

Acutec Home Inspection

Property Inspection Report



1234 Any Street, Sacramento, CA 95624
Inspection prepared for: Renee & James Sample
Real Estate Agent: Gus verras - Test co

Date of Inspection: 9/11/2012 Time: 1pm
Age of Home: 11 yrs Size: 2,830 sq ft
Weather: clear
Includes pool

Inspector: Gus Verras
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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

Buyer Agent present • Client present at completion of inspection to discuss results.

2. Home Type

Single Family Home Residential

3. Bedrooms

5 Bedrooms

4. Bathrooms

3.5 Baths

5. Age

11 years old built 2001

6. Occupancy

Occupancy: Occupied - Furnished • Access to some items such as: electrical outlets/receptacles, windows, wall/floor surfaces, and cabinet interiors may be restricted by furniture or personal belongings. Any such items are excluded from this inspection report.

7. Garage

2 car

8. Foundation

Concrete slab on grade

9. Square Footage

Sq ft. per listing: 2,830 Sq ft. per listing

10. Lot size

Sq ft. per listing: 9,975 Sq ft. per listing

11. Front faces

South

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.

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 views

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





2. Exterior Doors

Inspect	Not Inspect	Not Presnt	Repair Replac	FYI
			X	

Materials:

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

Observations:

- "REPAIR AS NEEDED"
- Bedroom 3 french door dead bolt is difficult to open/close. Adjust as needed.
- The sliding screen door at the M bedroom is torn. "Repair/Replace as needed"



Master bedroom slider. Torn screen

3. Windows/Screens

Inspect	Not Inspect	Not Presnt	Repair Replac	FYI
X				

Materials:

- Vinyl clad dual pane windows

Observations:

- "MAINTENANCE"
- Recommend cleaning the window tracks and lubricating with a silicone based spray for this purpose. "Maintenance"



4. Exterior Wall Clading

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. Minimal not a concern: It is the nature of stucco to experience some cracking. Small stucco cracks are normal and do not require any maintenance or repair. If 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.

5. Exterior trim

Inspect	Not Inspect	Not Presnt	Repair Replac	FYI
X				

Materials:

- Wood
- Stucco Popouts

Observations:

- As a preventative maintenance measure we recommend caulking/sealing all voids between siding, trim, windows and gaps to avoid the possibility of water intrusion.

6. Eaves & Facia

Inspect	Not Inspect	Not Presnt	Repair Replac	FYI
				X

Observations:

- Peeling paint at facia observed, suggest scraping, prep and paint as necessary.





7. Exterior Paint

Inspect	Not Inspect	Not Presnt	Repair Replac	FYI
X				

Observations:

- Paint is generally in good condition on body of house. The previously mentioned fascia is just starting to peel and crack in the more exposed areas.

8. 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.

9. 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.

Grounds

1. Driveway and Walkway Condition

Inspect	Not Inspect	Not Presnt	Repair Replac	FYI
X				

Description:

- Poured in place concrete driveway salt finish, and inlaid brick.
- Poured in place concrete walkways salt finish.

Observations:

- Driveway and walkways in good condition. See picture of paint on concrete outside of bedroom 3 at front.



Concrete in front of bedroom 3

2. Porch/Steps

Inspect	Not Inspect	Not Presnt	Repair Replac	FYI
X				

Materials:

- Poured in place concrete salt finish.

Observations:

- Normal wear for age.
- No discrepancies



3. Flat work

Inspect	Not Inspect	Not Presnt	Repair Replac	FYI
X				

Materials:

- Patio & Walkways:
- Poured in place concrete salt finish.

Observations:

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



4. Grading

Inspect	Not Inspect	Not Presnt	Repair Replac	FYI
			X	

Observations:

- "INSPECTED"
- The lot grading is generally away from the foundation.
- 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.
- Drain at front right is continually running and creating a hazard (Slippery concrete on side walk). Recommend checking rear irrigation for a slow leak.



5. Fence Condition

Inspect	Not Inspect	Not Presnt	Repair Replac	FYI
X				

Materials:

- Wood

Observations:

- Wood Fence is in serviceable condition, wear consistent with age.

6. Gate Condition

Inspect	Not Inspect	Not Presnt	Repair Replac	FYI
X				

Materials:

- Wood
- Wrought iron

Observations:

- Gates are in good serviceable condition. Wear consistent with age. The gate to the pool area is equipped with a return spring and self closing latch as required.



7. Vegetation Observations

Inspect	Not Inspect	Not Presnt	Repair Replac	FYI
X				

Observations:

- Prune or remove any plants that are in contact or proximity to home to eliminate pathways of wood destroying insects.

8. Bees, Hornets, wasps nests.

Inspect	Not Inspect	Not Presnt	Repair Replac	FYI
		X		

Observations:

- "NOT PRESENT"

Garage

1. Walls/Ceiling/Firewall

Inspect	Not Inspect	Not Presnt	Repair Replac	FYI
X				

Observations:

- 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:

- The ventilation is Adequate.

3. Floor Condition

Inspect	Not Inspect	Not Presnt	Repair Replac	FYI
X				X

Materials:

- Bare concrete floors noted.

Observations:

- Concrete slab has stains that appear to be from cleaning products used.



4. Exterior Door

Inspect	Not Inspect	Not Presnt	Repair Replac	FYI
			X	

Observations:

- "MAINTENANCE"
- Adjust the dead bolt it is difficult to open/close.



Adj dead bolt

5. Fire Door

Inspect	Not Inspect	Not Presnt	Repair Replac	FYI
			X	

Observations:

- Garage-house door weatherstrip: apparent pet damage. Also scratches on door, see photo



Door and weather strip damaged.

6. Garage Door Condition

Inspect	Not Inspect	Not Presnt	Repair Replac	FYI
X				

Materials:

- 16' steel / sectional door with windows.

Observations:

- The Door is satisfactory and functional. No deficiencies observed.
- "FYI"
- The vehicle door has an electric opener installed, and the manual lock mechanism on the door hasn't been disabled. Severe Damage may occur if the vehicle door opener is operated with the manual lock engaged. Recommend disabling or removing the lock. ,



7. Garage Opener Status

Inspect	Not Inspect	Not Presnt	Repair Replac	FYI
X				

Description:

- Overhead door company legacy chain drive
- 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
X				

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 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
			X	

Method:

- Traversed

Materials: Concrete tiles.

Observations:

- (1) Broken tile, see photo. It can be repaired with roof adhesive caulking, or replaced.
- Location front left.
- "FYI"
- The roof is 11 years and appears to be in good serviceable condition.



area of broken tile

2. Flashing

Inspect	Not Inspect	Not Presnt	Repair Replac	FYI
X				

Observations:

- Appear adequate and serviceable condition at time of inspection.

3. Sky Lights

Inspect	Not Inspect	Not Presnt	Repair Replac	FYI
		X		

Observations:

- "NOT PRESENT"

4. Vent Caps

Inspect	Not Inspect	Not Presnt	Repair Replac	FYI
X				

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:

- "MAINTENANCE"

• Downspouts leading onto underground drainage piping has been used. The testing of underground drainage systems is beyond the scope of this inspection. Please ask owner about condition or perform your own testing before the close of escrow. It is further recommended that any underground drainage system be flushed at least once a year.



7. Vegetation effecting roof

Inspect	Not Inspect	Not Presnt	Repair Replac	FYI
X				

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

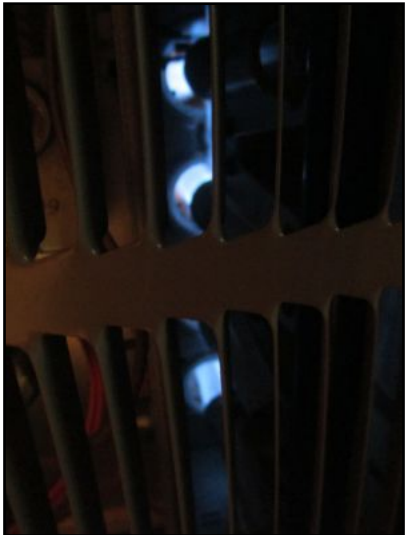
Materials: Split system
Forced Air Unit: (FAU) A central furnace equipped with a fan or blower that provides the primary means for circulation of air.
Condenser: This is the unit that will sit outside and is part of a split system, it contains the compressor which is the heart of your air conditioner 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
X				

Location: • The furnace is located in the attic
Description:
 • Goodman serial # 0103615381, manufactured in 2001.
Observations:
 • The unit functioned properly using the normal controls (thermostat) and is 11 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".



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
X				

Observations:

- No defects found.



6. AC Compress Condition

Inspect	Not Inspect	Not Presnt	Repair Replac	FYI
			X	

Compressor Type:

- Amana
- Serial #0108100329, Manufactured in 2001.

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

Observations:

- "MAINTENANCE"
- The exterior condensor is dirty and needs to be cleaned.
- Supply air from the air conditioning system was not cool enough. It should be 14 to 20 degrees Fahrenheit cooler than at the return duct(s), or current room temperature. This may be caused by refrigerant loss, dirty coils, a failing compressor, an over sized fan, or a deficient return air system. A qualified heating and cooling contractor should evaluate and repair as necessary



7. Air Supply

Inspect	Not Inspect	Not Presnt	Repair Replac	FYI
X				

Observations:

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



8. Registers

Inspect	Not Inspect	Not Presnt	Repair Replac	FYI
			X	

Observations:

- Air flow weak at some of the registers on the left side of house. We recommend further evaluation by a licensed HVAC technician.

9. Filters

Inspect	Not Inspect	Not Presnt	Repair Replac	FYI
				X

Location:

- Located inside a filter grill in the hall ceiling.

Observations:

- [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.
- 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.
- Replacement size: 36x20x1"

10. Thermostats

Inspect	Not Inspect	Not Presnt	Repair Replac	FYI
X				

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 controller

11. Gas fireplace

Inspect	Not Inspect	Not Presnt	Repair Replac	FYI
X			X	

Materials: Heatilator 40" gas sealed unit located at the Family room. Has blower installed.

Observations:

- Unit functioned correctly using normal; controls.
- "REPAIR AS NEEDED"
- Repair the screen at the direct vent located directly behind the fireplace at the exterior. This will keep birds and other vermin out of the duct.



Exterior 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. Main Amp Breaker

Inspect	Not Inspect	Not Presnt	Repair Replac	FYI
X				

Description: 200 amp, On main panel

4. Breakers in off position

Inspect	Not Inspect	Not Presnt	Repair Replac	FYI
X				

Observations: 0

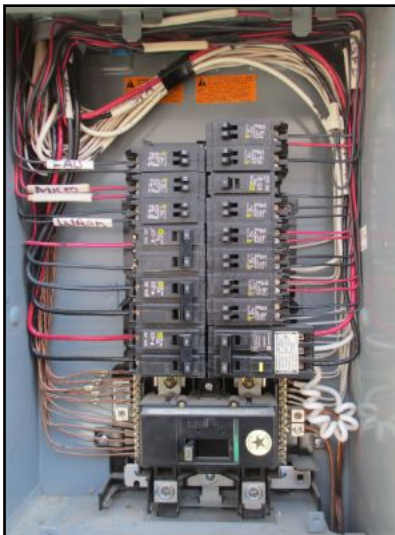
5. Wiring methods

Inspect	Not Inspect	Not Presnt	Repair Replac	FYI
X				

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

Observations:

- Visible wiring appeared functional



6. 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.



7. Exterior: lights/Fixtures/Switches/Outlets

Inspect	Not Inspect	Not Presnt	Repair Replac	FYI
X				

Observations:

- All exterior lighting functional at time of inspection.
- GFCI in place and operational
- Reset for the GFCI outlets are in the:
 - Garage.
- Definition: Ground Fault Circuit Interrupter - GFCI - is an electrical safety device that cuts power to an individual outlet and/or entire circuit when as little as .005 amps is detected leaking--this is faster than a person's nervous system can react! Kitchens, bathrooms, whirlpools/hot-tubs, unfinished basements, garages, and exterior circuits are normally GFCI protected. This protection is from electrical shock.



Christmas light outlet under porch

8. Interior: Lights/Fixtures/Switches/Outlets

Inspect	Not Inspect	Not Presnt	Repair Replac	FYI
X				

Observations:

- Not able to test all outlets due to furniture and stored items. The outlets I tested were functioning properly.
- All lighting functional at time of inspection.
- GFCI in place and operational
- Reset for the bath GFCI outlets is in the: Master bath

9. 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: This home was built before 2004 when Arc fault breakers were required in bedrooms. You may want to consider upgrading. For more information go to: www.cpsc.gov/cpscpub/pubs/afcifac8.pdf

10. Smoke Detectors

Inspect	Not Inspect	Not Presnt	Repair Replac	FYI
X				

Observations:

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

11. 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:

- Plug in Carbon Monoxide detectors installed.
- Move C/O detector from family room to the hallway near master bedroom.



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

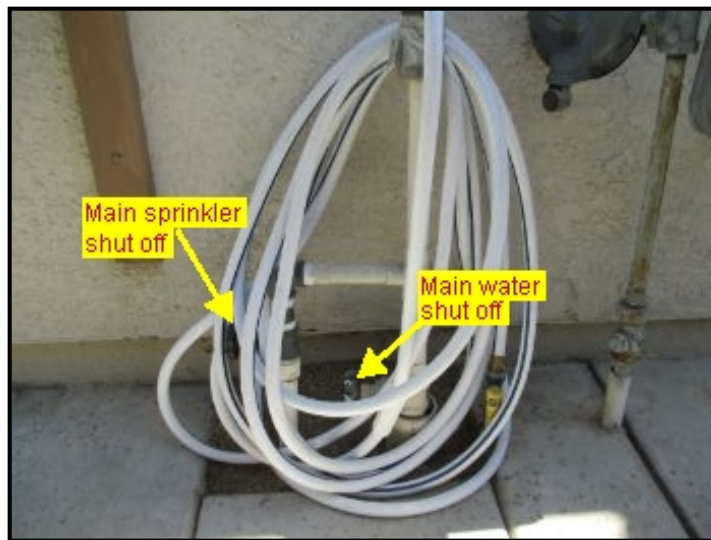
Description: Public water Supply

2. Main Water Shutoff

Inspect	Not Inspect	Not Presnt	Repair Replac	FYI
X				

Observations:

- front right

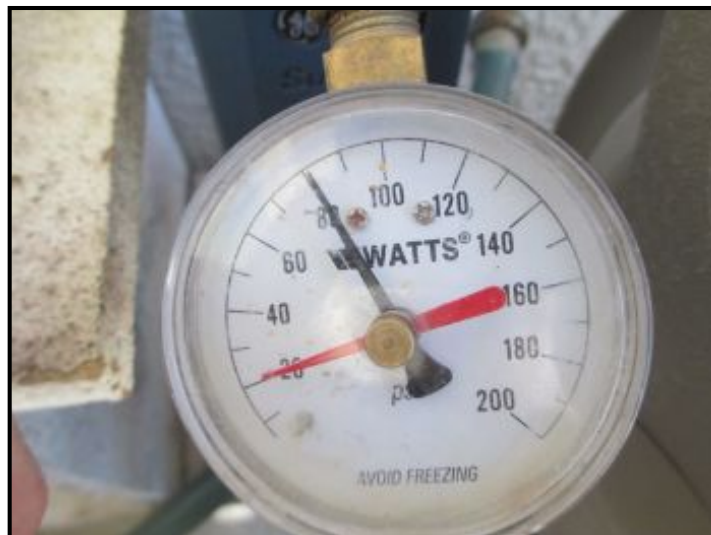


3. Water Pressure

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
X				

Locations:

- Right side.
- At patio.
- Courtyard

Observations:

- "Inspected" no discrepancies.

5. Water Supply/Distribution

Inspect	Not Inspect	Not Presnt	Repair Replac	FYI
X				

Materials:

- Copper pipe.
- There may have been Polyethylene (Pex) type piping used but none was visible.

Observations:

- No major concerns on visible sections.

6. Waste/Drain/Vent piping

Inspect	Not Inspect	Not Presnt	Repair Replac	FYI
X				

Materials:

- ABS Plastic piping.

Observations:

- No discrepancies on visible portions.

7. Waste System

Materials: Public sewage disposal system.

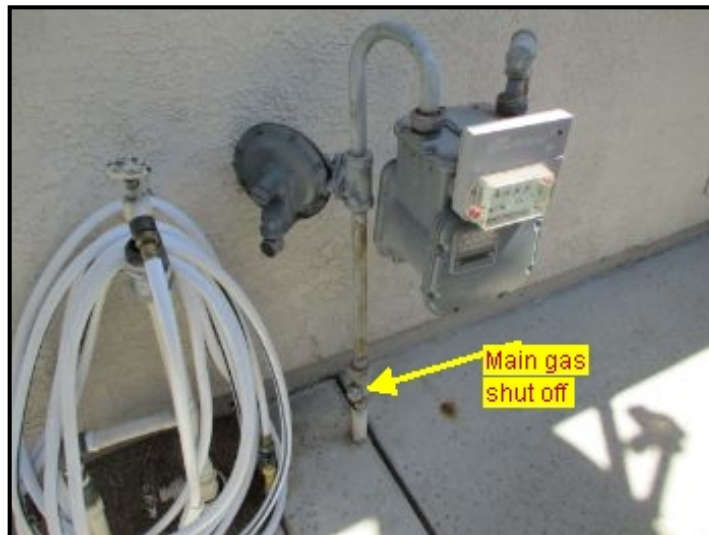
8. Fuel Type/ Distribution

Inspect	Not Inspect	Not Presnt	Repair Replac	FYI
X				

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
X				

Description: U.S. Craftmaster • Serial #071014336, Manufactured in 2007. • Natural Gas, Capacity:

- 50 Gallons

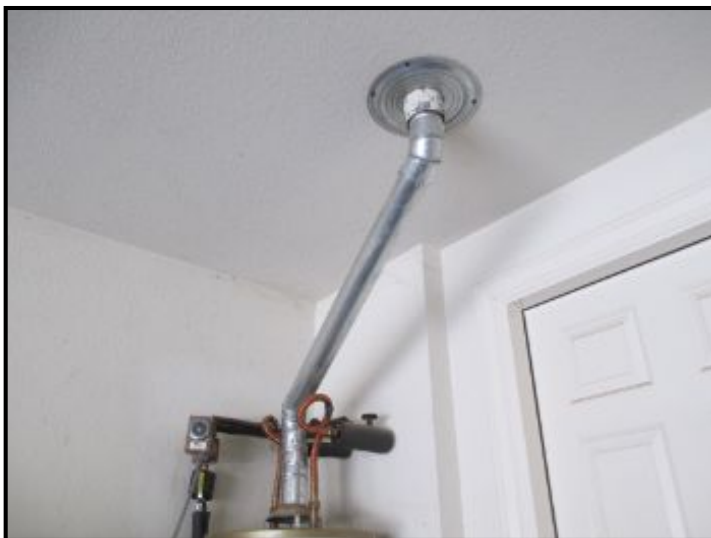


10. Safety Equipment

Inspect	Not Inspect	Not Presnt	Repair Replac	FYI
X				

Observations:

- Base, TPRV (Tank Pressure Release Valve), Strapping and Vent Inspected, no discrepancies.



11. Water Heater(s) Condition

Inspect	Not Inspect	Not Presnt	Repair Replac	FYI
X				X

Observations:

- The water heater is working as intended. It is 05 years old, the normal life expectancy is 12 - 15 years although some last longer. No discrepancies noted.
- Water temperature observed to be: 126 degree F. This is too hot Recommended temp should be set at 118-122 degrees F . Over 122 degrees can scald young children. Keeping it at or below 122 degrees can extend water heater life, and improve energy efficiency and conservation. "Recommend adjusting to lower temperature."
- Taco circulator pump and timer installed. Recommend asking seller for operating instructions or downloading them off of the internet.



Taco water circulator and timer

12. Faucets

Inspect	Not Inspect	Not Presnt	Repair Replac	FYI
X				

13. Sinks

Inspect	Not Inspect	Not Presnt	Repair Replac	FYI
X				

Observations:

- Kitchen:
- Sinks are in good serviceable condition.
- Bathroom:
- A few of the stoppers are inoperable and need adjustment.



Kitchen



Kitchen

14. Traps - Drains

Inspect	Not Inspect	Not Presnt	Repair Replac	FYI
			X	

Observations:

- Location:
- Bath 4
- Water drains slow at sink, recommend clearing trap.

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
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



Entry



Living, dining room



Family room





Laundry

2. Cabinets

Inspect	Not Inspect	Not Presnt	Repair Replac	FYI
X				

Observations:

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



3. Ceiling Fans

Inspect	Not Inspect	Not Presnt	Repair Replac	FYI
X				

Observations:

- Operated normally when tested, at time of inspection. Location(s):
- Family room.

4. Closets

Inspect	Not Inspect	Not Presnt	Repair Replac	FYI
X				

Observations:

- The closet(s) were not fully accessible due to stored items.
- The closets are in good serviceable condition.

5. Door Bell

Inspect	Not Inspect	Not Presnt	Repair Replac	FYI
X				

Observations:

- Operated normally when tested.

6. Flooring

Inspect	Not Inspect	Not Presnt	Repair Replac	FYI
X				

Description:

- Carpet.
- Ceramic tile.
- Laminate flooring (Pergo style) floating floor.

Observations:

- Carpet appears to be in serviceable condition at visible sections. It looks as if it may be beneficial to have it stretched it at the living and family rooms.
- Laminate flooring appears to be new.
- Entry tile no discrepancies .



Entry tile



Nook / Kitchen tile



Living, family, rooms, carpet



Hallways laminate.

7. Stairs & Handrail

Inspect	Not Inspect	Not Presnt	Repair Replac	FYI
		X		

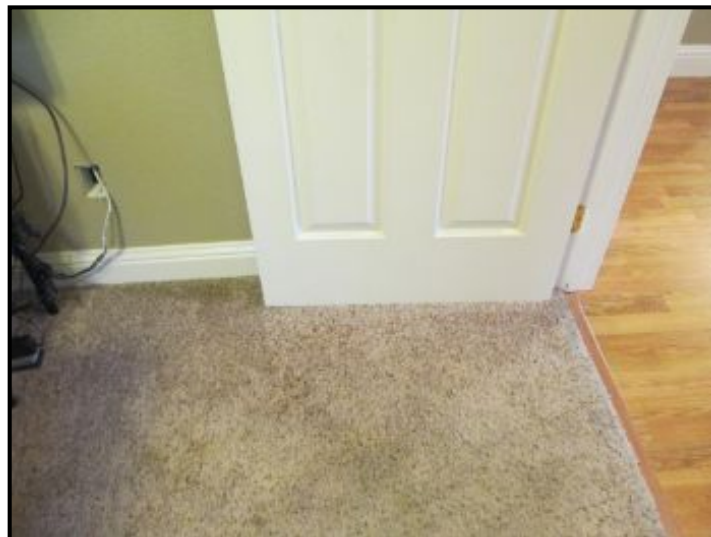
Observations:
 • "NOT PRESENT"

8. Interior doors

Inspect	Not Inspect	Not Presnt	Repair Replac	FYI
			X	

Materials: Hollow core raised 6 panel doors.

Observations:
 • Bed 4
 • The bedroom door needs to be cut down as it drags on the carpet. Normal clearance is 1/2" to 3/4" off of flooring.



Bedroom 4 door drags

9. Ceiling / Walls Condition

Inspect	Not Inspect	Not Presnt	Repair Replac	FYI
X				

Materials:
 • Textured dry wall Throughout.

Observations:
 • "Inspected no major concerns, some visible patches."
 • "FYI"
 • See photo of loose trim at nook.



Loose trim

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:

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

2. Counters

Inspect	Not Inspect	Not Presnt	Repair Replac	FYI
X				

Observations:

- Slab Granite tops and splashes noted.
- The counter tops are in good serviceable condition.

3. Dishwasher

Inspect	Not Inspect	Not Presnt	Repair Replac	FYI
X				

Observations:

- Whirlpool dishwasher
- 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 Both disposals - appeared functional at time of inspection.

5. Ranges, Ovens, Cooktops

Inspect	Not Inspect	Not Presnt	Repair Replac	FYI
X				

Description:

- Cooktop: Whirlpool gas 4 burner.
- Oven(s) Whirlpool electric dual wall unit.

Observations:

- The upper and lower electric ovens were tested at the time of inspection and appeared to function properly. I heated them both to 350 degrees F. The testing of temperature accuracy or timer functions are beyond the scope of this inspection.
- Cooktop in good serviceable condition.



6. Microwave

Inspect	Not Inspect	Not Presnt	Repair Replac	FYI
X				

Observations:

- Whirlpool microwave.
- The microwave heated 6 oz of water to 193 degrees F. in 2 minutes. (Good)





7. Vent Condition

Inspect	Not Inspect	Not Presnt	Repair Replac	FYI
X				

Materials:

- Exterior Vented
- Integrated with over the range Microwave.

Observations:

- Exhaust fan and surface lights working, recommend cleaning filters now and on a regular basis.



8. Floor Condition

Inspect	Not Inspect	Not Presnt	Repair Replac	FYI
X				

Materials:

- Ceramic tile is noted.

Observations:

- Appears to be in good condition no discrepancies noted.

Laundry

1. Cabinets

Inspect	Not Inspect	Not Presnt	Repair Replac	FYI
X				

Observations:

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

2. Counters

Inspect	Not Inspect	Not Presnt	Repair Replac	FYI
X				

Observations:

- Ceramic tile tops noted.
- The counter tops are in good serviceable condition.

3. Dryer Vent

Inspect	Not Inspect	Not Presnt	Repair Replac	FYI
X				

Observations:

- It is currently hooked up to a dryer and functional.
- Recommend cleaning dryer vent before use. "Maintenance"



4. Exhaust Fan

Inspect	Not Inspect	Not Presnt	Repair Replac	FYI
X				

Observations:

- operational.

5. Gas Valves/240 Volt

Inspect	Not Inspect	Not Presnt	Repair Replac	FYI
X				

Observations:

- Gas line or 240 volt 4 prong plug available for dryer.
- gas line capped



6. Floor Condition

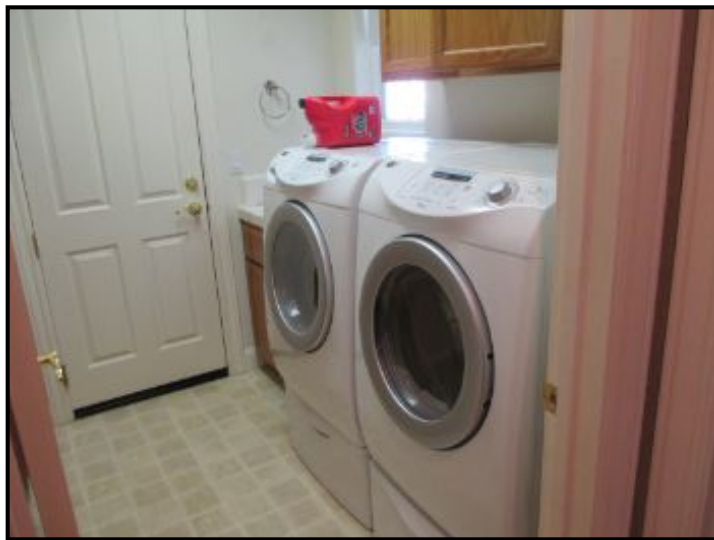
Inspect	Not Inspect	Not Presnt	Repair Replac	FYI
X				

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
X				

Observations:
 • Maytag Neptune front load washer and dryer. Operational at time of inspection and in good condition.



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
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



M bath



M bath



Bath 2. 1/2 bath



Bath 3



Bath 4 attached to bedroom 2

2. Cabinets

Inspect	Not Inspect	Not Presnt	Repair Replac	FYI
X				

Observations:

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

3. Counters

Inspect	Not Inspect	Not Presnt	Repair Replac	FYI
X				

Observations:

- Cearmic Tile counters and splashes noted.
- There is normal wear noted for the age of the counter tops. Good condition.

4. Exhaust Fan

Inspect	Not Inspect	Not Presnt	Repair Replac	FYI
X				

Observations:

- The bath fan(s) were all operational.

5. Floor Condition

Inspect	Not Inspect	Not Presnt	Repair Replac	FYI
X				

Materials:

- Carpet.
- Sheet vinyl flooring.

Observations:

- Appears to be in good condition.
- "FYI"
- Carpet is not recommended in bathrooms due to potential to harbor moisture, which could lead to unwanted mold issues.

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:

- Inspected no discrepancies.

8. Bath Tubs

Inspect	Not Inspect	Not Presnt	Repair Replac	FYI
X				

Observations:

- "FYI"
- Bath 3 has a chip and scratches in the tub. This is only cosmetic will not effect function.
- "FYI"



Bath 3



Bath 3

9. Toilets

Inspect	Not Inspect	Not Presnt	Repair Replac	FYI
X				

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
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



M bedroom



bedroom 2



Bed 3



Bedroom 4



Bedroom 5

2. Ceiling Fans

Inspect	Not Inspect	Not Presnt	Repair Replac	FYI
X				

Observations:

- Operated normally when tested, all bedrooms.

3. Closets

Inspect	Not Inspect	Not Presnt	Repair Replac	FYI
X				

Observations:

- The closets are in good serviceable condition.
- The closet are full of personal and stored items. This limited my inspection in these areas considerably.

4. Floor Condition

Inspect	Not Inspect	Not Presnt	Repair Replac	FYI
X				

Flooring Types:

- Carpet is noted.

Observations:

- Access to all areas not possible due to furniture and or stroed items.
- Carpet is in serviceable condition.

Foundation

1. Slab Foundation

Inspect	Not Inspect	Not Presnt	Repair Replac	FYI
X				

2. Foundation Perimeter

Inspect	Not Inspect	Not Presnt	Repair Replac	FYI
X				

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
X				

- Observations:
- "INSPECTED"
 - 22 x 30 " opening at
 - Bathroom ceiling

2. Structure

Inspect	Not Inspect	Not Presnt	Repair Replac	FYI
X				

- Observations:
- Trusses
 - No discrepancies at visible sections.



3. Ventilation

Inspect	Not Inspect	Not Presnt	Repair Replac	FYI
X				

- Observations:
- Gable louver vents noted.
 - Fixed, roof-field exhaust vent noted.
 - Ventilation appears adequate.



4. Vent Screens

Inspect	Not Inspect	Not Presnt	Repair Replac	FYI
X				

Observations:
 • Vent screens noted as functional.

5. Duct Work

Inspect	Not Inspect	Not Presnt	Repair Replac	FYI
X				

Observations:
 • Appeared satisfactory at visible sections.



6. Insulation Condition

Inspect	Not Inspect	Not Presnt	Repair Replac	FYI
X				

Materials:
 • Blown in cellulose insulation noted.
 Depth: Insulation averages about 12-14 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.



Pool

1. Structure Condition

Inspect	Not Inspect	Not Presnt	Repair Replac	FYI
X				

Type: below ground

Observations:

- No discrepancies, lite stains appropriate for age.



2. Deck Condition

Inspect	Not Inspect	Not Presnt	Repair Replac	FYI
X				

Materials: Poured in place concrete salt finish.

Observations:

- Good serviceable condition, no discrepancies.



3. Gate & Fence Condition

Inspect	Not Inspect	Not Presnt	Repair Replac	FYI
X				

Materials: **Wood**

Observations:

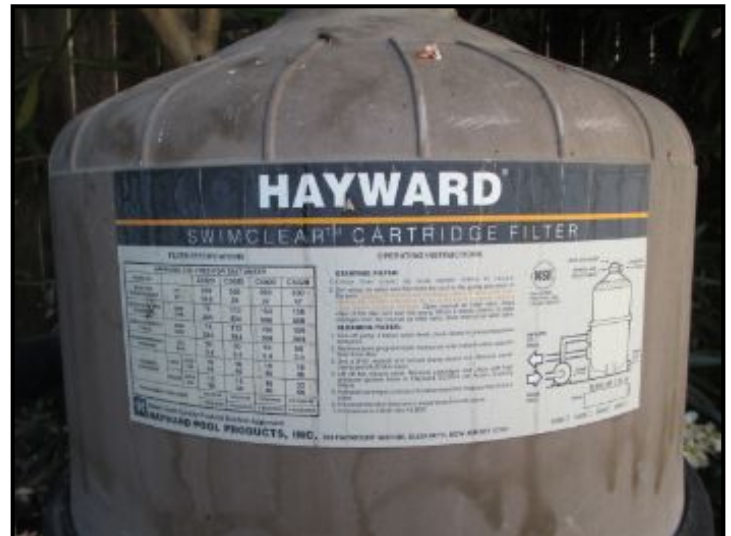
- Gate return spring in and place gate self latch's.

4. Filter

Inspect	Not Inspect	Not Presnt	Repair Replac	FYI
X				

Observations:

- Hayward Swim Clear cartridge filter.



5. Skimmer and Basket

Inspect	Not Inspect	Not Presnt	Repair Replac	FYI
X				

Observations:

- Automatic pool vacuum "Polaris" outlet noted.



6. Pool Heater Condition

Inspect	Not Inspect	Not Presnt	Repair Replac	FYI
		X		

Materials: N/A

Observations:
• N/A

7. Lights

Inspect	Not Inspect	Not Presnt	Repair Replac	FYI
X				

Observations:
• operated

8. Pressure Gauge

Inspect	Not Inspect	Not Presnt	Repair Replac	FYI
X				

Observations:
• Present on filter housing.



9. Door Alarms/Barriers

Inspect	Not Inspect	Not Presnt	Repair Replac	FYI
			X	X

Observations:
• Any doors leading directly to the pool should have audible alarms installed.

10. Pumps

Inspect	Not Inspect	Not Presnt	Repair Replac	FYI
X				

Observations:

- operated
- No discrepancies noted.
- Hayward pumps.



11. Jets

Inspect	Not Inspect	Not Presnt	Repair Replac	FYI
		X		

Observations:

- none

12. Coping

Inspect	Not Inspect	Not Presnt	Repair Replac	FYI
X				

Observations:

- Brick and poured in place concrete, no discrepancies.



13. Tile

Inspect	Not Inspect	Not Presnt	Repair Replac	FYI
			X	

Observations:

- loose tiles at the left of the main water fall see photo. repair as needed.



14. Timer

Inspect	Not Inspect	Not Presnt	Repair Replac	FYI
X				

Observations:

- Remote polaris model 1000. Batteries low and do not appear to be charging. With the batteries low, the remote has to be near the control panel to operate. Recommend replacing batteries. Remote operational Note: Timed functions not tested.



Remote. Polaris , sol 1000

15. Water Condition

Inspect	Not Inspect	Not Presnt	Repair Replac	FYI
X				

Observations:

- clear
- Hayward automatic chlorinator installed.



auto chlorinator

16. Water Fill Unit

Inspect	Not Inspect	Not Presnt	Repair Replac	FYI
X				

Observations:

- The pool is equipped with an auto fill and as found to be operational at the time of the inspection.

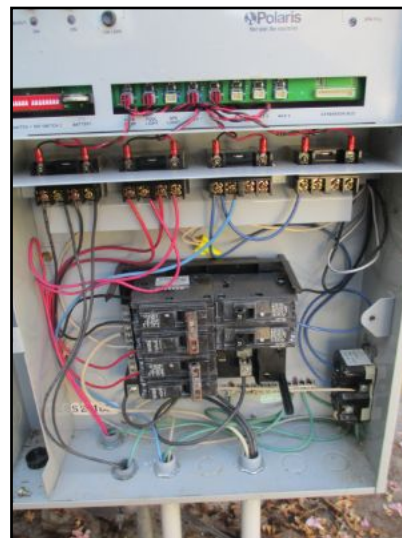


17. Electrical/Sub Panel

Inspect	Not Inspect	Not Presnt	Repair Replac	FYI
X				

Observations:

- No major system safety or function concerns noted at time of inspection.



18. GFCI

Inspect	Not Inspect	Not Presnt	Repair Replac	FYI
X				

Observations:

- GFCI in place and operational
- GFCI reset at main breaker panel <FYI>

19. Pool safety information.

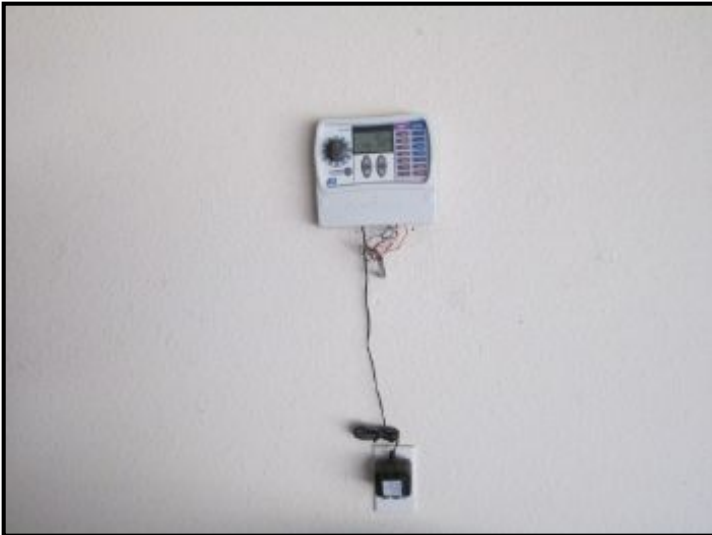
Materials: Recommend you review the pool safety guidelines at the following website. , www.cpsc.gov/cpspub/pubs/pool.pdf

Photos



Shed beyond scope of inspection





Sprinkler timer. Beyond scope of inspection



Plumbing



Kitchen



Kitchen



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
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 Email: acutec@hotmail.com

Website: www.acutec-home-inspection.com

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Grounds		
Page 10 Item: 4	Grading	• Drain at front right is continually running and creating a hazard (Slippery concrete on side walk). Recommend checking rear irrigation for a slow leak.
Heat/AC		
Page 20 Item: 6	AC Compress Condition	• Supply air from the air conditioning system was not cool enough. It should be 14 to 20 degrees Fahrenheit cooler than at the return duct(s), or current room temperature. This may be caused by refrigerant loss, dirty coils, a failing compressor, an over sized fan, or a deficient return air system. A qualified heating and cooling contractor should evaluate and repair as necessary
Page 21 Item: 8	Registers	• Air flow weak at some of the registers on the left side of house. We recommend further evaluation by a licensed HVAC technician.
Pool		
Page 53 Item: 9	Door Alarms/Barriers	• Any doors leading directly to the pool should have audible alarms installed.