

Acutec Home Inspection

Property Inspection Report



Sample, Sample City, CA 95757
Inspection prepared for: Sample Sample
Real Estate Agent: Gus verras - Test co

Date of Inspection: 9/10/2012 Time: 3pm
Age of Home: 8 yrs Size: 3,753 sq ft
Weather: clear

Inspector: Gus Verras
License #12-00010296
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Dear Client,

Thank you for choosing Acutec Home Inspection to perform your home inspection. The goal of this inspection and report is to put you in a better position to make an informed real estate decision. This report is a general guide and provides you with some objective information to help you make your own evaluation of the overall condition of the home and is not intended to reflect the value of the property, or to make any representation as to the advisability of purchase. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. This inspection is not a guarantee or warranty of any kind.

Acutec endeavors to perform all inspections in substantial compliance with the Standards of Practice of the International Association of Certified Home Inspectors (**InterNACHI**). As such, we inspect the readily accessible, visually observable, installed systems and components of a home as designated in the NACHI Standards—except as may be noted in the “Limitations of Inspection” sections within this report. This Property Inspection Report contains observations of those systems and components that, in the professional judgment of the inspector, are not functioning properly, significantly deficient, unsafe, or are near the end of their service lives. If the cause for the deficiency is not readily apparent, the suspected cause or reason why the system or component is at or near end of expected service life is reported, and recommendations for correction or monitoring are made as appropriate. When systems or components designated in the NACHI Standards are present but are not inspected, the reason(s) the item was not inspected is reported as well.

A copy of the NACHI Standards of Practice is available at: <http://www.nachi.org/sop.htm> these standards define the scope of a home inspection. Clients sometimes assume that a home inspection will include many things that are beyond the scope. We encourage you to read the NACHI Standards of Practice so that you clearly understand what things are included in the home inspection and report.

The report is effectively a snapshot of the house—recording the conditions on a given date and time. Home inspectors cannot predict future behavior, and as such, we cannot be responsible for things that occur after the inspection. If conditions change, we are available to revisit the property and update our report.

The report has been prepared for your exclusive use, as our client. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the party named herein. The report itself is copyrighted, and may not be used in whole or in part without Acutec's express written permission.

Again, thanks very much for the opportunity of conducting this inspection for you. Our clients come first and we will make ourselves available to you throughout the entire real estate transaction process. Should you have any questions, please call or email us.

Sincerely,
Gus Verras
(916) 317-3124

Terms Used in this Report

USE OF PHOTOS:

Your report includes many photographs. Some pictures are intended as a courtesy and are added for your information. Some are to help clarify where the inspector has been, what was looked at, and the condition of the system or component at the time of the inspection. Some of the pictures may be of deficiencies or problem areas, these are to help you better understand what is documented in this report and may allow you see areas or items that you normally would not see. Not all problem areas or conditions will be supported with photos.

Text Color Significance:

Green Text: General / descriptive comments on the systems and components installed at the property. Limitations, if any, that restricted the inspection, associated with each area, are listed here as well.

Blue Text: Denotes information and observations regarding the condition of the systems and components of the home. These include comments of deficiencies which are less than significant; or comments which further expand on a significant deficiency; or comments of recommendations, routine maintenance, tips and other relevant resource information.

Red Text: Denotes a brief comment of significant deficient components or conditions which need relatively quick attention, repair, or replacement. These comments are also duplicated in the report summary page(s).

COMMONLY USED TERMS:

"SAFETY CONCERN": A condition, system or component that is considered harmful or dangerous due its presence or absence.

"DEFERRED COST": Denotes a system or component that is near or has reached its normal service life expectancy or shows indications that it may require repair or replacement anytime within the next five (5) years.

"MAINTENANCE": Recommendations for the proper operation and routine maintenance of the home.

"IMPROVE": Denotes improvements which are recommended but not required. These may be items identified for upgrade to modern construction and safety standards.

"FYI": For Your Information: Denotes additional general information and/or explanation of conditions; Safety information; Cosmetic issues; and useful tips or suggestions for home ownership. May also include additional reference information with web links to sites with expanded information on your specific installed systems/components and important consumer product information.

KEY TO RATINGS:

Inspect = INSPECTED: A system or component was visually examined. It was observed to be functioning normally or as originally intended, at the time of inspection, with no apparent deficiencies. A system may not be operationally tested due to limitations, in which case, these limitations will be listed in this report. A system or component may show signs of normal wear and tear.

Not Inspect = NOT INSPECTED: A system or component was not ON or it was shut down at the time of inspection, and could not be evaluated using normal control devices. A system or component was hidden from visual evaluation by items such as furniture, personal property, or other coverings as indicated in this report. Reason for non inspection will be indicated on this report.

Not Present = NOT PRESENT: A system or component did not exist or was not evident on this property at the time of inspection.

Repair Replace = REPAIR or REPLACE: A system or component was not operating normally, or as designed, at the time of inspection. It may need further review and evaluation by an appropriate professional trades person to be repaired or replaced as needed. I recommend that the item, system, or component be repaired or replaced and suggest a second opinion or further inspection by a qualified contractor or individual. It may include a condition that is hazardous or unsafe and could result in personal injury or property damage.

Thank you
Acutec Home Inspection

GUS VERRAS

Inspection Details

1. Attendance

Client present • Buyer Agent present

2. Home Type

Single Family Home Residential

3. Bedrooms

5 Bedrooms

4. Bathrooms

3 Baths

5. Age

8 years old built 2004

6. Occupancy

Occupancy: Vacant

7. Garage

3 car

8. Foundation

Concrete slab on grade

9. Square Footage

Sq ft. per listing: 3,753 Sq Ft. per listing

10. Lot size

Sq ft. per listing: 8,799 Sq ft. per listing

11. Front faces

south west

12. Excluded

Security system, Sprinkler system, Awnings or similar seasonal accessories, recreational facilities, outbuildings, water features, hot tubs, statuary, pottery, fire pits, patio fans, heat lamps, and decorative low voltage landscape lighting are not inspected unless specifically agreed upon and documented in this report.

Grounds

1. Exterior Views

Inspect	Not Inspect	Not Presnt	Repair Replac	FYI
				X



2. Driveway and Walkway Condition

Inspect	Not Inspect	Not Presnt	Repair Replac	FYI
X				

Description:

- Poured in place concrete driveway and walkways.

Observations:

- Driveway and walkways in good condition for age. Normal cracking. "No discrepancies noted"

3. Porch/Steps

Inspect	Not Inspect	Not Presnt	Repair Replac	FYI
X				

Materials:

- Poured in place concrete

Observations:

- No discrepancies



4. Flat work

Inspect	Not Inspect	Not Presnt	Repair Replac	FYI
X				

Materials:

- Patio & Walkways:

Observations:

- "Inspected" Normal wear for age. Some cracking noted as normal not a structural or safety concern.





5. Grading

Inspect	Not Inspect	Not Presnt	Repair Replac	FYI
X				

Observations:

- The exterior grading is generally away from the foundation and out through the front on both the right and left sides.
- Lot grading and drainage have a significant impact on the building, simply because of the direct and indirect damage that moisture can have on the foundation. It is very important, therefore, that surface runoff water be adequately diverted away from the home. Lot grading should slope away and fall a minimum of one (1) inch every foot for a distance of six (6) feet around the perimeter of the building.

6. Fence Condition

Inspect	Not Inspect	Not Presnt	Repair Replac	FYI
			X	

Materials:

- Wood

Observations:

- 3 sections leaning, loose/rotted posts. Other than that normal maintenance required.



7. Gate Condition

Inspect	Not Inspect	Not Presnt	Repair Replac	FYI
X				

Materials:

- Wood

Observations:

- Wood gate at right left side is in good serviceable condition. Wear consistent with age.

8. Vegetation Observations

Inspect	Not Inspect	Not Presnt	Repair Replac	FYI
X				

9. Bees, Hornets, wasps nests.

Inspect	Not Inspect	Not Presnt	Repair Replac	FYI
				X

Observations:

- "SAFETY CONCERN"
- One hornet, or wasp nest was found. These can pose a safety hazard. Nest(s) should be removed as necessary.
- Wasp nest inside of exterior light fixture.



Exterior Areas

In accordance with the Nachi Standards of Practice pertaining to Exteriors, this report describes the exterior wall coverings and trim. Inspectors are required to inspect the exterior wall coverings, flashing, trim, all exterior doors, the stoops, steps porches and their associated railings, any attached decks and balconies and eaves, soffits and fascias accessible from ground level. Inspectors shall also inspect adjacent or entryway walkways, patios, and driveways; vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building.

1. Exterior Doors

Inspect	Not Inspect	Not Presnt	Repair Replac	FYI
X				

Materials:

- Fiberglass over foam core
- Steel over foam core.
- Vinyl clad dual pane sliding glass door(s).

Observations:

- "INSPECTED"

2. Windows/Screens

Inspect	Not Inspect	Not Presnt	Repair Replac	FYI
			X	

Materials:

- Vinyl clad dual pane windows

Observations:

- Bath 2; 1040 fixed window has a lowe E failure. This is not a concern with moisture or a failure of the seals. It is a failure of the lowe E coating between the panes of glass. You may want to replace it for ascetic reasons.



Bath 2

3. Exterior Wall Cladding

Inspect	Not Inspect	Not Presnt	Repair Replac	FYI
			X	

Materials:

- One coat stucco definition: A Moisture Barrier is installed on top of moisture sensitive substrates such as wood, gypsum, etc. One-Coat-Stucco is applied in coats with a total thickness of 3/8 to 1/2 inches - a brown or base coat and a finish coat.
- Metal Accessories - Casing Beads or Stops or Grounds, Weep Screeds, Corner Aids, and Control Joints and Expansion joints at 144 square feet, window and door corners and per architectural details. Flashings are required as part of weatherproofing the system.
- Vulnerable to cracking. Although, if mixed and installed properly, the proprietary mixes are very effective at minimizing cracking.

Observations:

- Stucco Cracks. It is the nature of stucco to experience some cracking. The cracking I observed here was a little more than normal. The concrete footings below show no signs of failure which leave settling of the structure as the cause. When a crack exceeds 1/8 inch in width then the crack should be repaired. Repairing of stucco cracks is made by adding a small amount of stucco to the crack. Stucco caulking can also be used. "FYI" From the california building guidelines set forth in SB 800.



Minor stucco damage



R side



R side



Back of house

4. Exterior trim

Inspect	Not Inspect	Not Presnt	Repair Replac	FYI
X				

Materials:

- Wood
- Stucco Popouts

Observations:

- "INSPECTED"
- Exterior trim appears to be in good condition wear consistent with age.
- "MAINTENANCE"
- As a preventative maintenance measure we recommend caulking/sealing all voids between siding, trim, windows and gaps to avoid the possibility of water intrusion.



5. Eaves & Facia

Inspect	Not Inspect	Not Presnt	Repair Replac	FYI
x				

Observations:

- Eaves and facias in good shape.

6. Exterior Paint

Inspect	Not Inspect	Not Presnt	Repair Replac	FYI
x				

Observations:

- Paint is generally in good condition.

7. Caulking

Materials: Exterior caulking is the simplest energy-efficient measures to install. The purpose of exterior caulking is to minimize air flow and moisture through cracks, seams, and utility penetrations/openings. Controlling air infiltration is one of the most cost effective measures in modern construction practices. A home that is not sealed will be uncomfortable due to drafts and will use about 30% more heating and cooling energy than a relatively air-tight home. In addition, good caulking and sealing will reduce dust and dirt in the home and prevent damage to structural elements.

8. Limitations of Exterior Inspection

Materials: Awnings or similar seasonal accessories, recreational facilities, outbuildings, water features, hot tubs, statuary, pottery, fire pits, patio fans, heat lamps, and decorative low voltage landscape lighting are not inspected unless specifically agreed upon and documented in this report.

Garage

1. Walls/Ceiling/Firewall

Inspect	Not Inspect	Not Presnt	Repair Replac	FYI
X				

Observations:

- "INSPECTED"
- The firewall appeared satisfactory, at time of inspection.
- A firewall is required between a residence and an attached garage. Protected walls must have 5/8" type x gypsum wallboard on the garage side of the wall. Ceilings framed at 24" on center must have 2 layers of 5/8" type x gypsum board, but those framed at 16" only require 1 layer. RC Channel can be installed perpendicular to the 24" on center framing and then only 1 layer is required.

2. Ventilation

Inspect	Not Inspect	Not Presnt	Repair Replac	FYI
			X	

Observations:

- (1) vent screen damaged."Repair as needed"



3. Floor Condition

Inspect	Not Inspect	Not Presnt	Repair Replac	FYI
X				X

Materials:

- Bare concrete floors noted.

Observations:

- Garage slab has paint stains.



4. Exterior Door

Inspect	Not Inspect	Not Presnt	Repair Replac	FYI
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Appeared in satisfactory condition and functional, at time of inspection.

5. Fire Door

Inspect	Not Inspect	Not Presnt	Repair Replac	FYI
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Appeared satisfactory and functional, at time of inspection.
- Any door between the house and the garage must be self closing and be a 20-minute rated and labeled door or a minimum 1 3/8" thick, solid wood door. Where self closing hinges are used, a minimum of two self closing hinges are required

6. Garage Door Condition

Inspect	Not Inspect	Not Presnt	Repair Replac	FYI
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials:

- 16" steel sectional door.
- 8' steel/ sectional door.

Observations:

- The Door(s) are satisfactory and functional. No deficiencies observed.
- "FYI"
- 2 car door: Has a garage door opener installed.
- One car door has a pre-wire for a garage door opener.

7. Garage Opener Status

Inspect	Not Inspect	Not Presnt	Repair Replac	FYI
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description:

- Lift Master
- Belt drive opener noted.
- Has safety beam photo eye system for emergency reverse if beam is blocked.



8. Garage Door's Reverse Status

Inspect	Not Inspect	Not Presnt	Repair Replac	FYI
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Appeared functional using normal controls, at time of inspection.
- The door reversed when pressure was put against it while closing. Functioning as intended.
- Eye beam system present and operating.

Roof

In accordance with the *InterNACHI* Standards of Practice pertaining to Roofing, this report describes the roof coverings and the method used to inspect the roof. Inspectors are required to inspect the roof covering, roof drainage systems, flashings, skylights, chimneys and roof penetrations. It is highly recommended to ask the seller about the age & history of the roof and obtain roof documentation (if available). Roofs may leak at any time. Leaks often appear at roof penetrations, flashings, changes in direction or changes in material. A roof leak should be addressed promptly to avoid damage to the structure, interior finishes and furnishings. A roof leak does not necessarily mean the roof has to be replaced. We recommend an annual inspection and tune-up to minimize the risk of leakage and to maximize roof life. Impossible to inspect the total underside surface of the roof sheathing for evidence of leaks. Evidence of prior leaks may be disguised by interior finishes. Leakage can develop at any time and may depend on rain intensity, wind direction, ice buildup, and other factors. Estimates of remaining roof life are approximations only and do not preclude the possibility of leakage. The following web sites are an excellent resource of information on roofs: <http://www.home-roofs.com> and <http://www.roofhelper.com>

1. Roof Condition

Inspect	Not Inspect	Not Presnt	Repair Replac	FYI
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Method:

- Traversed

Materials: Concrete tiles.

Observations:

- The roof appears to be serviceable and functional. Typical maintenance recommended. This usually consists of repair/replacement of damaged/missing shingles. This maintenance should help insure the weather tightness of the building and should be performed on a regular basis.

- (1) broken tile at front lower level. Can be repaired or replaced.



Damaged tile front of house



2. Flashing

Inspect	Not Inspect	Not Presnt	Repair Replac	FYI
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Appear adequate and serviceable condition at time of inspection.



3. Sky Lights

Inspect	Not Inspect	Not Presnt	Repair Replac	FYI
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- "NOT PRESENT"

4. Vent Caps

Inspect	Not Inspect	Not Presnt	Repair Replac	FYI
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Vent caps in good serviceable condition, No discrepancies noted.



5. Roof Pitch

Materials:

- 4/12 pitch adequate with this type of roofing.

6. Roof Drainage

Inspect	Not Inspect	Not Presnt	Repair Replac	FYI
X				

Materials:

- Galvanized gutters and downspouts

Observations:

- Most downspouts hooked to underground drainage. Underground drainage is beyond the scope of this inspection.



7. Vegetation effecting roof

Inspect	Not Inspect	Not Presnt	Repair Replac	FYI
		X		

8. Chimney

Inspect	Not Inspect	Not Presnt	Repair Replac	FYI
		X		

Observations:

- "NOT PRESENT"

9. Spark Arrestor

Inspect	Not Inspect	Not Presnt	Repair Replac	FYI
		X		

Observations:
• "NOT PRESENT"

Heat/AC

In accordance with the InterNACHI Standards of Practice pertaining to Heating and Air Conditioning (HVAC) systems, this report describes the energy source and the distinguishing characteristics of the heating and cooling system(s). Inspectors are required to open readily openable access panels and visually inspect the installed heating equipment and associated vent systems, flues and chimneys; and central air conditioning equipment and distribution systems. The HVAC system inspection is general and not technically exhaustive. The inspector will test the heating and air conditioner using the thermostat and/or other normal controls. NACHI highly recommends that a standard, seasonal or yearly, Service and Maintenance Contract with an HVAC contractor be obtained. This provides a more thorough investigation of the entire home's heating, air conditioning and filtering system as well as maintaining it at peak efficiency —thereby increasing service life.

1. Type of system

Materials: Split system

Forced Air Unit: (FAU) A central furnace equipped with a fan or blower that provides the primary means for circulation of air.

Condenser: This is the unit that will sit outside and is part of a split system, it contains the compressor which is the heart of your air conditioner or Heat Pump, it pumps the refrigerant through your system. Some people call the condenser the compressor, but the compressor is a component of the condenser along with the fan motor and condenser coil. Coil or outdoor coil dissipates heat from the refrigerant, changing the refrigerant from vapor to liquid.

2. Heater Condition

Inspect	Not Inspect	Not Presnt	Repair Replac	FYI
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Location: Location: • The furnace is located in the attic

Description:

- FAU: Forced air unit
- Gas fired forced hot air
- has draft assist
- Carrier serial # 4603A41717, manufactured in 2003.

Observations:

- The unit functioned properly using the normal controls (thermostat) and is 8 - 9 years old. These units generally last 15 - 20 years although some last longer.





3. Venting

Inspect	Not Inspect	Not Presnt	Repair Replac	FYI
X				

- Observations:
- Minimum furnace/water heater double wall vent pipe clearance from combustibile material is 1".
 - The visible portions of the vent pipes appeared functional.



4. Gas Valves

Inspect	Not Inspect	Not Presnt	Repair Replac	FYI
X				

- Observations:
- Gas shut off valves were present and functional.



5. Refrigerant Lines

Inspect	Not Inspect	Not Presnt	Repair Replac	FYI
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- No defects found.

6. Condensate line

Inspect	Not Inspect	Not Presnt	Repair Replac	FYI
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



7. AC Compress Condition

Inspect	Not Inspect	Not Presnt	Repair Replac	FYI
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Compressor Type:

- Carrier
- Serial #0304E19067, Manufactured in 2004.

Location: The compressor is located at the right rear of the house.

Observations:

- The unit functioned correctly using the normal controls (Thermostat).
- The typical temperature differential split between supply and return air in an air conditioner of this type is 15 - 20 degrees F. This system responded and achieved an acceptable differential temperature of 16 degrees F.
- "MAINTENANCE"
- The exterior condensor is dirty and needs to be cleaned.



8. Air Supply

Inspect	Not Inspect	Not Presnt	Repair Replac	FYI
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- The return air supply system appears to be functional, it is located at the hallway ceiling.

9. Registers

Inspect	Not Inspect	Not Presnt	Repair Replac	FYI
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- All registers working at time of inspection.

10. Filters

Inspect	Not Inspect	Not Presnt	Repair Replac	FYI
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Location:

- Located inside a filter grill in the hall ceiling.

Observations:

- "MAINTENANCE"
- [DIRTY FILTER]]The filter is dirty. Filters help clean the house air, making the environment more pleasant. Filters also clean the air before it passes through the blower and heat exchanger. This helps to keep these furnace components working efficiently. It is recommended to change the filter and then regular inspection & maintenance is advised.
- Replacement size: 36x20x1"
- MAINTENANCE: The air filter(s) should be inspected at least monthly and cleaned or replaced as required. There are two types of filters commonly used: (1) Washable filters, (constructed of aluminum mesh, foam, or reinforced fibers) these may be cleaned by soaking in mild detergent and rinsing with water. Or (2) Fiberglass disposable filters that must be REPLACED before they become clogged. Remember that dirty filters are the most common cause of inadequate heating or cooling performance.

11. Thermostats

Inspect	Not Inspect	Not Presnt	Repair Replac	FYI
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Location: Master bedroom and central hallway
- Digital - programmable set back type.
- Functional at the time of inspection.
- Thermostats are not checked for calibration or timed functions.



Dual zone control in attic

12. Gas fireplace

Inspect	Not Inspect	Not Presnt	Repair Replac	FYI
			X	

Materials: Prefabricated steel fireplace insert with gas log set. sealed unit.

Observations:

- The top panel is missing a few of the Louvre vents, and needs to be replace.
- The unit would not stay lite. It would start for a few seconds and then turn off. The usual cause of this is a worn or misaligned thermal coupler. recommend having unit serviced by a certified technician.



Direct vent





Electrical

In accordance with the InterNACHI Standards of Practice pertaining to Electrical Systems, this report describes the amperage and voltage rating of the service, the location of the main disconnect and any sub panel(s), the presence of solid conductor aluminum branch circuit wiring, the presence or absence of smoke detectors and wiring methods. Inspectors are required to inspect the viewable portions of the service drop from the utility to the house, the service entrance conductors, cables and raceways, the service equipment and main disconnects, the service grounding, the interior components of the service panels and sub panels, the conductors, the over-current protection devices (fuses or breakers), ground fault circuit interrupters and a representative number of installed lighting fixtures, switches and receptacles. All issues or concerns listed in this Electrical section should be construed as current and a potential personal safety or fire hazard. **Repairs should be a priority, and should be made by a qualified, licensed electrician.**

1. Cable Feeds

Inspect	Not Inspect	Not Presnt	Repair Replac	FYI
X				

Observations:

- Underground service lateral noted.
- 120/240 Volt, 3 phase, 200 ampere rating.
- "Inspected no discrepancies"

2. Electric Panel

Inspect	Not Inspect	Not Presnt	Repair Replac	FYI	
X					Description: Square D Panel Location: Right side Of House Observations: • No major safety or function concerns noted at time of inspection at main panel box.



3. Sub Panel

Inspect	Not Inspect	Not Presnt	Repair Replac	FYI	Discription: N/A
		X			Observations: • "NOT PRESENT"

4. Main Amp Breaker

Inspect	Not Inspect	Not Presnt	Repair Replac	FYI	Description:
X					200 amp, On main panel

5. Breakers in off position

Inspect	Not Inspect	Not Presnt	Repair Replac	FYI	Observations:
X					0

6. Wiring methods

Inspect	Not Inspect	Not Presnt	Repair Replac	FYI
X				

Branch Wiring: Wiring type: Non- metallic sheathed copper (romex)

Observations:

- Visible wiring appeared functional



7. Grounding

Inspect	Not Inspect	Not Presnt	Repair Replac	FYI
X				

Observations:

- Concrete enclosed electrode(Upher Ground). No major safety or function concerns at this time on visible portions.

8. Lighting, Fixtures, Switches, Outlets

Inspect	Not Inspect	Not Presnt	Repair Replac	FYI
			X	

Description:

- Grounded

Observations:

- Both Exterior, and interior.
- Some lightbulbs were burned out, I checked the fixture(S) and it they are working. Change the bulbs.
- One or more electric outlets and/or the boxes they are installed in are loose and/or not securely anchored. Wire conductors may be damaged due to repeated movement and/or tension on wires, or insulation may be damaged. This is a safety hazard due to the risk of shock and fire. A qualified electrician should evaluate and repair as necessary. Locations: M bedroom, Bedroom 2, Bedroom 3, Living room and family room.



9. GFCI - Ground Fault Circuit Interrupter

Inspect	Not Inspect	Not Presnt	Repair Replac	FYI
X				

Observations:

- Exterior:
- GFCI in place and operational, Reset for the GFCI outlets is in the Garage.
- Bathroom GFCI in place and operational, Reset for the GFCI outlets is in bath 3.
- Kitchen:
- GFCI in place and operational

10. AFCI - Arc Fault Circuit Interrupter

Inspect	Not Inspect	Not Presnt	Repair Replac	FYI
X				

Definition: Definition: Arc Fault Circuit Interrupter -AFCI - is an electrical safety device that helps protect against fires by detecting arc faults. An arc (or sparking) fault is an electrical problem that occurs when electricity moves from one conductor across an insulator to another conductor. This generates heat that can ignite nearby combustible material, starting a fire. Homes built since 2004 should have all bedroom circuits AFCI protected.

Observations: Arc fault breakers in place and operational. recommend testing monthly by pushing the test button on the breaker and then resetting.



11. Smoke Detectors

Inspect	Not Inspect	Not Presnt	Repair Replac	FYI
X				

Observations:

- Functioned correctly when tested with smoke check. (Smoke detector testing product).

12. Carbon Monoxide Detectors

Inspect	Not Inspect	Not Presnt	Repair Replac	FYI
X				

description:

• **SAFETY INFO:** Carbon Monoxide (CO) is a lethal gas--invisible, tasteless, odorless--produced in normal amounts whenever you use an appliance which burns a combustible fuel--gas, oil, kerosene, charcoal, and wood. When proper ventilation becomes blocked or inadequate, CO concentrations build up inside your home and can become deadly.

Observations:

- Battery operated C/O alarms installed



Plumbing

In accordance with the InterNACHI Standards of Practice pertaining to Plumbing systems, this report describes the water supply, drain, waste and vent piping materials, main water and main fuel shut-off valves, when readily viewable or known. Inspectors are required to inspect the interior water supply and distribution systems, all fixtures and faucets, the drain waste and vent systems (including all fixtures for conveying waste). Some simple plumbing repairs, such as a typical trap replacement, can be performed by a competent handyman. However, any more complex issues such as incorrect venting or improperly sloped drains should be repaired by a licensed plumber. All gas related issues should only be repaired by a licensed plumbing contractor —since personal safety is involved.

1. Water Supply

Description: Public water Supply

2. Main Water Shutoff

Inspect	Not Inspect	Not Presnt	Repair Replac	FYI
x				

Observations:
• Left side of house



3. Water Pressure

Inspect	Not Inspect	Not Presnt	Repair Replac	FYI
x				

Observations:
• 80 psi
• Normal Range is 40 - 80 psi (GOOD)



4. Exterior Hose Bib(s)

Inspect	Not Inspect	Not Presnt	Repair Replac	FYI
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Locations:

- Front right.
- Front left
- At patio.

Observations:

- "Inspected" no discrepancies.

5. Water Supply/Distribution

Inspect	Not Inspect	Not Presnt	Repair Replac	FYI
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials:

- Copper pipe.
- Polyethylene (Pex) type piping.

Observations:

- No major concerns on visible sections.

6. Waste/Drain/Vent piping

Inspect	Not Inspect	Not Presnt	Repair Replac	FYI
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials:

- ABS Plastic piping.

Observations:

- No discrepancies on visible portions.

7. Waste System

Materials: Public sewage disposal system.

8. Fuel Type/ Distribution

Inspect	Not Inspect	Not Presnt	Repair Replac	FYI
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: Gas meter located at: • Right side • Black iron piping

Observations:

- No discrepancies on visible portions.



9. Water Heater(s)

Inspect	Not Inspect	Not Presnt	Repair Replac	FYI
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: A.O. Smith, • Serial # GF03-1597221-226e , Manufactured in 2003.

Capacity:

- 50 Gallons



10. Safety Equipment

Inspect	Not Inspect	Not Presnt	Repair Replac	FYI
X				

Observations:
• Base, Tank Pressure Release Valve, Strapping, Vent, and expansion tank in place.
Inspected no discrepancies.



11. Water Heater(s) Condition

Inspect	Not Inspect	Not Presnt	Repair Replac	FYI
X				

Observations:

- The water heater is working as intended. It is 09 years old, the normal life expectancy is 12 - 15 years although some last longer. No discrepancies noted.



12. Faucets

Inspect	Not Inspect	Not Presnt	Repair Replac	FYI
X				

13. Sinks

Inspect	Not Inspect	Not Presnt	Repair Replac	FYI
X				X

Observations:

- Kitchen has a Cast iron sink/top mounted.
- Sink appears to have been refinished, suggest taking care when cleaning to protect the surface. "FYI"



14. Traps - Drains

Inspect	Not Inspect	Not Presnt	Repair Replac	FYI
X				

Observations:

- Inspected no discrepancies

15. Limit Plumbing

Materials: The sections of the plumbing system concealed by finishes and or storage (below sinks, etc.) Below the structure, or beneath the ground surface are not inspected.

Interior Areas

The Interior section covers areas of the house that are not considered part of the Bathrooms, Kitchen or areas covered elsewhere in the report. Interior areas usually consist of hallways, foyer, and other open areas. Within these areas the inspector is performing a visual inspection and will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas on the interior. The inspector does not usually test for mold or other hazardous materials. A qualified expert should be consulted if you would like further testing.

1. Interior Views

Inspect	Not Inspect	Not Presnt	Repair Replac	FYI
				X



Entry



Living room / dinning room



Family room



Nook



Kitchen



Loft



Laundry

2. Ceiling Fans

Inspect	Not Inspect	Not Presnt	Repair Replac	FYI
		X		

Observations:

- "NOT PRESENT"

3. Closets

Inspect	Not Inspect	Not Presnt	Repair Replac	FYI
X				

Observations:

- The closets are in good serviceable condition.

4. Door Bell

Inspect	Not Inspect	Not Presnt	Repair Replac	FYI
X				

Observations:

- Operated normally when tested.

5. Flooring

Inspect	Not Inspect	Not Presnt	Repair Replac	FYI
				X

Description:

- Carpet.
- Ceramic tile.
- Sheet viny flooring.

Observations:

- Tile at entry has normal wear for age, and a few small chips. recommend cleaning grout and sealing.
- Carpet appears to be new no discrepancies noted.



Entry tile

6. Stairs & Handrail

Inspect	Not Inspect	Not Presnt	Repair Replac	FYI
X				

Observations:

- Hand rails, stairs inspected no discrepancies.

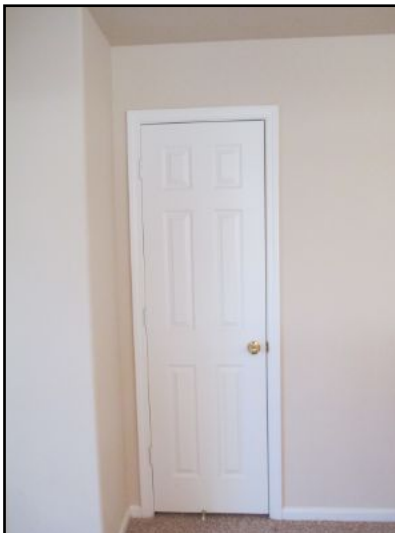
7. Interior doors

Inspect	Not Inspect	Not Presnt	Repair Replac	FYI
X				

Materials: Hollow core raised 6 panel doors.

Observations:

- Appeared serviceable and in good condition.



8. Ceiling / Walls Condition

Inspect	Not Inspect	Not Presnt	Repair Replac	FYI
			X	

- Materials:
- Textured dry wall Throughout.
- Observations:
- The paint is peeling under the shower head in the master bath. There does not appear to be wall damage. Recommend re painting.
 - "FYI"
 - No other major concerns, some visible patches at loft ceiling.



Paint peeling under shower head, M bath



Visible repairs at loft ceiling

Kitchen

The kitchen is used for food preparation and often for entertainment. Kitchens typically include a stove, dishwasher, sink and other appliances.

1. Cabinets

Inspect	Not Inspect	Not Presnt	Repair Replac	FYI
			X	

Observations:

- (1) Broken / damaged drawer guides noted. "Repair/replace as needed"
- Loose corbel under island.



Loose corbel kitchen island



Repair door guide

2. Counters

Inspect	Not Inspect	Not Presnt	Repair Replac	FYI
X				

Observations:

- Solid Surface tops noted. (Corian type)
- The counter tops are in good serviceable condition.



3. Dishwasher

Inspect	Not Inspect	Not Presnt	Repair Replac	FYI
X				

Observations:

- Frigidaire
- The unit was functional at time of inspection, I ran it through a complete cycle. No discrepancies noted.



4. Garbage Disposal

Inspect	Not Inspect	Not Presnt	Repair Replac	FYI
X				

Observations:

- Operated - appeared functional at time of inspection.

5. Ranges, Ovens, Cooktops

Inspect	Not Inspect	Not Presnt	Repair Replac	FYI
X				

Description:

- Range: Cooktop and oven/broiler.
- Natural Gas
- Frigidaire

Observations:

- The gas cooktop and oven/broiler burners were serviceable and functional at the time of the inspection. I heated the oven to 350 degrees F. The testing of temperature accuracy or timer functions is beyond the scope of this inspection.



6. Microwave

Inspect	Not Inspect	Not Presnt	Repair Replac	FYI
X				

Observations:

- Ge. Microwave.
- The microwave heated 6 oz of water to 189 degrees F. in 2 minutes. (Good)
- Built-in microwave ovens are tested using normal operating controls. Unit was tested and appeared to be serviceable at time of inspection.



7. Vent Condition

Inspect	Not Inspect	Not Presnt	Repair Replac	FYI
X				

Materials:

- Exterior Vented
- Integrated with over the range Microwave.

Observations:

- Exhaust fan was operational at time of inspection. New.



8. Floor Condition

Inspect	Not Inspect	Not Presnt	Repair Replac	FYI
X				

- Materials:
- Sheet vinyl flooring is noted.
- Observations:
- Appears to be in good condition no discrepancies noted.

Laundry

1. Cabinets

Inspect	Not Inspect	Not Presnt	Repair Replac	FYI
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Appeared functional and in good condition, at time of inspection.

2. Counters

Inspect	Not Inspect	Not Presnt	Repair Replac	FYI
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Solid Surface tops noted. (Cultured marble)
- The counter tops are in good serviceable condition.

3. Dryer Vent

Inspect	Not Inspect	Not Presnt	Repair Replac	FYI
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- "maintenance"
- Recommend cleaning dryer vent before use. "Maintenance"



4. Exhaust Fan

Inspect	Not Inspect	Not Presnt	Repair Replac	FYI
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- operational.

5. Gas Valves

Inspect	Not Inspect	Not Presnt	Repair Replac	FYI
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- gas line capped

6. Floor Condition

Inspect	Not Inspect	Not Presnt	Repair Replac	FYI
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials:

- Sheet vinyl flooring is noted.

Observations:

- Appears in good/serviceable condition. No damage visible at time of inspection.

7. Washer/Dryer

Inspect	Not Inspect	Not Presnt	Repair Replac	FYI
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Observations:

- 240 Volt 4 prong outlet for dryer in place and operational.

Bathroom

Bathrooms can consist of many features from jacuzzi tubs and showers to toilets and bidets. Because of all the plumbing involved it is an important area of the house to look over. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring..

1. Bathroom Views

Inspect	Not Inspect	Not Presnt	Repair Replac	FYI
				X



M bath



Bath 2



Bath 3

2. Cabinets

Inspect	Not Inspect	Not Presnt	Repair Replac	FYI
X				X

Observations:

- There appears to be old water damage under the sinks in baths 2 and 3. This tested dry at the time of the inspection, and no leaks were detected at sink plumbing. Damage minimal.



Bath 2



Bath 3

3. Counters

Inspect	Not Inspect	Not Presnt	Repair Replac	FYI
X				

Observations:

- Solid Surface tops noted.(cultured marble)
- There is normal wear noted for the age of the counter tops.
- No discrepancies noted.

4. Exhaust Fan

Inspect	Not Inspect	Not Presnt	Repair Replac	FYI
X				

Observations:

- The bath fan(s) were operational.

5. Floor Condition

Inspect	Not Inspect	Not Presnt	Repair Replac	FYI
X				

Materials:

- Sheet vinyl flooring.

Observations:

- In good serviceable condition, discrepancies noted.

6. Mirrors/towel bars

Inspect	Not Inspect	Not Presnt	Repair Replac	FYI
X				

7. Showers

Inspect	Not Inspect	Not Presnt	Repair Replac	FYI
			X	

Observations:

- The caulking at the master bath shower pan is failing. Recommend removing and reinstalling caulking.
- Shower head leaks at bath 3 leaks at connection to supply pipe.



M shower



Shower head leaks at connection, Bath 3

8. Bath Tubs

Inspect	Not Inspect	Not Presnt	Repair Replac	FYI
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Observations:

- "MAINTENANCE" Caulk the tub to surrounds as needed to prevent moisture intrusion at the master bath tub.
- "FYI"
- Both tubs in bath 2 and 3 have a few chips, cosmetic in nature. Can be repaired with touch up products sold at home stores.



M bath

9. Toilets

Inspect	Not Inspect	Not Presnt	Repair Replac	FYI
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Toilets functional when tested. Appeared functional and securely mounted at time of inspection.

10. A word about Caulking

Materials: • Water intrusion from bathtubs and shower enclosures is a common cause of damage behind walls, sub floors, and ceilings below bathrooms. As such, periodic re-caulking and grouting of tub and shower areas is an ongoing maintenance task which should not be neglected.

- Areas which should be examined periodically are vertical corners, horizontal corners/grout lines between walls and tubs/shower pans and at walls near floor areas. Also, the underside of shower curbs, the tub lip, tub spouts, faucet trim plates and any other areas mentioned in this report.
- Chose a PVA (polyvinyl acetate) type caulk. These are much more mildew resistant, are longer lasting and can be more thoroughly removed from bathroom surfaces.

Bedrooms

The main area of inspection in the bedrooms is the structural system. This means that all walls, ceilings floors and electrical will be inspected. Doors and windows will also be investigated for damage and normal operation. Personal items in the bedroom may prevent all areas to be inspected as the inspector will not move personal items.

1. Bedroom Views

Inspect	Not Inspect	Not Presnt	Repair Replac	FYI
				X



M bedroom



Bed 2



Bed 3



Bed 4



Bed 5

2. Ceiling Fans

Inspect	Not Inspect	Not Presnt	Repair Replac	FYI
		X		

Observations:

- "NOT PRESENT"

3. Closets

Inspect	Not Inspect	Not Presnt	Repair Replac	FYI
			X	

Observations:

- Bedroom 3 closet: Closet bypass guides is to low and the doors can come loose. Adjust as needed.



Bed 3

4. Floor Condition

Inspect	Not Inspect	Not Presnt	Repair Replac	FYI
X				

Flooring Types:

- Carpet is noted.

Observations:

- Carpet appears to be new "No discrepancies"

Foundation

1. Slab Foundation

Inspect	Not Inspect	Not Presnt	Repair Replac	FYI
---------	----------------	---------------	------------------	-----

X				
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Observations:

- All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined.

2. Foundation Perimeter

Inspect	Not Inspect	Not Presnt	Repair Replac	FYI
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X				
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Observations:

- No deficiencies were observed at the visible exterior foundation, or any evidence of a failure at interior flooring.

Attic

In accordance with the InterNACHI Standards of Practice pertaining to Attic and Insulation, this report describes the method used to inspect any accessible attics; and describes the insulation and vapor retarders used in unfinished spaces when readily accessible and the absence of insulation in unfinished spaces at conditioned surfaces. Inspectors are required to inspect insulation and vapor retarders in unfinished spaces when accessible and passive/mechanical ventilation of attic areas, if present. The following web sites are an excellent resource of information on home insulation: <http://insulation.owenscorning.com/homeowners/> and <http://www.certainteed.com/products/insulation>

1. Access

Inspect	Not Inspect	Not Presnt	Repair Replac	FYI
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- 22 x 30 " opening at
- Bedroom Closet ceiling



2. Structure

Inspect	Not Inspect	Not Presnt	Repair Replac	FYI
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- "INSPECTED"
- Trusses
- No discrepancies at visible sections.



3. Ventilation

Inspect	Not Inspect	Not Presnt	Repair Replac	FYI
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Gable louver vents noted.
- Under eave soffit inlet vents noted.
- Fixed, roof-field exhaust vent noted.
- Ventilation appears adequate.

4. Vent Screens

Inspect	Not Inspect	Not Presnt	Repair Replac	FYI
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Vent screens noted as functional.

5. Duct Work

Inspect	Not Inspect	Not Presnt	Repair Replac	FYI
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Appeared satisfactory at visible sections.



6. Insulation Condition

Inspect	Not Inspect	Not Presnt	Repair Replac	FYI
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials:

- Blown in cellulose insulation noted.

Depth: Insulation averages about 10-12 inches in depth

Observations:

- The Department of Energy R-Value recommendation for attic insulation in the central california area U.S. is R-30. This house is at or exceeds this standard.



Photos



Report Summary

On this page you will find, in **RED**, a brief summary of any **CRITICAL** concerns of the inspection, as they relate to Safety and Function. Examples would be bare electrical wires, or active drain leaks. The complete list of items noted is found throughout the body of the report, including Normal Maintenance items. Be sure to read your entire report! For your safety and liability, we recommend that you hire only licensed contractors when having any work done. If the living area has been remodeled or part of an addition, we recommend that you verify the permit and certificate of occupancy. This is important because our inspection does not tacitly approve, endorse, or guarantee the integrity of any work that was done without a permit, and latent defects could exist. Depending upon your needs and those who will be on this property, items listed in the body of the report may also be a concern for you; be sure to read your Inspection Report in its entirety. **Note:** If there are no comments in **RED** below, there were no **CRITICAL** system or safety concerns with this property at the time of inspection.

Thank you again for choosing ACUTEC Home Inspection. If you have any questions or concerns please contact me:

Gus Verras
ACUTEC Home Inspection
(916) 317-3124
Email: acutec@hotmail.com

Website: www.acutec-home-inspection.com

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Grounds		
Page 7 Item: 9	Bees, Hornets, wasps nests.	<ul style="list-style-type: none">• "SAFETY CONCERN"• One hornet, or wasp nest was found. These can pose a safety hazard. Nest(s) should be removed as necessary.• Wasp nest inside of exterior light fixture.
Electrical		
Page 24 Item: 8	Lighting, Fixtures, Switches, Outlets	<ul style="list-style-type: none">• One or more electric outlets and/or the boxes they are installed in are loose and/or not securely anchored. Wire conductors may be damaged due to repeated movement and/or tension on wires, or insulation may be damaged. This is a safety hazard due to the risk of shock and fire. A qualified electrician should evaluate and repair as necessary. Locations: M bedroom, Bedroom 2, Bedroom 3, Living room and family room.