



Inspection Report

Mr. JOE Sample

Property Address:
12345 FANTASYLAND STREET
ANAHEIM CA 99999



Home Inspection Detection Services

Omar Falah
27943 Seco Canyon Rd. # 108
Santa Clarita, CA 91350
661-297-9769

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Date: 2/12/2014	Time: 02:30 PM	Report ID: NA021214-027-027
Property: 12345 FANTASYLAND STREET ANAHEIM CA 99999	Customer: Mr. JOE Sample	Real Estate Professional: Sue Kline RE/MAX of Santa Clarita

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.

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.

In Attendance:
Client and Buyer's Agent

Type of building:
Single Family (2 story)

Approximate age of building:
1997 Per Title

Temperature:
Over 65 (F) = 18 (C)

Weather:
Clear

Ground/Soil surface condition:
Dry

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1. Roofing

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

Roof Covering:
Concrete / Clay Tile
Rolled Composition Sheets

Viewed roof covering from:
Ground
Binoculars

Sky Light(s):
None

Chimney (exterior):
Stucco with metal flue & wood frame

		IN	NI	NP	RR
1.0	Roof Coverings	•			•
1.1	Flashings	•			
1.2	Skylights, Chimneys and Roof Penetrations	•			
1.3	Roof Drainage Systems	•			
		IN	NI	NP	RR

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

Comments:

1.0 The main upper, main lower and garage roof were all in serviceable condition. However, porch area roof has moderate wear and deterioration along with evidence of ponding of water and or inadequate drainage. Further evaluation and or inspection is advised by a licensed roofer.



1.0 Item 1(Picture)

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



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:
Wood

Exterior Entry Doors:
Wood

Appurtenance:
Balcony
Covered porch
Porch
Sidewalk
Deck
Patio

Driveway:
Concrete

		IN	NI	NP	RR
2.0	Wall Cladding Flashing and Trim	•			
2.1	Doors (Exterior)	•			
2.2	Windows	•			
2.3	Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings	•			•
2.4	Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)	•			•
2.5	Eaves, Soffits and Fascias	•			
		IN	NI	NP	RR

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Comments:

2.3 Left side wrought iron gate has a non functional self closing device. This device is required to be installed and operational due to pool / spa install. This is a safety concern / hazard.



2.3 Item 1(Picture)

2.4

- Large tree was planted at the front of the property. Although no readily visible problem was noted, monitoring, due to the size is recommended.
- Block walls have moderate cracks at various locations and please note that large trees are planted close to and or in contact with the block walls at the left side of the home.



2.4 Item 1(Picture)



2.4 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

Garage Door Type:
Two automatic

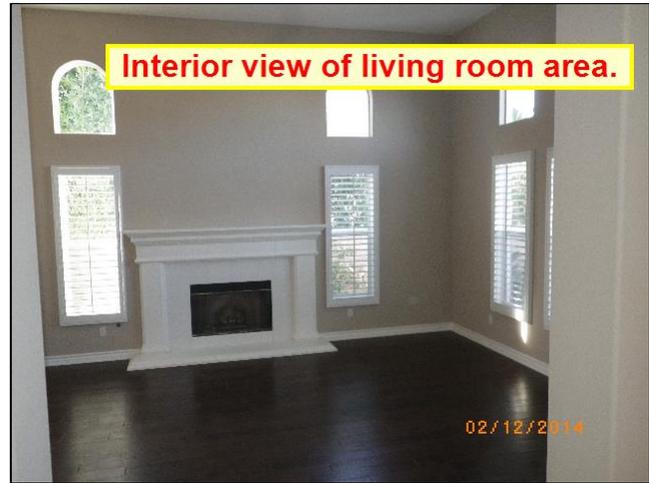
Garage Door Material:
Metal

		IN	NI	NP	RR
3.0	Garage Ceilings	•			
3.1	Garage Walls (including Firewall Separation)	•			
3.2	Garage Floor	•			
3.3	Garage Door (s)	•			
3.4	Occupant Door (from garage to inside of home)	•			
3.5	Garage Door Operators (Report whether or not doors will reverse when met with resistance)	•			
		IN	NI	NP	RR

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4. Interiors

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:
Gypsum Board

Wall Material:
Drywall

Floor Covering(s):
Stone
Tile
Wood

Interior Doors:
Hollow core
Solid
Wood

Window Types:
Double-hung
Jalousie
Dual Pane

Cabinetry:
Wood

Countertop:
Tile
Granite

		IN	NI	NP	RR
4.0	Ceilings	•			
4.1	Walls	•			
4.2	Floors	•			
4.3	Steps, Stairways, Balconies and Railings	•			•
4.4	Counters and Cabinets (representative number)	•			
4.5	Doors (representative number)	•			•
4.6	Windows (representative number)				•
		IN	NI	NP	RR

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Comments:

4.3 Floor baseboards / trim was missing at the laundry area. This has been purposely done to accommodate washer and dryer.



4.3 Item 1(Picture)

4.5

- Master bedroom entry door has missing latching hardware.
- Please note that many bedroom entry doors have a unique child safety mechanism installed. This, although made to have entry doors child proof and unable to be opened is not actually safe. Child may be unable to open from inside the bedroom due to height and unable to get out of the room.. this is a safety concern / hazard.



4.5 Item 1(Picture)



4.5 Item 2(Picture)

4.6

- Many of the windows in the home were difficult to operate.
- Various windows throughout the home had defective mechanism that keeps windows open.
- Various windows appeared to be scratched due to window hardware.
- Front facing window in bedroom 3 does not latch / close properly.



4.6 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.

5. 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:

Slab

Wall Structure:

2 X 6 Wood

Ceiling Structure:

Not visible

Roof Structure:

Engineered wood trusses
2 X 6 Rafters

Roof-Type:

Hip
Hip X 3
Flat / Low pitched.

Method used to observe attic:

Walked

Attic info:

Attic access

		IN	NI	NP	RR
5.0	Foundations, Basement and Crawlspace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)	•			
5.1	Walls (Structural)	•			
5.2	Floors (Structural)	•			
5.3	Ceilings (Structural)	•			
5.4	Roof Structure and Attic	•			
		IN	NI	NP	RR

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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.

6. 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 Water Supply (into home):
Copper

Plumbing Water Distribution (inside home):
Copper

Plumbing Waste:
ABS

Water Heater Power Source:
Gas (quick recovery)

Water Heater Capacity:
75 Gallon

Water Heater Location:
Garage

		IN	NI	NP	RR
6.0	Plumbing Drain, Waste and Vent Systems	•			
6.1	Plumbing Water Supply, Distribution System and Fixtures	•			•
6.2	Hot Water Systems, Controls, Chimneys, Flues and Vents	•			
6.3	Main Water Shut-off Device (Describe location)	•			
6.4	Fuel Storage and Distribution Systems (Interior fuel storage, piping, venting, supports, leaks)				•
6.5	Main Fuel Shut-off (Describe Location)				•
		IN	NI	NP	RR

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Comments:

6.1 Both the master bathroom and bedroom 2 bathroom have leaking shower heads.

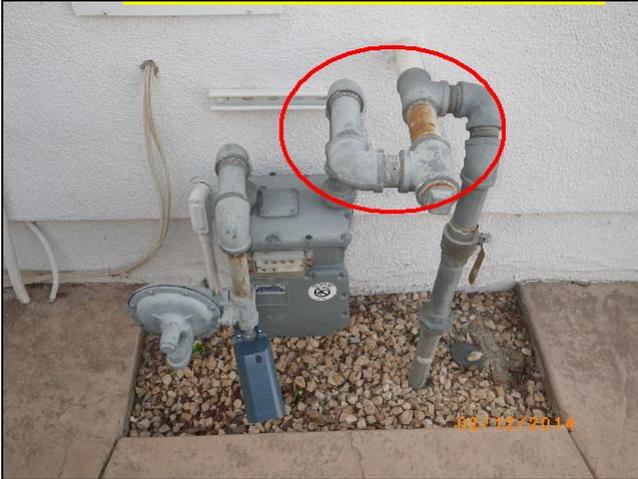


6.1 Item 1(Picture)

6.2 Seismic gas shutoff vvlve was not isntalled to the gas meter.

6.4

- Gas line to both of the heating systems in the attic area lack proper support. This is a safety hazard / concern. Repair is needed by a licensed HVAC contractor or licensed plumber.
- Vent pipe to heating system to the upstairs area lacks proper clearance from combustibile material. This is a safety hazard / concern. Repair is needed by a licensed HVAC contractor or licensed plumber.
- Seismic gas shutoff valve was not installed to the gas meter. This installation is a requirement. This is a safety hazard / concern. Repair is needed by a licensed HVAC contractor or licensed plumber.



6.4 Item 1(Picture)



6.4 Item 2(Picture)



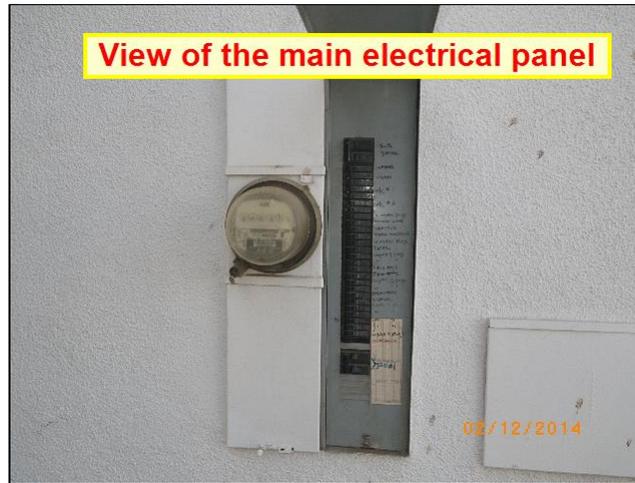
6.4 Item 3(Picture)

6.5 Seismic gas shutoff valve was not installed to the gas meter. This installation is a requirement. This is a safety hazard / concern. Repair is needed by a licensed HVAC contractor or licensed plumber.

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.

7. 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:

Below ground
220 volts

Panel capacity:

200 AMP

Panel Type:

Circuit breakers

Wiring Methods:

Romex

		IN	NI	NP	RR
7.0	Service Entrance Conductors	•			
7.1	Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels	•			
7.2	Branch Circuit Conductors, Overcurrent Devices and Compatibility of their Amperage and Voltage	•			
7.3	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)	•			•
7.4	Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, all receptacles in garage, carport and exterior walls of inspected structure	•			
7.5	Operation of GFCI (Ground Fault Circuit Interrupters)	•			
7.6	Location of Main and Distribution Panels	•			
7.7	Smoke Detectors	•			
7.8	Carbon Monoxide Detectors	•			
		IN	NI	NP	RR

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Comments:

7.3 Improper light fixture wiring along with improper splicing as well as exposed and or unprotected wiring was noted in the garage. This is a safety / hazard. Correction is needed by a licensed electrician.



7.3 Item 1(Picture)

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.

8. Heating / Central Air Conditioning

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; 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 Type: Forced Air	Energy Source: Gas	Number of Heat Systems (excluding wood): Two
Ductwork: Insulated	Filter Type: Disposable	Types of Fireplaces: Prefabricated Gas Fireplace
Operable Fireplaces: Two	Cooling Equipment Type: Air conditioner unit	Cooling Equipment Energy Source: Electricity
Number of AC Only Units: Two		

		IN	NI	NP	RR
8.0	Heating Equipment				•
8.1	Normal Operating Controls	•			
8.2	Automatic Safety Controls	•			
8.3	Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	•			
8.4	Presence of Installed Heat Source in Each Room	•			
8.5	Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)				•
8.6	Solid Fuel Heating Devices (Fireplaces, Woodstove)	•			
8.7	Gas/LP Firelogs and Fireplaces	•			
8.8	Cooling and Air Handler Equipment				•
8.9	Normal Operating Controls	•			
8.10	Presence of Installed Cooling Source in Each Room	•			
		IN	NI	NP	RR

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Comments:

8.0

- Gas line to both of the heating systems in the attic area lack proper support. This is a safety hazard / concern. Repair is needed by a licensed HVAC contractor or licensed plumber.
- Vent pipe to heating system to the upstairs area lacks proper clearance from combustible material. This is a safety hazard / concern. Repair is needed by a licensed HVAC contractor or licensed plumber.
- Both of the heating systems in the attic lack proper support (pieces of wood being used). Recommend further evaluation / correction by a licensed HVAC contractor.



8.0 Item 1(Picture)



8.0 Item 2(Picture)



8.0 Item 3(Picture)

8.5

- Gas line to both of the heating systems in the attic area lack proper support. This is a safety hazard / concern. Repair is needed by a licensed HVAC contractor or licensed plumber.
- Vent pipe to heating system to the upstairs area lacks proper clearance from combustible material. This is a safety hazard / concern. Repair is needed by a licensed HVAC contractor or licensed plumber.



8.5 Item 1(Picture)



8.5 Item 2(Picture)

8.8

- Both of the A/C units were operational. However each unit in the attic area at condenser lack the installation of a catch pan as well as both condensers lacking proper support (pieces of wood used). Recommend further evaluation / correction by a licensed HVAC contractor.
- Please note that due to the size of the home the A/C units may be inadequate for proper cooling to the entire property. Further consultation recommended by a licensed HVAC contractor.



8.8 Item 1(Picture)

The heating and 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 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.

9. Insulation and Ventilation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

Styles & Materials

Attic Insulation:

Fiberglass

Ventilation:
Gable vents
Soffit Vents
Exhaust Fans:

Fan only

Dryer Power Source:

Gas Connection

Dryer Vent:

Flexible Metal

		IN	NI	NP	RR
9.0	Insulation in Attic	•			
9.1	Ventilation of Attic and Foundation Areas	•			
9.2	Venting Systems (Kitchens, Baths and Laundry)	•			
9.3	Ventilation Fans and Thermostatic Controls in Attic	•			
		IN	NI	NP	RR

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The insulation and ventilation 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. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. 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. Built-In Kitchen Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

Styles & Materials

Exhaust/Range hood:

VENTED

		IN	NI	NP	RR
10.0	Dishwasher	•			•
10.1	Ranges/Ovens/Cooktops	•			
10.2	Range Hood (s)	•			
10.3	Food Waste Disposer	•			
		IN	NI	NP	RR

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Comments:

10.0 No dishwasher air gap device was installed. Correction / repair is recommended by a licensed plumber.

The built-in appliances of the home were 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.

General Summary



Home Inspection Detection Services

27943 Seco Canyon Rd. # 108
 Santa Clarita, CA 91350
 661-297-9769

Customer
 Mr. JOE Sample

Address
 12345 FANTASYLAND STREET
 ANAHEIM CA 99999

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 **warrants 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 or efficiency 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. Roofing

1.0 Roof Coverings

Inspected, Repair or Replace

The main upper, main lower and garage roof were all in serviceable condition. However, porch area roof has moderate wear and deterioration along with evidence of ponding of water and or inadequate drainage. Further evaluation and or inspection is advised by a licensed roofer.

2. Exterior



2.3 Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings

Inspected, Repair or Replace

Left side wrought iron gate has a non functional self closing device. This device is required to be installed and operational due to pool / spa install. This is a safety concern / hazard.

2.4 Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)

Inspected, Repair or Replace

- Large tree was planted at the front of the property. Although no readily visible problem was noted, monitoring, due to the size is recommended.
- Block walls have moderate cracks at various locations and please note that large trees are planted close to and or in contact with the block walls at the left side of the home.

4. Interiors

4.3 Steps, Stairways, Balconies and Railings

Inspected, Repair or Replace

Floor baseboards / trim was missing at the laundry area. This has been purposely done to accommodate washer and dryer.

4.5 Doors (representative number)

Inspected, Repair or Replace

- Master bedroom entry door has missing latching hardware.
- Please note that many bedroom entry doors have a unique child safety mechanism installed. This, although made to have entry doors child proof and unable to be opened is not actually safe. Child may be unable to open from inside the bedroom due to height and unable to get out of the room.. this is a safety concern / hazard.

4.6 Windows (representative number)

Repair or Replace

- Many of the windows in the home were difficult to operate.
- Various windows throughout the home had defective mechanism that keeps windows open.
- Various windows appeared to be scratched due to window hardware.
- Front facing window in bedroom 3 does not latch / close properly.

6. Plumbing System

6.1 Plumbing Water Supply, Distribution System and Fixtures

Inspected, Repair or Replace

Both the master bathroom and bedroom 2 bathroom have leaking shower heads.

6.4 Fuel Storage and Distribution Systems (Interior fuel storage, piping, venting, supports, leaks)

Repair or Replace

- Gas line to both of the heating systems in the attic area lack proper support. This is a safety hazard / concern. Repair is needed by a licensed HVAC contractor or licensed plumber.
- Vent pipe to heating system to the upstairs area lacks proper clearance from combustible material. This is a safety hazard / concern. Repair is needed by a licensed HVAC contractor or licensed plumber.
- Seismic gas shutoff valve was not installed to the gas meter. This installation is a requirement. This is a safety hazard / concern. Repair is needed by a licensed HVAC contractor or licensed plumber.

6.5 Main Fuel Shut-off (Describe Location)

Repair or Replace

Seismic gas shutoff valve was not installed to the gas meter. This installation is a requirement. This is a safety hazard / concern. Repair is needed by a licensed HVAC contractor or licensed plumber.

7. Electrical System

7.3 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)

Inspected, Repair or Replace

Improper light fixture wiring along with improper splicing as well as exposed and or unprotected wiring was noted in the garage. This is a safety / hazard. Correction is needed by a licensed electrician.

8. Heating / Central Air Conditioning

8.0 Heating Equipment

8. Heating / Central Air Conditioning

Repair or Replace

- Gas line to both of the heating systems in the attic area lack proper support. This is a safety hazard / concern. Repair is needed by a licensed HVAC contractor or licensed plumber.
- Vent pipe to heating system to the upstairs area lacks proper clearance from combustible material. This is a safety hazard / concern. Repair is needed by a licensed HVAC contractor or licensed plumber.
- Both of the heating systems in the attic lack proper support (pieces of wood being used). Recommend further evaluation / correction by a licensed HVAC contractor.

8.5 Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)

Repair or Replace

- Gas line to both of the heating systems in the attic area lack proper support. This is a safety hazard / concern. Repair is needed by a licensed HVAC contractor or licensed plumber.
- Vent pipe to heating system to the upstairs area lacks proper clearance from combustible material. This is a safety hazard / concern. Repair is needed by a licensed HVAC contractor or licensed plumber.

8.8 Cooling and Air Handler Equipment

Repair or Replace

- Both of the A/C units were operational. However each unit in the attic area at condenser lack the installation of a catch pan as well as both condensers lacking proper support (pieces of wood used). Recommend further evaluation / correction by a licensed HVAC contractor.
- Please note that due to the size of the home the A/C units may be inadequate for proper cooling to the entire property. Further consultation recommended by a licensed HVAC contractor.

10. Built-In Kitchen Appliances

10.0 Dishwasher

Inspected, Repair or Replace

No dishwasher air gap device was installed. Correction / repair is recommended by a licensed plumber.

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.

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Home Inspection Detection Services

STANDARD RESIDENTIAL INSPECTION AGREEMENT

THIS IS INTENDED TO BE A LEGALLY BINDING CONTRACT, PLEASE READ IT CAREFULLY

Client: Mr. JOE SampleReport ID: NA021214-027-027Address: 12345 FANTASYLAND STREET ANAHEIM, CA 99999

SCOPE OF THE INSPECTION: The real estate inspection to be performed for Client is a survey and basic operation of the systems and components of a building which can be reached, entered, or viewed without difficulty, moving obstructions, or requiring any action which may result in damage to the property or personal injury to the Inspector. The purpose of the inspection is to provide the Client with information regarding the general condition of the building(s).

Inspector will prepare and provide Client a written report for the sole use and benefit of Client. The written report shall document any material defects discovered in the building's systems and components which, in the opinion of the Inspector, are safety hazards, are not functioning properly, or appear to be at the ends of their service lives.

The inspection shall be performed in accordance with the Standards of Practice of the California Real Estate Inspection Association (CREIASM), attached hereto and incorporated herein by reference, and is limited to those items specified herein.

CLIENT'S DUTY: Client agrees to read the entire written report when it is received and promptly call Inspector with any questions or concerns regarding the inspection or the written report. The written report shall be the final and exclusive findings of Inspector.

Client acknowledges that Inspector is a generalist and that further investigation of a reported condition by an appropriate specialist may provide additional information which can affect Client's purchase decision. Client agrees to obtain further evaluation of reported conditions before removing any investigation contingency and prior to the close of the transaction.

In the event Client becomes aware of a reportable condition which was not reported by Inspector, Client agrees to promptly notify Inspector and allow Inspector and/or Inspector's designated representative(s) to inspect said condition(s) prior to making any repair, alteration, or replacement. Client agrees that any failure to so notify Inspector and allow inspection is a material breach of this Agreement.

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

GENERAL PROVISIONS: The written report is not a substitute for any transferor's or agent's disclosure that may be required by law, or a substitute for Client's independent duty to reasonably evaluate the property prior to the close of the transaction. This inspection Agreement, the real estate inspection, and the written report do not constitute a home warranty, guarantee, or insurance policy of any kind whatsoever.

No legal action or proceeding of any kind, including those sounding in tort or contract, can be commenced against Inspector/Inspection Company or its officers, agents, or employees more than one year from the date Client discovers, or

through the exercise of reasonable diligence should have discovered, the cause of action. In no event shall the time for commencement of a legal action or proceeding exceed two years from the date of the subject inspection. **THIS TIME PERIOD IS SHORTER THAN OTHERWISE PROVIDED BY LAW.**

This Agreement shall be binding upon and inure to the benefit of the parties hereto and their heirs, successors, and assigns.

This Agreement constitutes the entire integrated agreement between the parties hereto pertaining to the subject matter hereof and may be modified only by a written agreement signed by all of the parties hereto. No oral agreements, understandings, or representations shall change, modify, or amend any part of this Agreement.

Each party signing this Agreement warrants and represents that he/she has the full capacity and authority to execute this Agreement on behalf of the named party. If this Agreement is executed on behalf of Client by any third party, the person executing this Agreement expressly represents to Inspector that he/she has the full and complete authority to execute this Agreement on Client's behalf and to fully and completely bind Client to all of the terms, conditions, limitations, exceptions, and exclusions of this Agreement.

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

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

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

Client acknowledges having read and understood all the terms, conditions, and limitations of this Agreement and voluntarily agrees to be bound thereby and to pay the fee(s) listed here.

Inspection Fee: Total Price \$500.00

Payment Method: Check # 2695

Payment Status: Paid

RESIDENTIAL STANDARDS OF PRACTICE - FOUR OR FEWER UNITS**Part I. Definitions and Scope**

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

- A. A real estate inspection is a survey and basic operation of the systems and components of a building which can be reached, entered, or viewed without difficulty, moving obstructions, or requiring any action which may result in damage to the property or personal injury to the Inspector. The purpose of the inspection is to provide the Client with information regarding the general condition of the building(s). Cosmetic and aesthetic conditions shall not be considered.
- B. A real estate inspection report provides written documentation of material defects discovered in the inspected building's systems and components which, in the opinion of the Inspector, are safety hazards, are not functioning properly, or appear to be at the ends of their service lives. The report may include the Inspector's recommendations for correction or further evaluation.
- C. Inspections performed in accordance with these Standards of Practice are not technically exhaustive and shall apply to the primary building and its associated primary parking structure.

Part II. Standards of Practice

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

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

- A. Items to be inspected:
 1. Foundation system
 2. Floor framing system
 3. Under-floor ventilation
 4. Foundation anchoring and cripple wall bracing
 5. Wood separation from soil
 6. Insulation
- B. The Inspector is not required to:
 1. Determine size, spacing, location, or adequacy of foundation bolting/ bracing components or reinforcing systems
 2. Determine the composition or energy rating of insulation materials

SECTION 2 - Exterior

- A. Items to be inspected:
 1. Surface grade directly adjacent to the buildings
 2. Doors and windows
 3. Attached decks, porches, patios, balconies, stairways, and their enclosures
 4. Wall cladding and trim
 5. Portions of walkways and driveways that are adjacent to the buildings
- B. The Inspector is not required to:
 1. Inspect door or window screens, shutters, awnings, or security bars
 2. Inspect fences or gates or operate automated door or gate openers or their safety devices
 3. Use a ladder to inspect systems or components

SECTION 3 - Roof Covering

- A. Items to be inspected:
 1. Covering
 2. Drainage
 3. Flashings
 4. Penetrations
 5. Skylights

- B. The Inspector is not required to:
 1. Walk on the roof surface if in the opinion of the Inspector there is risk of damage or a hazard to the Inspector
 2. Warrant or certify that roof systems, coverings, or components are free from leakage

SECTION 4 - Attic Areas and Roof Framing

- A. Items to be inspected:
 1. Framing
 2. Ventilation
 3. Insulation
- B. The Inspector is not required to:
 1. Inspect mechanical attic ventilation systems or components
 2. Determine the composition or energy rating of insulation materials

SECTION 5 - Plumbing

- A. Items to be inspected:
 1. Water supply piping
 2. Drain, waste, and vent piping
 3. Faucets and fixtures
 4. Fuel gas piping
 5. Water heaters
 6. Functional flow and functional drainage
- B. The Inspector is not required to:
 1. Fill any fixture with water or inspect overflow drains or drain-stops, or evaluate backflow devices, waste ejectors, sump pumps, or drain line cleanouts
 2. Inspect or evaluate water temperature balancing devices, temperature fluctuation, time to obtain hot water, water circulation, or solar heating systems or components
 3. Inspect whirlpool baths, steam showers, or sauna systems or components
 4. Inspect fuel tanks or determine if the fuel gas system is free of leaks
 5. Inspect wells or water treatment systems

SECTION 6 - Electrical

- A. Items to be inspected:
 1. Service equipment
 2. Electrical panels
 3. Circuit wiring
 4. Switches, receptacles, outlets, and lighting fixtures
- B. The Inspector is not required to:
 1. Operate circuit breakers or circuit interrupters
 2. Remove cover plates
 3. Inspect de-icing systems or components
 4. Inspect private or emergency electrical supply systems or components

SECTION 7 - Heating and Cooling

- A. Items to be inspected:
 1. Heating equipment
 2. Central cooling equipment
 3. Energy source and connections
 4. Combustion air and exhaust vent systems
 5. Condensate drainage
 6. Conditioned air distribution systems
- B. The Inspector is not required to:
 1. Inspect heat exchangers or electric heating elements
 2. Inspect non-central air conditioning units or evaporative coolers
 3. Inspect radiant, solar, hydronic, or geothermal systems or components
 4. Determine volume, uniformity, temperature, airflow, balance, or leakage of any air distribution system
 5. Inspect electronic air filtering or humidity control systems or components

SECTION 8 - Fireplaces and Chimneys

- A. Items to be inspected:
 1. Chimney exterior
 2. Spark arrestor
 3. Firebox
 4. Damper
 5. Hearth extension

- B. The Inspector is not required to:
1. Inspect chimney interiors
 2. Inspect fireplace inserts, seals, or gaskets
 3. Operate any fireplace or determine if a fireplace can be safely used

SECTION 9 "Building Interior"

- A. Items to be inspected:
1. Walls, ceilings, and floors
 2. Doors and windows
 3. Stairways, handrails, and guardrails
 4. Permanently installed cabinets
 5. Permanently installed cook-tops, mechanical range vents, ovens, dishwashers, and food waste disposers
 6. Absence of smoke alarms
 7. Vehicle doors and openers
- B. The Inspector is not required to:
1. Inspect window, door, or floor coverings
 2. Determine whether a building is secure from unauthorized entry
 3. Operate or test smoke alarms or vehicle door safety devices
 4. Use a ladder to inspect systems or components

Part III. Limitations, Exceptions, and Exclusions

- A. The following are excluded from a real estate inspection:
1. Systems or components of a building, or portions thereof, which are not readily accessible, not permanently installed, or not inspected due to circumstances beyond the control of the Inspector or which the Client has agreed or specified are not to be inspected
 2. Site improvements or amenities, including, but not limited to; accessory buildings, fences, planters, landscaping, irrigation, swimming pools, spas, ponds, waterfalls, fountains or their components or accessories
 3. Auxiliary features of appliances beyond the appliance's basic function
 4. Systems or components, or portions thereof, which are under ground, under water, or where the Inspector must come into contact with water
 5. Common areas as defined in California Civil Code section 1351, et seq., and any dwelling unit systems or components located in common areas
 6. Determining compliance with manufacturers' installation guidelines or specifications, building codes, accessibility standards, conservation or energy standards, regulations, ordinances, covenants, or other restrictions
 7. Determining adequacy, efficiency, suitability, quality, age, or remaining life of any building, system, or component, or marketability or advisability of purchase
 8. Structural, architectural, geological, environmental, hydrological, land surveying, or soils-related examinations
 9. Acoustical or other nuisance characteristics of any system or component of a building, complex, adjoining property, or neighborhood
 10. Conditions related to animals, insects, or other organisms, including fungus and mold, and any hazardous, illegal, or controlled substance, or the damage or health risks arising there from
 11. Risks associated with events or conditions of nature including, but not limited to; geological, seismic, wildfire, and flood
 12. Water testing any building, system, or component or determine leakage in shower pans, pools, spas, or any body of water
 13. Determining the integrity of hermetic seals at multi-pane glazing
 14. Differentiating between original construction or subsequent additions or modifications
 15. Reviewing information from any third-party, including but not limited to; product defects, recalls, or similar notices
 16. Specifying repairs/replacement procedures or estimating cost to correct
 17. Communication, computer, security, or low-voltage systems and remote, timer, sensor, or similarly controlled systems or components

18. Fire extinguishing and suppression systems and components or determining fire resistive qualities of materials or assemblies
19. Elevators, lifts, and dumbwaiters
20. Lighting pilot lights or activating or operating any system, component, or appliance that is shut down, unsafe to operate, or does not respond to normal user controls
21. Operating shutoff valves or shutting down any system or component
22. Dismantling any system, structure, or component or removing access panels other than those provided for homeowner maintenance

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

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

Part IV. Glossary of Terms

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

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

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

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

Condition: Conspicuous state of being

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

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

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

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

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

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

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

Inspector: One who performs a real estate inspection

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

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

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

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

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

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

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

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

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

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

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

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

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