, finished attic surfaces, roofing products, etc., **many elements and areas, including major structural components, are often at least partially concealed from view and cannot be inspected.** A standard home inspection does not include an evaluation of the adequacy of the roof structure to support any loads, the thermal value or energy efficiency of any insulation, the integrity of vapor retarders, or the operation of thermostatically controlled fans. Older homes generally do not meet insulation levels and energy conservation standards required for new homes. Additional information related to attic elements and conditions may be found under other headings in this report, including ROOFS and INTERIOR ELEMENTS.

**DESCRIPTION:**

MULTIPLE AREA(S)

**INSPECTION METHOD:**

ENTERED

**FRAMING:**

WOOD FRAME

RAFTERS

**SHEATHING:**

PLYWOOD

**INSULATION:**

BLANKET/BATT

**SPECIAL LIMITATIONS:**

INACCESSIBLE AREA(S)/INSULATION

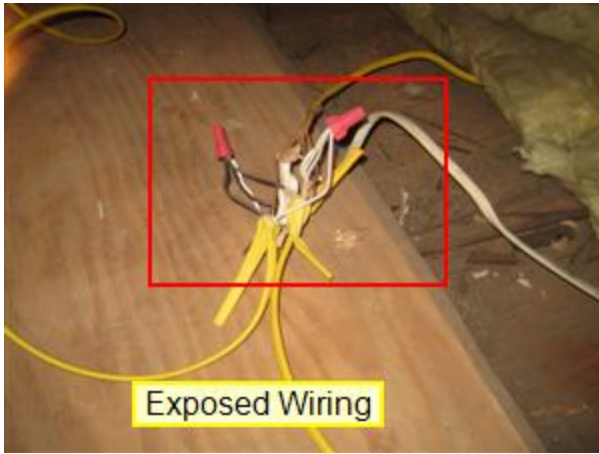
S F P NA NI

S	F	P	NA	NI	
•					<b>5.0 ROOF FRAMING</b> No structural conditions to report in attic. See pest control report for conditions related to wood framing members.  Exposed wiring noted in attic. Add cover plates at open junction boxes and/or properly terminate wiring for proper and safe installation. See main electric section for possible additional comments and supplemental information. (Picture 1)
	•				<b>5.1 ROOF DECK / SHEATHING</b> Plastic bucket noted in attic above water damaged ceiling at living room wood burning stove. Consult seller on history of water leaks and repairs. (Picture 1)
•					<b>5.2 VENTILATION PROVISIONS</b>
•					<b>5.3 ATTIC VENTILATOR(S)</b>
•					<b>5.4 INSULATION</b>  Any comments on insulation levels and/or materials are for general informational purposes only and were not verified. Some insulation products may contain or release potentially hazardous or irritating materials--avoid disturbing.  Older homes generally do not meet insulation levels and energy conservation standards required for new homes.

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5.0 ROOF FRAMING Picture 1



5.1 ROOF DECK / SHEATHING Picture 1

**NOTE:**Attic heat, moisture levels, and ventilation conditions are subject to change. All attics should be monitored for any leakage, moisture buildup or other concerns. Detrimental conditions should be corrected and ventilation provisions should be improved where needed. Any comments on insulation levels and/or materials are for general informational purposes only and were not verified. Some insulation products may contain or release potentially hazardous or irritating materials--avoid disturbing. A complete check of the attic should be made prior to closing after non-permanent limitations/obstructions are removed. Any stains/leaks may be due to numerous factors; verification of the cause or status of all condition is not possible. If concerns exist, recommend evaluation by a qualified roofer or the appropriate specialist. Leakage can lead to mold concerns and structural damage.

**SUPPLEMENTAL INFORMATION - Review the additional details below.**

**Limitations/Obstructions** - Due to typical design/accessibility constraints (insulation, storage, etc.) evaluation of attic areas, including structural components, is generally limited. Any specifically noted limitations/obstructions are intended to highlight limitations beyond the norm. A complete check of the attic should be made when non-permanent limitations are removed.

**Leakage/Stains** - Any specific notation of leakage or stains does not preclude additional areas of leakage and/or hidden damage. Monitor attic for any changes; ongoing or questionable situations should be assessed and corrected. Leakage can lead to mold concerns.

## 6. BATHROOMS

The inspection of bathrooms is limited to readily accessible and visible elements as listed herein. Bathrooms are high-use areas containing many elements subject to ongoing wear and periodic malfunction, particularly fixtures and other elements associated with the plumbing system. Normal usage cannot be simulated during a standard home inspection. **Water flow and drainage evaluations are limited to a visual assessment of functional flow.** The function and watertightness of fixture overflows or other internal fixture components generally cannot be inspected. A standard home inspection does not include evaluation of ancillary items such as saunas or steam baths. Additional issues related to bathroom components can be found under other headings, including the PLUMBING SYSTEM.

**DESCRIPTION:**

MULTIPLE BATHS

**LOCATION:**

MASTER BEDROOM  
HALLWAY

**VENTILATOR(S):**

WINDOW

**SPECIAL LIMITATIONS:**

FINISH MATERIALS

S F P NA NI

•					6.0 SINK(S)
•					6.1 TOILET
		•			6.2 BATH TUB Drain was slow at master bath tub and further evaluation of condition is recommended by a qualified plumber. Sluggish or blocked drains may be a localized concern or related to main waste or sewer line conditions.  Caulking/ grout repair is recommended as part of routine maintenance to tub/ shower and flooring areas on an annual basis to help prevent moisture intrusion, damage and mold build-up. Condition behind concealed areas was indeterminate at the time of the inspection.
•					6.3 STALL SHOWER Caulking/ grout repair is recommended as part of routine maintenance to tub/ shower and flooring areas on an annual basis to help prevent moisture intrusion, damage and mold build-up. Condition inside walls was indeterminate at the time of the inspection.
•					6.4 FLOOR(ING)
•					6.5 WALLS / CEILING
•					6.6 VENTILATION
•					6.7 ELECTRIC / GFCI

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**NOTE:** Anticipate the possibility of leakage or other concerns developing with normal usage/aging or as concealed conditions are discovered with maintenance work or upon removal of carpeting, tile, shower enclosures, etc. The watertightness of all surfaces exposed to water must be maintained on a regular basis by caulking, grouting, or other means. Hot water represents a potential scalding hazard; hot water supply temperatures should be maintained at a suitable level. The water temperature at fixtures, especially for showerings or bathing, generally will require additional tempering for personal comfort and safety. Due to the potential hazards associated with electric components located in bathroom areas, any identified concern should be addressed immediately. Ground-fault Circuit-interrupters (GFCIs) are recommended for all bathroom receptacle outlets.

**SUPPLEMENTAL INFORMATION - Review the additional details below.**

**Caulking/Grouting** - Caulking/grouting work is required to maintain watertightness of tilework and tub/shower enclosures. Check for substrate damage when surface damage or leakage is present.

**Molded Units** - Acrylic, fiberglass and other resin-based pre-fabricated bathtub units are subject to damage with normal use or improper maintenance. Surfaces may become scratched, discolored and/or difficult to clean. Cracks can also develop. These may not be readily visible; and may open up depending on shower usage. Check periodically for damage and resultant leakage.

**Fixture Drainage** - A sluggish or blocked drain may indicate a localized concern or may be related to the condition or flow of branch or main waste lines. Shower drains are prone to recurring blockage from hair and soap buildup. Have checked by a qualified plumber to determine whether cleaning or other corrective measures are required.

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## 7. KITCHEN

Inspection of the kitchen is limited to visible and readily accessible elements as listed herein. Elements concealed from view or not functional at the time of inspection cannot be inspected. The inspection of cabinetry is limited to functional unit conditions based on a representative sampling; finishes and hardware issues are not included. **The inspection of appliances, if performed, is limited to a check of the operation of a basic representative cycle or mode** and excludes evaluation of thermostatic controls, timing devices, energy efficiency considerations, cooking or cleaning adequacies, self-cleaning functions, the adequacy of any utility connections, compliance with manufacturer installation instructions, appliance accessories, and full appliance features (i.e., all cycles, modes, and controls). Portable appliances or accessories such as washer, dryers, refrigerators, microwaves, and ice makers are generally excluded. Additional information related to kitchen elements and appliances may be found under other headings in this report.

**VENTILATOR:**

RECIRCULATING

**MICROWAVE OVEN:**

ESTIMATED AGE: 5 TO 10 YEARS

**DISHWASHER:**

ESTIMATED AGE: 05 TO 10 YEARS

**DISPOSAL:**

ESTIMATED AGE: 05 TO 10 YEARS

**SPECIAL LIMITATIONS:**

FINISH MATERIALS

S F P NA NI

	•					7.0	<b>PLUMBING / SINK</b> Corrosion on plumbing under kitchen sink noted. Monitor and repair/ replace components as needed to prevent leaks. (Picture 1)
•						7.1	<b>FLOOR(ING)</b>
•						7.2	<b>WALLS / CEILING</b>
•						7.3	<b>ELECTRIC / GFCI</b>
		•				7.4	<b>COOKING UNIT</b> Stove was not connected to gas line and is not secured to floor/ cabinet and can be tipped over by a child playing on door. Suggest securing stove for safety and testing stove for proper and safe operation when gas is connected.
	•					7.5	<b>DISHWASHER</b> Dishwasher operated properly at the time of the inspection, however due to wear it is downgraded to fair. Maintain, repair, replace components as desired, needed. Anticipate repairs and/or replacement.
•						7.6	<b>DISPOSAL</b>
	•					7.7	<b>VENTILATOR</b> NOTE: Recirculating type exhaust fan noted above stove. This configuration does not allow for venting of cooking odors or fumes to exterior through roof vent.  Suggest changing filter screens to style with activated carbon to remove cooking odors prior to recirculating back into room.
•						7.8	<b>CABINETRY</b>
•						7.9	<b>COUNTERTOP</b>
•						7.10	<b>MICROWAVE OVEN</b>

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Review REPORT TERMINOLOGY on Introduction Page. Consult with your Inspector for clarification on ratings or findings if there are any questions.



7.0 PLUMBING / SINK Picture 1

**NOTE:** Appliances typically have a high maintenance requirement and limited service life (5-10 years). Operation of all appliances should be confirmed during a pre-closing inspection. Obtain all operating instructions from the owner or manufacturer; have the homeowner demonstrate operation, if possible. Follow manufacturers' use and maintenance guidelines; periodically check all units for leakage or other malfunctions. All cabinetry/countertops should also be checked prior to closing when clear of obstructions. Utility provisions and connections, including water, waste, gas, and/or electric may require upgrading with new appliances, especially when a larger or upper-end appliance is installed. Ground-fault Circuit-interrupters (GFCIs) are recommended safety devices for all homes. Any water leakage or operational defects should be addressed promptly; water leakage can lead to mold and hidden/structural damage.

**SUPPLEMENTAL INFORMATION - Review the additional details below.**

**Disposals** - Any assessment of a garbage disposal is limited to a visual check of motor operation. No assessment of the unit's ability to grind/dispose of waste was made. This is a high maintenance item.

**Dishwashers** - Any assessment of an installed dishwasher is limited to a single cycle operation of the motor and visual check of other readily accessible components. Dishwashing/cleaning adequacy and soap dispenser function were not evaluated. This is a high maintenance item. Seal leaks may develop after vacancy or other inactive periods.

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## 8. INTERIOR ELEMENTS

Inspection of the house interior is limited to readily accessible and visible elements as listed herein. **Elements and areas that are inaccessible or concealed from view by any means cannot be inspected.** Aesthetic and cosmetic factors (e.g., paint and wallpaper) and the condition of finish materials and coverings are not addressed. Window and door evaluations are based on a random sampling of representative units. It is not possible to confirm safety glazing or the efficiency and integrity of insulated window/door units. Auxiliary items such as security/safety systems (or the need for same), home entertainment or communication systems, structured wiring systems, doorbells, telephone lines, central vacuums, and similar components are not included in a standard home inspection. Due to typical design restrictions, inspection of any fireplace, stove, or insert is limited to external conditions. Furthermore, such inspection addresses physical condition only; no code/fire safety compliance assessment or operational check of vent conditions is performed. Additional information on interior elements may be provided under other headings in this report, including the FOUNDATION/SUBSTRUCTURE section and the major house systems.

**PREDOMINANT CEILINGS:**

WOOD FRAMED

**PREDOMINANT WALLS:**

WOOD FRAMED

**PREDOMINANT FLOORS:**

SLAB  
WOOD FRAMED  
MIXED

**PREDOMINANT WINDOWS:**

SINGLE GLAZED  
DOUBLE GLAZED  
MIXED

**SLAB CONSTRUCTION:**

PART(S) OF HOUSE

**SPECIAL LIMITATIONS:**

FINISH MATERIALS

S F P NA NI

•					8.0	<b>WALLS</b>
	•				8.1	<b>CEILINGS</b> Plastic bucket noted in attic above water damaged ceiling at living room wood burning stove. Consult seller on history of water leaks and repairs.
		•			8.2	<b>FLOORS</b> Unlevel floors noted. Consult a foundation contractor for further evaluation and repairs if level floors are desired. See sub area and grading comments.  Floor tiles in living room beneath carpet contain asbestos (9" linoleum). Consult flooring contractor for testing prior to disturbing.
•					8.3	<b>ROOM DOORS</b>
•					8.4	<b>PATIO / DECK DOORS(S)</b>
		•			8.5	<b>DETECTOR TEST</b> No smoke detectors in hallway and front bedrooms. Install in hallway as required for safety and bedrooms for upgrades. Suggest testing on a regular basis for safety.

S F P NA NI

S=Satisfactory, F=Fair, P=Poor/Defective, NA=Not Applicable, NI=Not Inspected

Review REPORT TERMINOLOGY on Introduction Page. Consult with your Inspector for clarification on ratings or findings if there are any questions.



8.2 FLOORS Picture 1

**NOTE:** All homes are subject to indoor air quality concerns due to factors such as venting system defects, outgassing from construction materials, smoking, and the use of house and personal care products. Air quality can also be adversely affected by the growth of molds, fungi and other micro-organisms as a result of leakage or high humidity conditions. If water leakage or moisture-related problems exist, potentially harmful contaminants may be present. A home inspection does not include assessment of potential health or environmental contaminants or allergens. For air quality evaluations, a qualified testing firm should be contacted. All homes experience some form of settlement due to construction practices, materials used, and other factors. A pre-closing check of all windows, doors, and rooms when house is clear of furnishings, drapes, etc. is recommended. If the type of flooring or other finish materials that may be covered by finished surfaces or other items is a concern, conditions should be confirmed before closing. Lead-based paint may have been used in the painting of older homes. Chimney and fireplace flue inspections should be performed by a qualified specialist. Regular cleaning is recommended. An assessment should be made of the need for and placement of detectors. All smoke and carbon monoxide detectors should be tested on a regular basis.

**SUPPLEMENTAL INFORMATION - Review the additional details below.**

**Structural Components** - Evaluation of wall, ceiling or floor components is generally limited to readily visible structural conditions. Aesthetic or cosmetic factors, (e.g., paint, wallpaper) or the condition of finish materials or coverings are not considered unless specifically noted. Furthermore, it is not possible to determine the wall insulation, type or condition of surfaces or hidden structural concerns that may exist under floor cover, carpeting, paneling, drop ceilings, etc. If the type flooring is a concern, it should be confirmed before closing.

**House Settlement** - Ceilings (and associated floors) may exhibit settlement/downward movement due to construction practices, loads applied, materials used, and/or structural defects. Moderate settlement may not have an adverse affect other than off level floors provided there are no underlying structural defects. However, significant settlement conditions, or conditions that are indeterminable due to covered framing, or other factors require further evaluation. Recommend inspection by an engineer or qualified contractor to determine the nature of the condition and whether remedial work is required to provide level surfaces or to correct deficiencies.

**Lead-Based Paints** - There is a potential that exterior and/or interior surfaces are covered with a lead-based paint, particularly in pre-1978 homes. If paint is intact or covered with another product the likelihood of the release of any significant lead is minimized. No lead-based paint assessment is made as part of a standard home inspection. Individual concerns should be considered and testing by a qualified specialist can be arranged if needed.



**NOTE:** All foundations are subject to settlement and movement. Improper/inadequate grading or drainage can cause or contribute to foundation damage and/or failure. Deficiencies must be corrected and proper grading/drainage conditions must be maintained to minimize foundation and water penetration concerns. If significant foundation movement or cracking is indicated, evaluation by an engineer or qualified foundation specialist is recommended. All wood components are subject to decay and insect damage. A wood-destroying insect inspection is recommended. Should decay and/or insect infestation or damage be reported, a full inspection should be made by a qualified specialist to determine the extent and remedial measures required. Insulation and other materials obstructing structural components are not normally moved or disturbed during a home inspection. Obstructed elements or inaccessible areas should be inspected when limiting conditions are removed. In high-wind or high-risk seismic areas, it would be advisable to arrange for an inspection of the house by a qualified specialist to determine whether applicable construction requirements are met or damage exists. Should you seek advice or wish to arrange a new inspection for elements not visible during the inspection, please contact the Inspection Company.

**SUPPLEMENTAL INFORMATION - Review the additional details below.**

**Inspection Limitations** - The inspection of major structural elements is limited to an assessment of a representative portion of the readily accessible visual components. Design and adequacy factors are not considered. Insulation is not normally moved/disturbed; hidden or latent concerns cannot be identified. Any obstructed area or areas where evaluation was otherwise prevented should be inspected when limiting conditions are removed.

**Wood Deterioration/Insects** - Wood deterioration or damage, whether from wood-destroying insects or decay, is more critical when major structural members are damaged. While some concerns may have been identified, additional concerns may exist. When evidence of decay and/or wood-destroying insect infestation or damage is noted, a full assessment should be made to determine extent of any damage or remedial measures required.

**Crawlspace** - These areas are particularly prone to detrimental conditions including wood deterioration or damage. Proper ventilation and moisture barriers should be maintained. Check periodically for potential concerns.

**Seismic Considerations** - Seismic construction requirements are generally not evaluated within the scope of a standard inspection. It would be advisable to have a qualified specialist inspect any house in areas with a moderate to high earthquake potential for seismic construction and prior earthquake effects. It is usually not possible to readily determine whether masonry foundations, chimneys or other elements have been properly reinforced.

**Wood Foundations** - Wood foundation systems require critical adherence to design and construction specifications to minimize structural or water penetration concerns. Most components are covered and not readily visible. Any signs of moisture, decay or substandard work dictate that a full evaluation be performed by a specialist before closing.

**Below Grade/Soil Contact** - Wood framing located below grade, in contact and/or close proximity to the soil is prone to decay and insect damage. Decay of wood posts may directly and adversely effect key structural elements. Any areas of reported damage should be checked for extent of damage and remedial needs prior to closing.

## 10. ELECTRIC SYSTEM

The inspection of the electric systems is limited to readily visible and access elements as listed herein. Wiring and other components concealed from view for any reason cannot be inspected. The identification of inherent material defects or latent conditions is not possible. The description of wiring and other components and the operational testing of electric devices and fixtures are based on a limited/random check of representative components. Accordingly, it is not possible to identify every possible wiring material/type or all conditions and concerns that may be present. Inspection of Ground-fault Circuit-interrupters (GFCIs) is limited to the built-in test functions. No assessment can be made of electric loads, system requirements or adequacy, circuit distribution, or accuracy of circuit labeling. Auxiliary items and electric elements (or the need for same) such as surge protectors, lighting protection systems, generators, security/safety systems, home entertainment and communication systems, structured wiring systems, low-voltage wiring, and site lighting are not included in a standard home inspection. Additional information related to electric elements may be found under other many other headings in this report.

**SERVICE LINE:**

OVERHEAD

**DISTRIBUTION PANEL:**

CIRCUIT BREAKER

**ENTRANCE LINE:**

COPPER

**SERVICE DISCONNECT(S):**

SINGLE MAIN

**MAJOR APPLIANCE (240 VOLT) CIRCUIT(S):**

COPPER

**HOUSEHOLD (120 VOLT) CIRCUITS:**

COPPER

ESTIMATED AMPS: 100

**GFCI:**

AT RECEPTACLE(S)

**SPECIAL LIMITATIONS:**

INACCESSIBLE AREA(S)

MULTIPLE UNITS

FINISH MATERIALS

S F P NA NI

•					10.0	<b>SERVICE / ENTRANCE LINE</b>
•					10.1	<b>SERVICE GROUNDING PROVISIONS</b>
•					10.2	<b>MAIN DISCONNECT(S)</b> Consider installation of a whole house surge protector as an upgrade in main panel to protect sensitive electrical components. Consult an electrician as desired.
•					10.3	<b>DISTRIBUTION PANEL</b>
			•		10.4	<b>SUBPANEL(S)</b>
		•			10.5	<b>WIRING / CONDUCTORS</b> Exposed wiring noted in attic. Add cover plates at open junction boxes and/or properly terminate wiring for proper and safe installation. S
•					10.6	<b>DEVICES</b> See comments in garage and exterior sections regarding suggestion for GFCI outlet upgrades.

S F P NA NI

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Review REPORT TERMINOLOGY on Introduction Page. Consult with your Inspector for clarification on ratings or findings if there are any questions.

**NOTE:** Older electric service may be minimally sufficient or inadequate for present/future needs. Service line clearance from trees and other objects must be maintained to minimize the chance of storm damage and service disruption. The identification of inherent electric panel defects or latent conditions is not possible. It is generally recommended that aluminum-wiring systems be checked by an electrician to confirm acceptability of all connections and to determine if any remedial measures are required. GFCIs are recommended for all high hazard areas (e.g., kitchens, bathrooms, garages and exteriors). AFCIs are relatively new devices now required on certain circuits in new homes. Consideration should be given to adding these devices in existing homes. The regular testing of GFCIs and AFCIs using the built-in test function is recommended. Recommend tracing and labeling of all circuits, or confirm current labeling is correct. Any electric defects or capacity or distribution concerns should be evaluated and/or corrected by a licensed electrician.

**SUPPLEMENTAL INFORMATION - Review the additional details below.**

**Electrical System** - Evaluations and material descriptions are based on a limited/random check of components. Accordingly, it is not possible to identify every possible condition or concern in a standard inspection. All electric defects/potential concerns should be evaluated/corrected by a licensed electrician.

**Wire Splices** - Wires should only be spliced together using approved wire nuts; splices should be installed in a covered junction (splice) box. Exposed/taped splices are not proper.

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## 11. HEATING SYSTEM

The inspection of heating systems is limited to readily visible and accessible elements as listed herein. Elements concealed from view or not functional at the time of inspection for any reason cannot be inspected. **A standard home inspection does not include a heat-loss analysis, heating design or adequacy evaluation, energy efficiency assessment, installation compliance check, chimney flue inspection or draft test, solar system inspection, or buried fuel tank inspection.** Furthermore, portable units and system accessories or add-on components such as electronic air cleaners, humidifiers, and water treatment systems are not inspected, unless specifically indicated. The functional check of heating systems is limited to the operation of a basic cycle or mode and excludes the evaluation of thermostatic controls, timing devices, analysis of distribution system flow or temperatures, or operation of full system features (i.e., all cycles, modes, and controls). Additional information related to the heating system may be found under other headings in this report, including the COOLING SYSTEM section.

**SYSTEM TYPE:**

HOT AIR

FUEL: NATURAL GAS

**SYSTEM LOCATION:**

ATTIC

**SYSTEM MAKE:**

BRYANT

**ESTIMATED AGE:**

05 TO 10 YEARS

**DESIGN LIFE:**

25 TO 30 YEARS

**GENERAL DISTRIBUTION:**

DUCTED/REGISTER-CENTRAL

S F P NA NI

•										11.0 HEATING UNIT Filter is dirty at forced air system. Suggest cleaning/ replacing filter and servicing as part of routine maintenance for proper and efficient operation. Due to filter condition, an evaluation and servicing of system is recommended.
									•	11.1 BURNERS Heat exchanger is not visible due to design of system. Therefore not inspected. Recommend annual evaluation and repairs and service of heater to ensure proper and safe operation. Burner assembly was not removed during inspection to determine condition of heat exchanger. This is not performed during a standard inspection.
•										11.2 GAS / FUEL LINES AT UNIT
•										11.3 COMBUSTION AIR PROVISIONS
•										11.4 VENT CONNECTOR
•										11.5 DISTRIBUTION SYSTEM Suggest cleaning of ducts for improved air quality due to dirty filter and room registers.
•										11.6 THERMOSTAT

S F P NA NI

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**NOTE:** Regular heating system maintenance is important. The older the unit the greater the probability of system deficiencies or failure. Combustion air provisions, clearances to combustibles, and venting system integrity must be maintained for safe operation. Any actual or potential concerns require immediate attention, as health and safety hazards may exist, including the potential for carbon monoxide poisoning. A thorough inspection of heat exchangers by a qualified heating specialist is recommended to determine heat exchanger conditions, particularly if the unit is beyond 5+ years old or any wear is indicated. Heating comfort will vary throughout most houses due to house or system design or other factors. Filters need to be replaced/cleaned on a regular basis; periodic duct cleaning may be required. Insulation on older heating systems may contain asbestos. Independent evaluation is required to address any possible asbestos or buried fuel tank concerns. Servicing or repair of heating systems should be made by a qualified specialist.

**SUPPLEMENTAL INFORMATION - Review the additional details below.**

**Central Heating Systems** - Evaluation is limited to an operational check of conventional residential systems. No design or heating adequacy evaluation, thermostat calibration assessment, heat loss analyses or active/passive solar systems evaluations are performed as part of a standard inspection. Furthermore, no specific evaluations were performed related to the presence of any fuel storage tanks or asbestos-containing materials. Independent evaluation is required to address any possible asbestos or tank concerns.

**Blower/Filters** - Missing or clogged filters can affect system operation and possibly reduce the service life of the unit. Replace/clean filters as needed. Ductwork/blower cleaning may also be required periodically, particularly if the unit was operated without a filter.

**Maintenance/Service** - Servicing or repair of the heating system normally must be done by a qualified service company; most utility companies only service/handle gas supply concerns.

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## 12. PLUMBING SYSTEM

The inspection of the plumbing system is limited to readily visible and accessible elements as listed herein. Piping and other components concealed from view for any reason cannot be inspected. Material descriptions are based on a limited/random check of representative components. Accordingly, **it is not possible to identify every piping or plumbing system material, or all conditions or concerns that may be present.** A standard home inspection does not include verification of the type water supply or waste disposal, analysis of water supply quantity or quality, inspection of private onsite water supply or sewage (waster disposal) systems, assessment/analysis of lead piping/solder or lead-in-water concerns, or a pressure test of gas/fuel piping or storage systems. Furthermore, the function and effectiveness of any shut-off/control valves, water filtration or treatment equipment, irrigation/fire sprinkler systems, outdoor/underground piping, backflow preventers (anti-siphon devices), laundry standpipes, vent pipes, floor drains, fixture overflows, and similar features generally are not evaluated. Additional information related to plumbing elements may be found under other headings in this report, including BATHROOMS and KITCHEN.

**WATER PIPING:**

COPPER

**WATER SHUT-OFF LOCATION:**

AT METER

**GAS SHUT-OFF LOCATION:**

AT METER

**SPECIAL LIMITATIONS:**

INACCESSIBLE AREA(S)

FINISH MATERIALS

						<p>•</p> <p><b>12.0 WATER PIPING</b></p> <p>Substandard plumbing noted. Consult a plumbing contractor for system evaluation and remediation as required.</p> <p>Corrosion noted at kitchen sink shutoff valves. Monitor condition and consult plumber for repairs to prevent leaks. Anticipate replacement of corroded shutoff valves.</p> <p>Evaluation of the plumbing system was limited to permanently connected fixtures and readily visible pipe condition. The function and effectiveness of angle stop shut offs, laundry standpipes, vent pipes, anti-siphon devices, floor drains and similar items generally cannot be evaluated. Conditions are subject to unpredictable change, e.g. leaks may develop, water flow may drop, drains may become blocked. etc. The detection of sewer gases and the conditions of sub-slab or inground piping is excluded from a standard inspection.</p>
						<p>•</p> <p><b>12.1 WATER FLOW AT FIXTURES</b></p> <p>The water pressure was 60 psi at the time of inspection which is within normal range of 40 to 80 psi.</p>
						<p>•</p> <p><b>12.2 FIXTURE DRAINAGE</b></p> <p>Slow drain noted at master bath tub. Consult a plumber for further evaluation and repairs for proper drainage at structure. Blocked drains may be a localized concern or related to the main waste or sewer line conditions. Start with the affected fixture when assessing or attempting to correct.</p>
						<p>•</p> <p><b>12.3 DRAIN / WASTE PIPING</b></p> <p>Suggest having cast iron drain lines video scoped prior to close of escrow to determine interior condition.</p> <p><b>DRAIN/ WASTE/ VENT PIPES are not visible due to design and construction methods and therefore the inspection is limited.</b></p> <p>Evaluation of the plumbing system was limited to permanently connected fixtures and readily visible pipe condition. Conditions are subject to unpredictable change, e.g. leaks may develop, water flow may drop, drains may become blocked. etc. The detection of sewer gases and the conditions of sub-slab or inground piping is excluded from a standard inspection.</p>
						<p>•</p> <p><b>12.4 EXTERIOR FAUCET(S)</b></p> <p>Lack of anti-siphon valves noted at hose bibs. Suggest installing as an upgrade to keep water in hose from entering back into the potable water supply.</p>
						<p>•</p> <p><b>12.5 LAUNDRY</b></p> <p>Steel braided hoses are suggested on washing machine as an upgrade over rubber hoses due to interior location of laundry room. Rubber hoses have been known to have a higher rate of failure and create water damage.</p> <p>Neither the laundry equipment nor the utility hook-ups (water, electric and gas), nor venting and waste lines for any particular appliance are evaluated as part of a standard inspection, unless otherwise noted. Personal concerns related to any laundry equipment or hook-up needs of new equipment should be assessed by a reputable and qualified tradesman.</p>

S F P NA NI

						12.6	<b>GAS PIPING</b> Bollard at gas meter has been struck by a car and in contact with gas lines. Repair or replace bollard for proper protection of gas lines and meter. (Picture 1)
						12.7	<b>Dryer Vent</b> Dryer vent flapper is missing. Install flapper to prevent pest intrusion. Lint build up noted.  Suggest regular cleaning of clothes dryer vent for fire safety and energy efficiency.

S F P NA NI

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Review REPORT TERMINOLOGY on Introduction Page. Consult with your Inspector for clarification on ratings or findings if there are any questions.



12.6 GAS PIPING Picture 1

**NOTE:** Recommend obtaining documentation/verification on the type water supply and waste disposal systems. If private onsite water and/or sewage systems are reported/determined to exist, independent evaluation (including water analyses) is recommended. Plumbing systems are subject to unpredictable change, particularly as they age (e.g., leaks may develop, water flow may drop, or drains may become blocked). Plumbing system leakage can cause or contribute to mold and/or structural concerns. Some piping may be subject to premature failure due to inherent material deficiencies or water quality problems, (e.g., older polybutylene pipe may leak at joints, copper water pipe may corrode due to acidic water, or old galvanized pipe may clog due to water mineral content). Periodic cleaning of drain lines, including underground pipes will be necessary. Periodic water analyses are recommended to determine if water filtration and treatment systems are needed. Confirm and label gas and water shut-off valve locations. A qualified plumber should perform all plumbing system repairs.

**SUPPLEMENTAL INFORMATION - Review the additional details below.**

**Backflow Preventer** - These devices are required in many areas, on exterior hose bibs (faucets) and at other threaded faucets such as laundry sinks to prevent water supply contamination.

**Plumbing Components** - Evaluation of the plumbing system was limited to permanently connected fixtures and readily visible pipe conditions. The function and effectiveness of laundry standpipes, vent pipes, floor drains, fixture overflows, anti-siphon devices and similar items generally cannot be evaluated. Conditions are subject to unpredictable change, e.g., leaks may develop, water flow may drop, drains may become blocked, etc. The detection of sewer gases and the condition/function of sub-slab or in-ground piping is excluded from a standard inspection. In-ground piping is subject to blockage/collapse.

**Methods/Materials** - There are indications of possible substandard materials/methods. While possibly functional, unless otherwise noted, future remedial work may be required.

## 13(A). MAIN HOUSE WATER HEATER

The inspection of hot water supply systems is limited to readily visible and accessible elements as listed herein. Elements concealed from view for any reason cannot be inspected. All standard water heaters require temperature-pressure relief valves (TPRV); these units are not operated during a standard home inspection but should be checked regularly for proper operation. **A standard home inspection does not include evaluation of the adequacy/capacity of hot water supply systems, or inspection of saunas, steam baths, or solar systems.** An increase in the hot water supply system capacity may be needed for large jetted baths or other fixtures requiring a large volume of hot water, or when bathroom or plumbing facilities are added or upgraded. Additional information related to the hot water supply system may be found under other headings in this report, including the BATHROOMS and PLUMBING SYSTEM sections.

**WATER HEATER TYPE:**

DIRECT-HEATER TANK

FUEL: NATURAL GAS

**WATER HEATER LOCATION:**

EXTERIOR CLOSET

**ESTIMATED CAPACITY:**

40 GALLONS

**SYSTEM MAKE:**

BRADFORD WHITE

**ESTIMATED AGE:**

00 TO 03 YEARS

**DESIGN LIFE:**

08 TO 12 YEARS

S F P NA NI

•					13.0.A	<b>WATER HEATER</b> Water heater operated properly at the time of inspection. It is 1 years old with a manufacturers design life of 8 - 12 years.
•					13.1.A	<b>VENT CONNECTOR</b>
•					13.2.A	<b>GAS / FUEL LINES AT UNIT</b>
•					13.3.A	<b>SAFETY VALVE PROVISIONS</b>

S F P NA NI

S=Satisfactory, F=Fair, P=Poor/Defective, NA=Not Applicable, NI=Not Inspected

Review REPORT TERMINOLOGY on Introduction Page. Consult with your Inspector for clarification on ratings or findings if there are any questions.

**NOTE:** Maintain hot-water supply temperatures at no more that about 120 degrees F (49 degrees Celsius) for personal safety; hot water represents a potential scalding hazard. Anti-scald devices are available as an added safety measure. The combustion chamber or ignition sources of water heaters and other mechanical equipment in garage areas should be positioned/maintained at least 18 inches above the floor for safety reasons. Adequate clearance to combustibles must also be maintained around the unit and any vents. Restraining straps are generally required on heaters in active seismic zones. Safety valve (TPRV) discharge should be through a drain line to a readily visible area that can be monitored. Newer tanks should be drained periodically, but many old tanks are best left alone. Tankless or boiler coils systems have little or no storage capacity; a supplemental storage tank can often be added if needed. A qualified plumber or specialist should perform all water heating system repairs.

**SUPPLEMENTAL INFORMATION - Review the additional details below.**

**Domestic Hot Water** - The adequacy of the domestic hot water supply or temperatures was not determined. Evaluations are limited to assessment of visual conditions and confirmation of heated water flow to the fixtures. Newer tanks should be drained periodically, but many old tanks are best left alone.

## 13(B). MASTER BEDROOM WATER HEATER

The inspection of hot water supply systems is limited to readily visible and accessible elements as listed herein. Elements concealed from view for any reason cannot be inspected. All standard water heaters require temperature-pressure relief valves (TPRV); these units are not operated during a standard home inspection but should be checked regularly for proper operation. **A standard home inspection does not include evaluation of the adequacy/capacity of hot water supply systems, or inspection of saunas, steam baths, or solar systems.** An increase in the hot water supply system capacity may be needed for large jetted baths or other fixtures requiring a large volume of hot water, or when bathroom or plumbing facilities are added or upgraded. Additional information related to the hot water supply system may be found under other headings in this report, including the BATHROOMS and PLUMBING SYSTEM sections.

**WATER HEATER TYPE:**

DIRECT-HEATER TANK

FUEL: NATURAL GAS

**WATER HEATER LOCATION:**

EXTERIOR CLOSET

**ESTIMATED CAPACITY:**

40 GALLONS

**SYSTEM MAKE:**

RHEEM

**ESTIMATED AGE:**

05 TO 07 YEARS

**DESIGN LIFE:**

08 TO 12 YEARS

S F P NA NI

•						13.0.B WATER HEATER	Water heater operated properly at the time of inspection. It is 6 years old with a manufacturers design life of 8 - 12 years.
•						13.1.B VENT CONNECTOR	
•						13.2.B GAS / FUEL LINES AT UNIT	
•						13.3.B SAFETY VALVE PROVISIONS	

S F P NA NI

S=Satisfactory, F=Fair, P=Poor/Defective, NA=Not Applicable, NI=Not Inspected

Review REPORT TERMINOLOGY on Introduction Page. Consult with your Inspector for clarification on ratings or findings if there are any questions.

**NOTE:** Maintain hot-water supply temperatures at no more that about 120 degrees F (49 degrees Celsius) for personal safety; hot water represents a potential scalding hazard. Anti-scald devices are available as an added safety measure. The combustion chamber or ignition sources of water heaters and other mechanical equipment in garage areas should be positioned/maintained at least 18 inches above the floor for safety reasons. Adequate clearance to combustibles must also be maintained around the unit and any vents. Restraining straps are generally required on heaters in active seismic zones. Safety valve (TPRV) discharge should be through a drain line to a readily visible area that can be monitored. Newer tanks should be drained periodically, but many old tanks are best left alone. Tankless or boiler coils systems have little or no storage capacity; a supplemental storage tank can often be added if needed. A qualified plumber or specialist should perform all water heating system repairs.

**SUPPLEMENTAL INFORMATION - Review the additional details below.**

**Domestic Hot Water** - The adequacy of the domestic hot water supply or temperatures was not determined. Evaluations are limited to assessment of visual conditions and confirmation of heated water flow to the fixtures. Newer tanks should be drained periodically, but many old tanks are best left alone.

## SUMMARY OF INSPECTOR COMMENTS

This Summary of Inspector Comments is only one section of the Inspection Report and is provided for guidance purposes only. This Summary is **NOT A HOME INSPECTION REPORT** and does not include information on all conditions or concerns associated with this home or property. **The Inspection Report** includes more detailed information on element ratings/ conditions and associated information and **must be read and considered in its entirety prior to making any conclusive purchase decisions or taking any other action**. Any questionable issues should be discussed with the Inspector and/or Inspection Company.

**Note:** While listings in this Summary of Inspector Comments may serve as a guide to help prioritize remedial needs, the final decision regarding any action to be taken must be made by the client following consultation with the appropriate specialists or contractors.

## 1. ROOFING

### 1.0 ROOFING

#### Satisfactory

Roof coverings require periodic repairs and sealant, especially around roof penetrations. Suggest periodic evaluation and repairs as needed to aide in preventing water penetration into structure.

### 1.1 CHIMNEYS / VENTS

#### Satisfactory

Inspection of chimney is limited to visible areas only. See interior section for comments related to firebox.

### 1.2 EXPOSED FLASHING

#### Fair

Exposed and rusting nails noted. Seal as required to prevent water penetration. (Picture 1)



1.2 Picture 1

### 1.4 VENTILATION COVERS

#### Satisfactory

Suggest annual inspection and sealing as required around all vent covers and plumbing stacks, to aide in preventing water penetration.

### 1.5 RAIN GUTTERS / EAVETROUGHES

#### Fair

Debris noted in gutters. Suggest flushing and cleaning out now and on a routine basis for proper drainage and to ensure adequate flow.

Suggest adding gutters and downspouts at all roof edges to aide in controlling water run off away from structure. Consider adding built in drains/ subsurface drains (if not already installed) and connecting downspouts into drainage system. Gutters and downspouts help aide in reducing water runoff from penetrating into structure.

### 1.6 DOWNSPOUTS / ROOF DRAINS

#### Poor/Defective

Recommend extending downspouts to move water away from the foundation. Downspouts near structure may allow excessive water to pond and/or penetrate into structure. Consider installing downspouts into built in drains to aide in diverting water run off. See supplemental comments for additional information.

## 1. ROOFING

### 1.7 FASCIA / SOFFITS

#### Poor/Defective

Inspection is limited to readily accessible and visible areas only. Monitor, seal, repair on an annual basis as part of routine maintenance.

Wood damage noted at eaves/fascia/ soffit areas. Consult pest control company for further evaluation and repairs to damaged wood. (Picture 1)

Paint is peeling and/or loose at various locations. Due to the age of the home (1978 and older), the paint may contain lead. Suggest repairs and repainting to preserve wood. Use care when working with old materials, especially with paint. Have tested if desired and/or removing.



1.7 Picture 1

## 2. EXTERIOR ELEMENTS

### 2.0 SIDING

#### Poor/Defective

Wood siding has damage, rot and gaps. Anticipate repairs and seal all gaps to prevent water damage. See pest control report. (Picture 2)

Paint is loose and/or peeling at various locations. Paint may contain lead, if built prior to 1979. However, no testing was performed. Prior repairs and painting noted at siding.

Soil level is too high at various locations of structure. Condition is conducive to wood destroying organisms and moisture damage and/or penetration into structure. Suggest lowering soil and maintaining proper drainage away from structure. Siding should be a minimum of 4 inches away from soil and 2 inches away from concrete is recommended. (Picture 1)



2.0 Picture 1



2.0 Picture 2

### 2.1 WINDOWS

#### Poor/Defective

Wood damage noted at windows. Consult pest control company for further evaluation and repairs.

### 2.3 STAIRS / STOOPS

#### Poor/Defective

Rotted stairs with cracked and loose treads noted. Anticipate repair/replacement.

## 2. EXTERIOR ELEMENTS

### 2.4 PORCH(ES) / DECK(S)

#### Poor/Defective

Weathering/ Deterioration noted at untreated wood decks. Anticipate repair/replacement. Suggest routine maintenance/ paint/ repair/ replacement of components for enhanced life span of structure. (Picture 1)

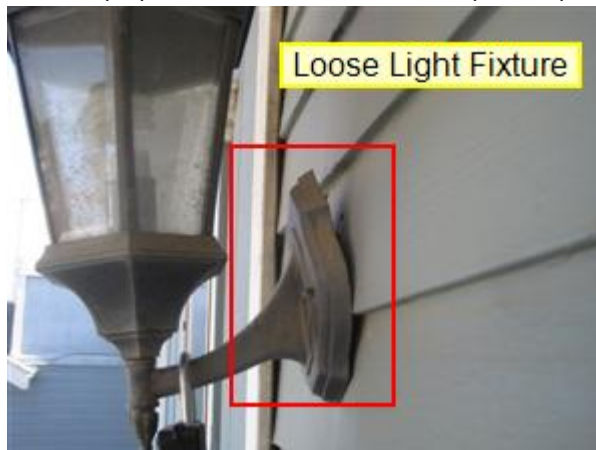


2.4 Picture 1

### 2.5 ELECTRIC / GFCI

#### Fair

Loose exterior light fixtures noted. Secure for proper and safe installation and to prevent pest intrusion. (Picture 1)



2.5 Picture 1

### 3. SITE ELEMENTS

#### 3.0 PATIO(S)

**Satisfactory**

Suggest sealing at any hardscaping (walks, patios & driveways) cracks for enhanced life span of material. Repair/ replace as desired.

#### 3.1 WALKWAYS

**Satisfactory**

See comment above.

#### 3.2 DRIVEWAY

**Satisfactory**

See comment above.

#### 3.4 GROUND SLOPE AT FOUNDATION

**Poor/Defective**

Poor drainage/ grading noted. Recommend proper grading with positive fall to direct water away from foundation. Suggest additional gutters/ downspouts. Monitor water/ drainage around foundation regularly and repair as needed for proper removal.

### 4. GARAGE

#### 4.2 SIDING

**Poor/Defective**

Vegetation growth through garage wall noted. Suggest removal of vegetation.

#### 4.4 DOOR OPERATOR(S)

**Poor/Defective**

Garage door operator does not work properly. Consult a technician for repairs as required for proper and safe operation.

#### 4.5 ELECTRIC / GFCI

**Poor/Defective**

Suggest upgrades to GFCI (Ground Fault Circuit Interrupter) type outlets in garage for added safety.

Outlets labelled as GFCI are not. Consult an electrician for installation for added safety.

## 5. ATTIC

### 5.0 ROOF FRAMING

#### Satisfactory

No structural conditions to report in attic. See pest control report for conditions related to wood framing members.

Exposed wiring noted in attic. Add cover plates at open junction boxes and/or properly terminate wiring for proper and safe installation. See main electric section for possible additional comments and supplemental information. (Picture 1)



5.0 Picture 1

### 5.1 ROOF DECK / SHEATHING

#### Fair

Plastic bucket noted in attic above water damaged ceiling at living room wood burning stove. Consult seller on history of water leaks and repairs. (Picture 1)



5.1 Picture 1

## 6. BATHROOMS

### 6.2 BATHTUB

#### Poor/Defective

Drain was slow at master bath tub and further evaluation of condition is recommended by a qualified plumber. Sluggish or blocked drains may be a localized concern or related to main waste or sewer line conditions.

Caulking/ grout repair is recommended as part of routine maintenance to tub/ shower and flooring areas on an annual basis to help prevent moisture intrusion, damage and mold build-up. Condition behind concealed areas was indeterminate at the time of the inspection.

### 6.3 STALL SHOWER

#### Satisfactory

Caulking/ grout repair is recommended as part of routine maintenance to tub/ shower and flooring areas on an annual basis to help prevent moisture intrusion, damage and mold build-up. Condition inside walls was indeterminate at the time of the inspection.

## 7. KITCHEN

### 7.0 PLUMBING / SINK

#### Fair

Corrosion on plumbing under kitchen sink noted. Monitor and repair/ replace components as needed to prevent leaks. (Picture 1)



7.0 Picture 1

### 7.4 COOKING UNIT

#### Poor/Defective

Stove was not connected to gas line and is not secured to floor/ cabinet and can be tipped over by a child playing on door. Suggest securing stove for safety and testing stove for proper and safe operation when gas is connected.

### 7.5 DISHWASHER

#### Fair

Dishwasher operated properly at the time of the inspection, however due to wear it is downgraded to fair. Maintain, repair, replace components as desired, needed. Anticipate repairs and/or replacement.

### 7.7 VENTILATOR

#### Fair

NOTE: Recirculating type exhaust fan noted above stove. This configuration does not allow for venting of cooking odors or fumes to exterior through roof vent.

Suggest changing filter screens to style with activated carbon to remove cooking odors prior to recirculating back into room.

## 8. INTERIOR ELEMENTS

### 8.1 CEILINGS

#### Fair

Plastic bucket noted in attic above water damaged ceiling at living room wood burning stove. Consult seller on history of water leaks and repairs.

### 8.2 FLOORS

#### Poor/Defective

Unlevel floors noted. Consult a foundation contractor for further evaluation and repairs if level floors are desired. See sub area and grading comments.

Floor tiles in living room beneath carpet contain asbestos (9" linoleum). Consult flooring contractor for testing prior to disturbing.



8.2 Picture 1

### 8.5 DETECTOR TEST

#### Poor/Defective

No smoke detectors in hallway and front bedrooms. Install in hallway as required for safety and bedrooms for upgrades. Suggest testing on a regular basis for safety.

## 9. FOUNDATION / SUBSTRUCTURE

### 9.0 FOUNDATION WALLS

#### Poor/Defective

Incomplete foundation, wood to soil contact, metal jack stands and unlevel floors noted at original portion of house. (Picture 1)

Consult a foundation contractor for remediation cost estimates prior to the close of escrow.

Wood to soil contact noted at wood framed floor of master bedroom addition. Suspected unpermitted addition. Consult county building department and a foundation contractor for evaluation and repairs as required.



9.0 Picture 1

### 9.1 FLOOR FRAMING

#### Poor/Defective

See comment above.

### 9.2 PIERS / COLUMNS

#### Poor/Defective

See comment above.

## 10. ELECTRIC SYSTEM

### 10.2 MAIN DISCONNECT(S)

#### Satisfactory

Consider installation of a whole house surge protector as an upgrade in main panel to protect sensitive electrical components. Consult an electrician as desired.

### 10.5 WIRING / CONDUCTORS

#### Poor/Defective

Exposed wiring noted in attic. Add cover plates at open junction boxes and/or properly terminate wiring for proper and safe installation. S

### 10.6 DEVICES

#### Fair

See comments in garage and exterior sections regarding suggestion for GFCI outlet upgrades.

## 11. HEATING SYSTEM

### 11.0 HEATING UNIT

#### **Fair**

Filter is dirty at forced air system. Suggest cleaning/ replacing filter and servicing as part of routine maintenance for proper and efficient operation. Due to filter condition, an evaluation and servicing of system is recommended.

### 11.1 BURNERS

#### **Not Inspected**

Heat exchanger is not visible due to design of system. Therefore not inspected. Recommend annual evaluation and repairs and service of heater to ensure proper and safe operation. Burner assembly was not removed during inspection to determine condition of heat exchanger. This is not performed during a standard inspection.

### 11.5 DISTRIBUTION SYSTEM

#### **Satisfactory**

Suggest cleaning of ducts for improved air quality due to dirty filter and room registers.

## 12. PLUMBING SYSTEM

### 12.0 WATER PIPING

#### Poor/Defective

Substandard plumbing noted. Consult a plumbing contractor for system evaluation and remediation as required.

Corrosion noted at kitchen sink shutoff valves. Monitor condition and consult plumber for repairs to prevent leaks. Anticipate replacement of corroded shutoff valves.

Evaluation of the plumbing system was limited to permanently connected fixtures and readily visible pipe condition. The function and effectiveness of angle stop shut offs, laundry standpipes, vent pipes, anti-siphon devices, floor drains and similar items generally cannot be evaluated. Conditions are subject to unpredictable change, e.g. leaks may develop, water flow may drop, drains may become blocked. etc. The detection of sewer gases and the conditions of sub-slab or inground piping is excluded from a standard inspection.

### 12.1 WATER FLOW AT FIXTURES

#### Satisfactory

The water pressure was 60 psi at the time of inspection which is within normal range of 40 to 80 psi.

### 12.2 FIXTURE DRAINAGE

#### Poor/Defective

Slow drain noted at master bath tub. Consult a plumber for further evaluation and repairs for proper drainage at structure. Blocked drains may be a localized concern or related to the main waste or sewer line conditions. Start with the affected fixture when assessing or attempting to correct.

### 12.4 EXTERIOR FAUCET(S)

#### Fair

Lack of anti-siphon valves noted at hose bibs. Suggest installing as an upgrade to keep water in hose from entering back into the potable water supply.

### 12.5 LAUNDRY

#### Not Inspected

Steel braided hoses are suggested on washing machine as an upgrade over rubber hoses due to interior location of laundry room. Rubber hoses have been known to have a higher rate of failure and create water damage.

Neither the laundry equipment nor the utility hook-ups (water, electric and gas), nor venting and waste lines for any particular appliance are evaluated as part of a standard inspection, unless otherwise noted. Personal concerns related to any laundry equipment or hook-up needs of new equipment should be assessed by a reputable and qualified tradesman.

### 12.6 GAS PIPING

#### Poor/Defective

Bollard at gas meter has been struck by a car and in contact with gas lines. Repair or replace bollard for proper protection of gas lines and meter. (Picture 1)



12.6 Picture 1

## 12. PLUMBING SYSTEM

### 12.7 Dryer Vent

#### Poor/Defective

Dryer vent flapper is missing. Install flapper to prevent pest intrusion. Lint build up noted.

Suggest regular cleaning of clothes dryer vent for fire safety and energy efficiency.

## 13(B). MASTER BEDROOM WATER HEATER

### 13.0.B WATER HEATER

#### Fair

Water heater operated properly at the time of inspection. It is 6 years old with a manufacturers design life of 8 - 12 years.

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