

Inspection Report

Sample Report

Property Address:
12345 Wonderland Ave.
Alicetown CA 12345



First Safety Home Inspection L.L.C.

**Darrell Seidel
P.O. Box 2834
Victorville, CA
(760) 240 - 2839
HUD Inspector # Z096**



INVOICE

First Safety Home Inspection L.L.C.
P.O. Box 2834
Victorville, CA
(760) 240 - 2839
HUD Inspector # Z096
Inspected By: Darrell Seidel

Inspection Date: 7/7/2013
Report ID: Wonderland12345

Customer Info:	Inspection Property:
Sample Report	12345 Wonderland Ave. Alicetown CA 12345
Customer's Real Estate Professional:	

Inspection Fee:

Service	Price	Amount	Sub-Total
Heated Sq Ft 2,000 - 2,499	300.00	1	300.00
Pool Inspection	45.00	1	45.00

Tax \$0.00

Total Price \$345.00

Payment Method: Cash

Payment Status: Paid At Time Of Inspection

Note:

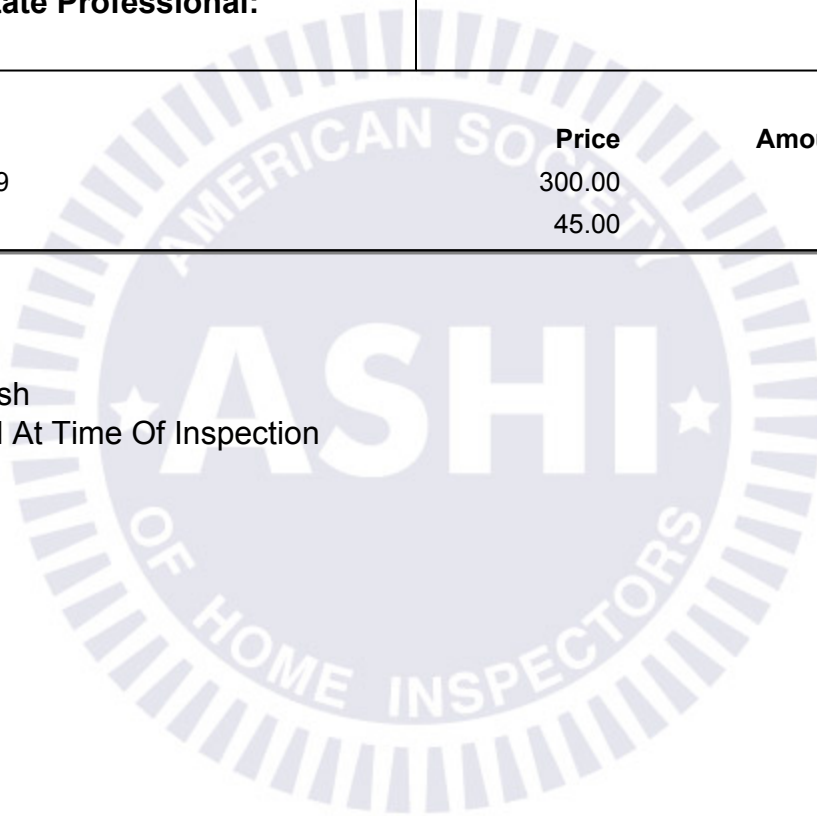



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Date: 7/7/2013	Time: 01:00 PM	Report ID: Wonderland12345
Property: 12345 Wonderland Ave. Alicetown CA 12345	Customer: Sample Report	Real Estate Professional:

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building

Maintenance Recommended (MR) = This item, component or unit show signs of natural aging or deterioration. Maintenance or repair may be required.

Repair or Replace (RR) = The item, component or unit is not functioning as intended or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

This home is older than 24 years and the home inspector considers this while inspecting. It is common to have areas that no longer comply with current code. This is not a new home and this home cannot be expected to meet current code standards. While this inspection makes every effort to point out safety issues, it does not inspect for code. It is common that homes of any age will have had repairs performed and some repairs may not be in a workmanlike manner. Some areas may appear less than standard. This inspection looks for items that are not functioning as intended. It does not grade the repair. It is common to see old plumbing or mixed materials. Sometimes water signs in crawlspaces or basements could be years old from a problem that no longer exists. Or, it may still need further attention and repair. Determining this can be difficult on an older home. Sometimes in older homes there are signs of damage to wood from wood eating insects. Having this is typical and fairly common. If the home inspection reveals signs of damage you should have a pest control company inspect further for activity and possible hidden damage. The home inspection does not look for possible manufacturer re-calls on components that could be in this home. Always consider hiring the appropriate expert for any repairs or further inspection.

Age Of Building:

Over 24 Years

Style of Building:

Ranch

Client Is Present:

Yes

Weather:

Clear

Temperature:

Over 75

Rain/Snow in last 3 days:

No

1. Roof System, Drainage, Roof Penetrations

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.



Styles & Materials

VIEWED ROOF COVERING FROM:
LADDER

ROOF COVERING:
TILE

ROOF-TYPE:
GABLE
HIP

VENTILATION:
ROOF VENTS

CHIMNEY (exterior):
STUCCO OVER FRAMED STRUCTURE

		IN	NI	NP	MR	RR
1.0	ROOF COVERINGS					•
1.1	PORCH/PATIO ROOFING MATERIAL and STRUCTURE	•				
1.2	FLASHINGS	•				
1.3	SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS	•				
1.4	VENTILATION OF ATTIC				•	
1.5	ROOFING DRAINAGE SYSTEMS	•				
		IN	NI	NP	MR	RR

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Comments:

1.0 (1) Walking on tile roofs can damage the tiles and therefore, the roof was inspected by binoculars, or at the eaves by ladder where possible.

Limited view and access due to 2-story construction.

1.0 (2) Some of the roof tiles were sealed(patch) with silicone. This may indicate prior leakage. Further evaluation by a roofing contractor is advised.



1.0 Item 1(Picture)

1.4 Limited ventilation found due to cathedral ceiling.

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

2. Exterior Components

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

Styles & Materials

SIDING STYLE:

STUCCO

SIDING MATERIAL:

STUCCO

APPURTENANCE:

BALCONY
SIDEWALK
PATIO

EXTERIOR ENTRY DOORS:

WOOD
SINGLE PANE SLIDING GLASS
DOOR(S)

DRIVEWAY:

CONCRETE

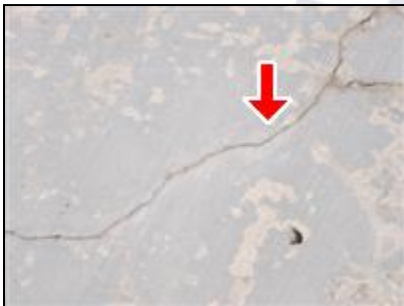
		IN	NI	NP	MR	RR
2.0	EAVES, SOFFITS AND FASCIAS	•				
2.1	WALL CLADDING FLASHING AND TRIM	•				
2.2	CHIMNEY CONDITION	•				
2.3	DOORS (Exterior)	•				
2.4	DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, APPLICABLE RAILINGS and FENCING	•				
2.5	VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIOS, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)					•
2.6	OUT-BUILDING(S)		•			
		IN	NI	NP	MR	RR

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Comments:

2.5 (1) Stress cracks were observed in the concrete driveway, walkways and front slab.

NOTE: Stress cracks in masonry, brick, block, stone or concrete can be filled with hydraulic cement.



2.5 Item 1(Picture)



2.5 Item 2(Picture)



2.5 Item 3(Picture)

2.5 (2) All shrubbery should be trimmed away from the house at least 4"-6" for proper ventilation.



2.5 Item 4(Picture)

2.5 (3) Stored items and personal belonging observed at the rear patio slab. Limited view and access.



2.5 Item 5(Picture)

2.6 No evaluation on the rear out-building and gazebo. Did not inspect.



2.6 Item 1(Picture)



2.6 Item 2(Picture)

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Garage



Styles & Materials

AUTO OPENER MANUFACTURER:

GENIE

GARAGE DOOR MATERIAL:

INSULATED
METAL

GARAGE DOOR TYPE:

ONE MANUAL
ONE AUTOMATIC

ROOF COVERING:TILE
UNDER HOUSE**WALL SIDING:**

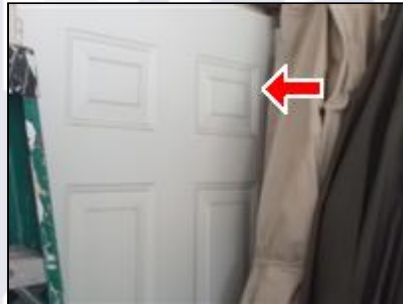
STUCCO

		IN	NI	NP	MR	RR
3.0	GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance)	•				
3.1	EXTERIOR DOORS		•			
3.2	WALLS	•				
3.3	FOUNDATION		•			
3.4	FLOORS				•	
3.5	GARAGE DOOR CONDITION	•				
3.6	WINDOWS (REPRESENTATIVE NUMBER)		•			
3.7	FIREWALL(S) and FIREDOOR(S)					•
3.8	ELECTRICAL PANELS, OUTLET(S) SWITCHES, AND LIGHT FIXTURES	•				
3.9	WALL and ROOF VENTILATION	•				
		IN	NI	NP	MR	RR

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Comments:

3.1 The rear exterior passage door was not accessible due to stored items. No evaluation on operation



3.1 Item 1(Picture)

3.2 Limited view and access to the interior due to stored items and personal belonging.

3.3 The foundation was not completely visible.

3.4 Cracks were observed in the garage concrete slab.

NOTE: Stress cracks in masonry, brick, block, stone or concrete can be filled with hydraulic cement.

3.6 Limited view and access due to stored items.



3.6 Item 1(Picture)

3.7 (1) The platform for the water heater is part of the firewall protection. It is missing its fire-proof wallboard at the top of the platform. Repair is advised for safety.



3.7 Item 1(Picture)

3.7 (2) Water stains were observed on the firewall ceiling and a patched area was observed on the firewall. Further evaluation is advised.



3.7 Item 2(Picture)



3.7 Item 3(Picture)



3.7 Item 4(Picture)

3.7 (3) Limited view and access to the firewall due to stored items and personal belonging.



3.7 Item 5(Picture)

3.8 Very limited view and access to all of the outlets due to stored items and personal belongings.

4. Attic and Roof Structure



Styles & Materials

ATTIC INFO:

SCUTTLE ACCESS

METHOD USED TO OBSERVE ATTIC:

ENTERED

ROOF STRUCTURE:

ENGINEERED WOOD TRUSS
OSB SHEATHING
NOT COMPLETELY VISIBLE

CEILING STRUCTURE:

NOT VISIBLE
ROOF TRUSSES

ATTIC INSULATION:

BATT
FIBERGLASS

R- VALUE:

R-30 OR BETTER
NOT COMPLETELY ACCESSIBLE

		IN	NI	NP	MR	RR
4.0	ATTIC ACCESS	•				
4.1	ROOF STRUCTURE AND ATTIC	•				
4.2	INSULATION	•				
4.3	SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS (attic view)	•				
		IN	NI	NP	MR	RR

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Comments:

4.1 Limited view and access to all of attic area due to the type of construction.

4.3 Limited view and access to all of attic area due to the type of construction.

5. Kitchen and Components



Styles & Materials

CABINETRY:

WOOD

COUNTERTOP:

GRANITE

DISPOSER:

WASTE KING

DISHWASHER:

WHIRLPOOL

EXHAUST/RANGE HOOD:

GENERAL ELECTRIC

RANGE/OVEN:

MAYTAG

BUILT-IN MICROWAVE:

GENERAL ELECTRIC

		IN	NI	NP	MR	RR
5.0	CEILINGS	•				
5.1	WALLS	•				
5.2	FLOORS	•				
5.3	COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS	•				
5.4	WINDOWS (REPRESENTATIVE NUMBER)	•				
5.5	FOOD WASTE DISPOSER	•				
5.6	DISHWASHER	•				
5.7	RANGES/OVENS/COOKTOPS	•				
5.8	RANGE HOOD	•				
5.9	MICROWAVE COOKING EQUIPMENT	•				
		IN	NI	NP	MR	RR

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Comments:

5.3 Limited view and access under the sinks due to stored items and personal belongings.



5.3 Item 1(Picture)

6. Bathroom Components



Styles & Materials

CEILING MATERIALS:

SHEETROCK

WALL MATERIAL:

SHEETROCK

FLOOR COVERING(S):

TILE

TUB/SHOWER SURROUND MATERIAL:

TILE

		IN	NI	NP	MR	RR
6.0	CEILINGS	•				
6.1	WALLS	•				
6.2	FLOORS	•				
6.3	SINK BASE AND CABINETRY	•				
6.4	TUB/SHOWER SURROUND CONDITION	•				
6.5	DOORS (REPRESENTATIVE NUMBER)	•				
6.6	WINDOWS (REPRESENTATIVE NUMBER)	•				
		IN	NI	NP	MR	RR

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7. Rooms

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

Styles & Materials

CEILING MATERIALS:

SHEETROCK

WALL MATERIAL:

SHEETROCK

FLOOR COVERING(S):

CARPET
LAMINATED T&G
TILE

INTERIOR DOORS:

HOLLOW CORE

WINDOW TYPES:

SINGLE PANE
SLIDERS
FIXED

		IN	NI	NP	MR	RR
7.0	CEILINGS					•
7.1	WALLS	•				
7.2	FLOORS	•				
7.3	DOORS (REPRESENTATIVE NUMBER)				•	
7.4	CLOSET DOOR(S) and SHELF/POLE					•
7.5	WINDOWS (REPRESENTATIVE NUMBER)					•
7.6	INTERIOR STEPS and STAIRWAYS	•				
7.7	LAUNDRY ROOM	•				
7.8	HALL CABINET(S)	•				
		IN	NI	NP	MR	RR

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Comments:

7.0 Evidence of prior water leakage at the 1st floor front dining room ceiling. Further evaluation is advised to ensure that the leaks have been repaired.



7.0 Item 1(Picture)



7.0 Item 2(Picture)

7.1 Limited view due to stored items and personal belongings.



7.1 Item 1(Picture)



7.1 Item 2(Picture)



7.1 Item 3(Picture)

7.2 Limited view and access to the interior due to stored items and personal belonging.



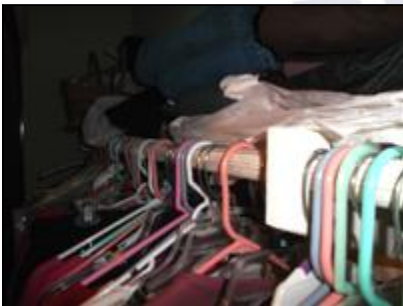
7.2 Item 1(Picture)



7.2 Item 2(Picture)

7.3 The passage door for the laundry did not latch when tested.

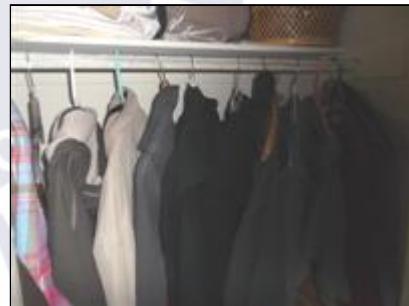
7.4 (1) Limited view due to stored items and personal belongings.



7.4 Item 1(Picture)



7.4 Item 2(Picture)



7.4 Item 3(Picture)

7.4 (2) The closet doors were missing at the 2nd floor front/right bedroom. Replacement is advised.



7.4 Item 4(Picture)

7.5 The metal grid was missing at the window in the 2nd floor front/left bedroom.



7.5 Item 1(Picture)

7.7 Limited view and access to the laundry area due to stored items and personal belongings.



7.7 Item 1(Picture)

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

8. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.



Styles & Materials

ELECTRICAL SERVICE CONDUCTORS: PANEL CAPACITY:

PANEL TYPE:

BELOW GROUND

100 AMP

CIRCUIT BREAKERS

BRANCH WIRE:

COPPER

SINGLE WIRING

WIRING METHODS:

ROMEX

CONDUIT

SINGLE STRANDED WIRING

NOT ALL VISIBLE

		IN	NI	NP	MR	RR
8.0	SERVICE ENTRANCE CONDUCTORS		•			
8.1	SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS	•				
8.2	BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE					•
8.3	CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)	•				
8.4	POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE	•				
8.5	OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)					•
8.6	LOCATION OF MAIN AND DISTRIBUTION PANELS	•				
8.7	EXHAUST VENTING SYSTEMS (Kitchens, Baths and Laundry)					•
8.8	SMOKE DETECTORS	•				
8.9	CARBON MONOXIDE DETECTORS					•
		IN	NI	NP	MR	RR

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Comments:

8.2 (1) All wire nuts should be taped for safety.

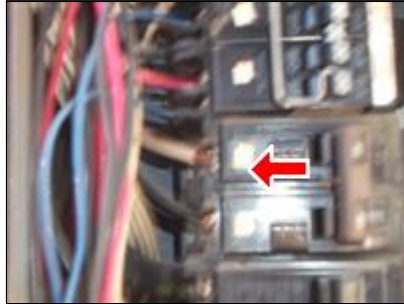


8.2 Item 1(Picture)

8.2 (2) A white wires appears to be used for a conductor wire on the 40 and 30 amp 220 V breakers. The wire should be indicated as a conductor wire by installing black or red tape around the wire for safety.



8.2 Item 2(Picture)



8.2 Item 3(Picture)

8.2 (3) NOTE: All electrical work should be performed by a Lic. electrician for safety.

8.3 Limited view and access to the wall outlets due to stored items and personal belongings.

8.4 Very limited view and access to all of the outlets due to stored items and personal belongings.

8.5 (1) GFCI (Ground Fault Circuit Interrupter) outlets at the rear patio by the barbecue did not work when tested. This is a safety issue that needs to be corrected. Recommend a qualified licensed electrician perform repairs that involve wiring

8.5 (2) It is recommended that GFCI outlets should be installed in the kitchen for safety.

8.6 Main panel box is located at the right side of the house (facing front)

8.7 The exhaust pipe was disconnected in the attic for the 2nd floor hall bathroom exhaust fan. Repair is advised.



8.7 Item 1(Picture)



8.7 Item 2(Picture)

8.9 No carbon monoxide detectors found in the house. As of July 1st, 2011 California law requires all single family homes that have appliances that burn fossil fuels, or homes that have attached garages or fireplaces to have carbon monoxide detectors installed for safety.

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

Styles & Materials

FOUNDATION:

POURED CONCRETE

FLOOR STRUCTURE:

WOOD JOISTS

SLAB

NOT VISIBLE

WALL STRUCTURE:

WOOD

NOT VISIBLE

		IN	NI	NP	MR	RR
9.0	FOUNDATION		•			
9.1	FLOORS (Structural)		•			
		IN	NI	NP	MR	RR

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Comments:

9.0 Foundation was not completely visible at time of inspection.

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

10. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

Styles & Materials

WATER SOURCE:

PUBLIC

PLUMBING DISTRIBUTION:

COPPER

NOT COMPLETELY VISIBLE

WASHER DRAIN SIZE:

2" DIAMETER

PLUMBING WASTE:

ABS
NOT COMPLETELY VISIBLE

WATER HEATER POWER SOURCE:

GAS (QUICK RECOVERY)

CAPACITY:

48 GALS

Manufacturer:

GE

Seismic Barrel Straps:

Yes

		IN	NI	NP	MR	RR
10.0	INTERIOR DRAIN, WASTE AND VENT SYSTEMS	•				
10.1	INTERIOR WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES	•				
10.2	HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS					•
10.3	MAIN WATER SHUT-OFF DEVICE (Describe location)		•			
10.4	EXTERIOR HOSE BIB(FAUCET)	•				
		IN	NI	NP	MR	RR

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Comments:

10.2 (1) The water heater is located in the garage.



10.2 Item 1(Picture)

10.2 (2) Existing piping for T&P valve on water heater is piped going up instead of going down. This is a safety issue and should be repaired. Recommend a qualified licensed plumber repair or correct as needed.



10.2 Item 2(Picture)

10.3 The house water shut off valve was not found at time of inspection. Further evaluation is advised.

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

11. Heating

The home inspector shall observe permanently installed heating systems including: Heating equipment; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.



Styles & Materials

HEAT SYSTEM BRAND:

LENNOX

HEAT TYPE:

FORCED AIR

ENERGY SOURCE:

NATURAL GAS

NUMBER OF HEAT SYSTEMS

(excluding wood):

ONE

AIR TEMPERATURE AT THE

DIFFUSERS:

Over 90 deg.

DUCTWORK:

Flexible Ducting

Not Completely Visible

FILTER TYPE:

Missing

TYPES OF FIREPLACES:

PRE-FAB

OPERABLE FIREPLACES:

TWO

		IN	NI	NP	MR	RR
11.0	HEATING EQUIPMENT				•	
11.1	NORMAL OPERATING CONTROLS	•				
11.2	CHIMNEYS, FLUES AND VENTS	•				
11.3	HEAT DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators)					•
11.4	GAS/LP FIRELOGS AND FIREPLACES				•	
11.5	PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM	•				
		IN	NI	NP	MR	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, MR= MAINTENANCE RECOMMENDED, RR= Repair or Replace

Comments:

11.0 Furnace appeared to be functioning as intended at time of inspection, however, the inspector does not inspect the heat exchanger because it is not accessible. Further evaluation may be required to insure its proper operation and safety.

11.3 (1) Very limited view and access of the ductwork due to 2-story construction.

11.3 (2) The filters were missing in the 2nd floor hallway ceiling and 1st floor hallway . Replacement is advised.

11.4 The fireplaces were not operated at time of inspection. A qualified chimney sweep should evaluate to insure their proper operation and safety.



11.4 Item 1(Picture)



11.4 Item 2(Picture)

The heating system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

12. Cooling

The home inspector shall observe: Central air conditioning and permanently installed cooling systems including: Cooling and air handling equipment; and Normal operating controls. Distribution systems including: Fans, pumps, ducts and piping, with associated supports, dampers, insulation, air filters, registers, fan-coil units; and The presence of an installed cooling source in each room. The home inspector shall describe: Energy sources; and Cooling equipment type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance The home inspector is not required to: Observe window air conditioners or operate cooling systems when weather conditions or other circumstances may cause equipment damage; Observe non-central air conditioners; or Observe the uniformity or adequacy of cool-air supply to the various rooms.



Styles & Materials

COOLING EQUIPMENT TYPE:

AIR CONDITIONER UNIT

COOLING EQUIPMENT ENERGY

SOURCE:

ELECTRICITY

CENTRAL AIR MANUFACTURER:

LENNOX

NUMBER OF A/C or SWAMP COOLER UNITS:

ONE

AIR TEMPERATURE AT THE DIFFUSERS.:

Below 65 deg.

		IN	NI	NP	MR	RR
12.0	COOLING AND AIR HANDLER EQUIPMENT	•				
12.1	NORMAL OPERATING CONTROLS	•				
12.2	DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters and registers).					•
12.3	PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM	•				
12.4	A/C CONDENSER SERVICE LINE, CONDENSATION DRAIN PIPING AND PLATFORM	•				
		IN	NI	NP	MR	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, MR= MAINTENANCE RECOMMENDED, RR= Repair or Replace

Comments:

12.0 The cooling system appeared to be functioning as intended at time of inspection.

12.2 (1) Very limited view and access of the ductwork due to 2-story construction.

12.2 (2) The filters were missing and need replacing at the 2nd floor hallway ceiling and at the 1st floor hallway.

The cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed HVAC contractor would discover (Heating, Ventilation, and Air Conditioning). Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

13. Swimming Pool and Spa



Styles & Materials

STYLE:

IN GROUND HEATED

SHAPE:

RECTANGLE

WALL MATERIALS:

CEMENT GUNITE

POOL FILTER TYPE:

DIATOMACEOUS EARTH (DE)

Electrical:

- Pool Light
- GFCI Protection
- Timer Box

		IN	NI	NP	MR	RR
13.0	OPERATIONAL CONDITION OF POOL	•				
13.1	SURFACE WALLS AND FLOOR OF POOL	•				
13.2	PERMANENT ACCESSORIES CONDITION (Ladders, Steps, Rails, Fencing and Diving board)				•	
13.3	PUMPS FOR CIRCULATION OF WATER	•				
13.4	PUMPS FOR VACUUM OR CLEANING	•				
13.5	POOL HEATERS		•			
13.6	POOL FILTER	•				
13.7	ELECTRICAL					•
13.8	POOL CONCRETE DECK AND TILE	•				
		IN	NI	NP	MR	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, MR= MAINTENANCE RECOMMENDED, RR= Repair or Replace

Comments:

13.2 The diving board and slide should be further evaluated to ensure that they are secured properly to the concrete deck/slab.



13.2 Item 1(Picture)



13.2 Item 2(Picture)

13.5 The pool heater was not operated at time of inspection. Further evaluation may be required to ensure its proper operation and safety.

13.7 GFCI (Ground Fault Circuit Interrupter) outlet for the pool/spa lighting did not "Trip" when tested and the weather-proof cover was damaged. This is a safety issue that needs to be corrected. Recommend a qualified licensed electrician perform repairs that involve wiring.



13.7 Item 1(Picture)

General Summary

First Safety Home Inspection L.L.C.

P.O. Box 2834
Victorville, CA
(760) 240 - 2839
HUD Inspector # Z096

Customer
Sample Report

Address
12345 Wonderland Ave.
Alicetown CA 12345

The following items or discoveries indicate that these systems or components do not function as intended or adversely affects the habitability of the dwelling; or appear to warrant further investigation by a specialist, or requires subsequent observation. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function, efficiency, or safety of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

1. Roof System, Drainage, Roof Penetrations

1.0 ROOF COVERINGS

Repair or Replace

(1) Walking on tile roofs can damage the tiles and therefore, the roof was inspected by binoculars, or at the eaves by ladder where possible.

Limited view and access due to 2-story construction.

(2) Some of the roof tiles were sealed(patch) with silicone. This may indicate prior leakage. Further evaluation by a roofing contractor is advised.

1.4 VENTILATION OF ATTIC

MAINTENANCE RECOMMENDED

Limited ventilation found due to cathedral ceiling.

2. Exterior Components

2.5 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIOS, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)

Repair or Replace

(1) Stress cracks were observed in the concrete driveway, walkways and front slab.

NOTE: Stress cracks in masonry, brick, block, stone or concrete can be filled with hydraulic cement.

(2) All shrubbery should be trimmed away from the house at least 4"-6" for proper ventilation.

2.6 OUT-BUILDING(S)

2. Exterior Components

Not Inspected

No evaluation on the rear out-building and gazebo. Did not inspect.

3. Garage

3.1 EXTERIOR DOORS

Not Inspected

The rear exterior passage door was not accessible due to stored items. No evaluation on operation

3.3 FOUNDATION

Not Inspected

The foundation was not completely visible.

3.4 FLOORS

MAINTENANCE RECOMMENDED

Cracks were observed in the garage concrete slab.

NOTE: Stress cracks in masonry, brick, block, stone or concrete can be filled with hydraulic cement.

3.7 FIREWALL(S) and FIREDOOR(S)

Repair or Replace

(1) The platform for the water heater is part of the firewall protection. It is missing its fire-proof wallboard at the top of the platform. Repair is advised for safety.

(2) Water stains were observed on the firewall ceiling and a patched area was observed on the firewall. Further evaluation is advised.

7. Rooms

7.0 CEILINGS

Repair or Replace

Evidence of prior water leakage at the 1st floor front dining room ceiling. Further evaluation is advised to ensure that the leaks have been repaired.

7.3 DOORS (REPRESENTATIVE NUMBER)

MAINTENANCE RECOMMENDED

The passage door for the laundry did not latch when tested.

7.4 CLOSET DOOR(S) and SHELF/POLE

Repair or Replace

(1) Limited view due to stored items and personal belongings.

(2) The closet doors were missing at the 2nd floor front/right bedroom. Replacement is advised.

7.5 WINDOWS (REPRESENTATIVE NUMBER)

Repair or Replace

The metal grid was missing at the window in the 2nd floor front/left bedroom.

8. Electrical System

8.2 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE

Repair or Replace

8. Electrical System

- (1) All wire nuts should be taped for safety.
- (2) A white wires appears to be used for a conductor wire on the 40 and 30 amp 220 V breakers. The wire should be indicated as a conductor wire by installing black or red tape around the wire for safety.
- (3) NOTE: All electrical work should be performed by a Lic. electrician for safety.

8.5 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

Repair or Replace

- (1) GFCI (Ground Fault Circuit Interrupter) outlets at the rear patio by the barbecue did not work when tested. This is a safety issue that needs to be corrected. Recommend a qualified licensed electrician perform repairs that involve wiring
- (2) It is recommended that GFCI outlets should be installed in the kitchen for safety.

8.7 EXHAUST VENTING SYSTEMS (Kitchens, Baths and Laundry)

Repair or Replace

The exhaust pipe was disconnected in the attic for the 2nd floor hall bathroom exhaust fan. Repair is advised.

8.9 CARBON MONOXIDE DETECTORS

Repair or Replace

No carbon monoxide detectors found in the house. As of July 1st, 2011 California law requires all single family homes that have appliances that burn fossil fuels, or homes that have attached garages or fireplaces to have carbon monoxide detectors installed for safety.

9. Structural Components

9.0 FOUNDATION

Not Inspected

Foundation was not completely visible at time of inspection.

10. Plumbing System

10.2 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

Repair or Replace

(2) Existing piping for T&P valve on water heater is piped going up instead of going down. This is a safety issue and should be repaired. Recommend a qualified licensed plumber repair or correct as needed.

10.3 MAIN WATER SHUT-OFF DEVICE (Describe location)

Not Inspected

The house water shut off valve was not found at time of inspection. Further evaluation is advised.

11. Heating

11.0 HEATING EQUIPMENT

MAINTENANCE RECOMMENDED

Furnace appeared to be functioning as intended at time of inspection, however, the inspector does not inspect the heat exchanger because it is not accessible. Further evaluation may be required to insure its proper operation and safety.

11.3 HEAT DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators)

Repair or Replace

(2) The filters were missing in the 2nd floor hallway ceiling and 1st floor hallway . Replacement is advised.

11. Heating

11.4 GAS/LP FIRELOGS AND FIREPLACES

MAINTENANCE RECOMMENDED

The fireplaces were not operated at time of inspection. A qualified chimney sweep should evaluate to insure their proper operation and safety.

12. Cooling

12.2 DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters and registers).

Repair or Replace

(2) The filters were missing and need replacing at the 2nd floor hallway ceiling and at the 1st floor hallway.

13. Swimming Pool and Spa

13.2 PERMANENT ACCESSORIES CONDITION (Ladders, Steps, Rails, Fencing and Diving board)

MAINTENANCE RECOMMENDED

The diving board and slide should be further evaluated to ensure that they are secured properly to the concrete deck/slab.

13.5 POOL HEATERS

Not Inspected

The pool heater was not operated at time of inspection. Further evaluation may be required to ensure its proper operation and safety.

13.7 ELECTRICAL

Repair or Replace

GFCI (Ground Fault Circuit Interrupter) outlet for the pool/spa lighting did not "Trip" when tested and the weather-proof cover was damaged. This is a safety issue that needs to be corrected. Recommend a qualified licensed electrician perform repairs that involve wiring.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.