

# *Acutec Home Inspection*

## Property Inspection Report



Sample ave, Sacramento CA, 95888  
Inspection prepared for: Sample Sample  
Agent: sample sample -

Inspection Date: 10/27/2011 Time: 11:00 am  
Age: 54 years built 1957 Size: 2233 Sqft.  
Weather: Clear

Inspector: Constantine (Gus) Verras  
License # NACHI 10102703  
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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

# Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expenses to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all of the pages of the report as the summary alone does not explain all the issues. All repairs must be done by a licensed & bonded trade or profession. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

<b>Exterior Areas</b>		
Page 9 Item: 6	Electric/Lights/Plugs	• Outside outlets have an open ground and are not GFCI protected. GFCI outlets have been required since 1973 on outdoor outlets. Consider upgrading to the current safety standards of GFCI protection.
<b>Garage</b>		
Page 11 Item: 3	GFCI	• This house was built before 1978 when GFCI (ground fault protection) was required in garages. Consider upgrading to the current standards. Note: GFCI receptacles are not required 6' 8" off the ground or for dedicated appliances such as (freezer, refrigerator, etc).
<b>Roof</b>		
Page 16 Item: 6	Trees shrubs effecting roof	• Trees are over and touching the roof in several locations. Trim back away from roof. [Maintenance]
<b>Interior Areas</b>		
Page 30 Item: 4	Closets	• Closet in master bathroom has an incandescent light with only 5" of clearance from edge of shelf. This is a fire hazard as combustible items stacked on the shelf could come into contact with light bulb. [Repair as Needed] [Safety]
Page 30 Item: 6	Fans/Lights/Outlets	• Electrical outlets in all bedrooms, the living room, dining room, nook and family room are testing OPEN GROUND, they are not grounded. The breakers they are attached to in the main service panel are GFCI protected. This provides a higher level of safety from accidental shock, but does not provide a ground. This method makes it safer to install a 3 prong outlet without a ground as long as the outlet cover has a sticker stating (GFI outlet not grounded). The following appliances require grounding type receptacles: Computer hardware, Refrigerators, freezers, Air conditioners, washers, dryers, dishwashers, information technology, electrical aquarium equipment, Hand held motor operated tools, etc. This list is not exhaustive. I recommend you seek advice from a licensed electrician in regards to non grounded outlets if you have any concerns. [Evaluate]
<b>Bathrooms</b>		
Page 36 Item: 4	Sinks	• Sink in 1/2bath is not securely fastened to wall. {repair as needed}
Page 37 Item: 9	Electrical	• Outlet in bath 2 is marked GFCI protected, open ground. Same situation as mentioned under interior rooms outlets GFI protected no ground. See Interior section fans/lights/outlets for a complete description.
<b>Attic</b>		
Page 39 Item: 3	Attic electrical	• 3 ea can lights at entry and hallway are not rated for direct contact with insulation. I located 2 and partially removed the insulation around them. Clear the insulation around these lights at least 6" to prevent fire [Safety]
<b>Basement/Crawlspace</b>		
Page 41 Item: 3	Plumbing	• Drain pipe leak in crawl space under kitchen. Very slow drip at iron pipe joint see photos. [Repair as needed]

**Bedrooms**

Page 46 Item: 2	Fans/Lights/Plugs	<ul style="list-style-type: none"><li>• <i>Outlets as previously mentioned in Interior areas fans/lights/outlets. Are GFI protected but not grounded.</i></li></ul>
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# Inspection Details

**1. Inspection Time**

1:30 pm - 5:45 pm

**2. Attending Inspection**

Client present • Buyer Agent present

**3. Residence Type/Style**

Single Family Home

**4. Foundation Type**

Description: Raised foundation.

**5. Garage/Carport**

2 car detached

**6. Age of Home / Year built**

Built in: 54 years, built 1957

**7. Square Footage**

2,233 Sq ft.

**8. Lot Size**

10,890 Sq ft.

**9. Front of Home faces**

West

**10. Number of bedrooms**

Bedrooms: 3

Bathrooms: 3

**11. Occupancy**

Vacant - Furnished

**12. Weather conditions**

Warm • Clear

**13. Ground/Soil Surface condition**

Damp

**14. Rain in the last 3 Days**

no

**15. Excluded from this inspection**

Materials: Irrigation and security systems

## 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).

### COMMENT KEY or DEFINITIONS:

**"INSPECTED":** I visually inspected the item, system, or component and if no other comment is made, then it appeared to be Functioning as intended - allowing for normal wear and tear.

**"NOT INSPECTED":** I did not inspect this item, system, or component and make no representation of whether or not it was functioning as intended and will state a reason for not inspecting.

**"NOT PRESENT":** This item, system, or component is not in this home or building.

**"REPAIR 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.

**"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.

**Thank you**  
**Acutec Home Inspection**

*GUS VERRAS*



# 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







## 2. Driveway

Materials: Poured in place concrete • Asphalt

**Observations:**

• Asphalt has some normal cracking. Recommend filling the cracks and sealing the asphalt to extend its serviceable life. Concrete light cracks normal.





### 3. Walkways

Materials: Poured in place concrete

**Observations:**

- A crack in the walkway leading from the street has a repair that will need to be re-done in the near future. It was done to smooth out a tripping hazard. The concrete used to do the repair is coming apart. [Repair as needed.]



### 4. Steps, Stoop, Porch

Materials: Poured in place concrete.

**Observations:**

- [Inspected.] no issues.

### 5. Exterior doors

Description: Solid core wood • Foam core Steel • Vinyl clad sliding glass doors

**Observations:**

- [Inspected]
- No discrepancies

## 6. Electric/Lights/Plugs

Locations & Resets: Outlets located: • Front porch • Rear patio • Patio area off of master bedroom

Description: Exterior coach Lites

### Observations:

• *Outside outlets have an open ground and are not GFCI protected. GFCI outlets have been required since 1973 on outdoor outlets. Consider upgrading to the current safety standards of GFCI protection.*



At patio



M-bed patio

## 7. Exterior Wall Cladding

Description: Wood lap siding.

### Observations:

• *Inspected no discrepancies.*

## 8. Eaves, Soffits, Facias

Description: wood

### Observations:

• *[Inspected] No discrepancies.*

## 9. Windows and screens

Materials: Vinyl clad dual pane, single hung and sliding windows and doors.

### Observations:

• *[Inspected]*  
• *No screens on any windows. Suggest asking seller about this as there are screens in the garage.*

## 10. Doors, Window frames, Trim

Description: Exterior trim is wood, around doors, windows.

### Observations:

• *[Inspected] No discrepancies.*

## 11. Exterior Caulking

Comments: 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.

### Observations:

• *Exterior caulking is generally in good condition.*

## **12. Patio, Flatwork**

Description: Raised concrete patio with tile.

**Observations:**

- *[Inspected] No discrepancies.*

## **13. Grading, Surface Draining**

Description: Level grade

**Observations:**

- *Inspected grading, it is away from foundation and out through the front, both left and right sides. No discrepancies.*

## **14. Vegetation Affecting Structure**

**Observations:**

- *Trim bushes and shrubs at 1' away from structure.*

## **15. Limitations of Exterior Inspections**

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

# Garage

## 1. Floor/Slab

Materials: Concrete slab painted with epoxy paint.

**Observations:**

- Common cracks noted.



## 2. Walls

Description: 2x4 framing, 2x6 rafters. No sheet rock

**Observations:**

- [Inspected]
- No discrepancies.

## 3. GFCI

**Observations:**

- This house was built before 1978 when GFCI (ground fault protection) was required in garages. Consider upgrading to the current standards. Note: GFCI receptacles are not required 6' 8" off the ground or for dedicated appliances such as (freezer, refrigerator, etc).

## 4. Outlets / Lights

**Observations:**

- Light operational.

## 5. Exterior Door

**Description:**

- Appeared functional, at time of inspection.





## 6. Fire Door

### Description:

- N/A (Detached garage)

## 7. Garage Door(s) Condition

Description: One 16' steel door

### Observations:

- [Inspected]
- Rollers need to be lubricated.

## 8. Garage Door Opener(s)

Description: Chamberlain 1/2hp chain drive, with Infrared beams.

### Observations:

- Infrared beam functioning as intended, door reverses when beam is broken.
- Opener working as intended.



# 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 Style and Pitch

Gable end 4/12 pitch

## 2. Method of Roof inspection

Traversed

## 3. Roof Covering

Materials: Composition tab tiles.

### Observations:

- *[Inspected]*
- *Clean debris out of valleys and around skylite.*
- *Appears to be in good condition.*



## 4. Flashings

### Observations:

- *Appeared to be in serviceable condition at time of inspection. No discrepancies.*



## 5. Roof Penetrations

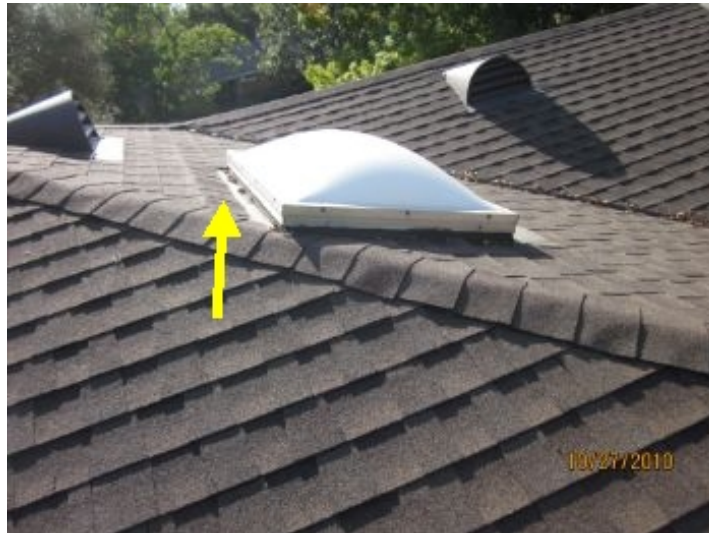
Description: Pvc pipe. • Skylight • Roof jacks

**Observations:**

- Keep the flashings around the skylight and chimney clear of leafs/debris. Clean at time of inspection. "Maintenance"
- No discrepancies.





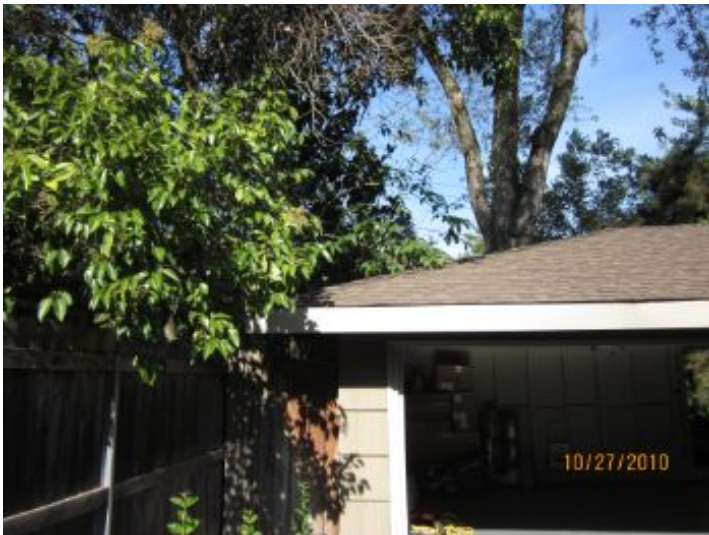


Keep clear of debris

## 6. Trees shrubs effecting roof

### Observations:

- Trees are over and touching the roof in several locations. Trim back away from roof.  
[Maintenance]





## 7. Chimney(s)

Description: Brick

**Observations:**

- No discrepancies



## 8. Roof Drainage Systems

Description: Galvanized gutters and downspouts

**Observations:**

- Gutters need to be cleaned and maintained to allow for proper drainage.
- Gutters have been repaired at the corners. May need future maintenance.



## 9. Limitations of roofing Inspections

FYI: It is highly recommended to ask the seller about the age and 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 increase the roof life.

# Water Heater

## 1. Brand:

GE Tankless on demand model GN94ENSRSA located exterior right side. • Ariston GL 2-6 insta hot water, installed under kitchen sink, supplies hot water to kitchen.  
HR600283j

## 2. Age

Capacity: Tankless.

## 3. Type

Energy source: Natural gas at exterior tankless. • Electric at kitchen under counter.  
Location: Right side of house and under kitchen sink.

## 4. Base

Observations:

- N/A

## 5. Venting

Observations:

- Exterior GE tankless is self venting.

## 6. Temperature Pressure relief Valve

Observations:

- A pressure & temperature relief valve & extension is present and appears satisfactory--Both units



## 7. Gas Valve

Observations:

- functional



## 8. Plumbing

Materials: copper • galvanized

**Observations:**

- No deficiencies observed at the visible portions of the supply piping.

## 9. Strapping

**Observations:**

- N/A

## 10. Condition

**Observations:**

- Both units working at time of inspection.



kitchen on demand



Temperature control in FAU closet



# 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. Thermostat(s)

Description: Digital programmable set back type. • Located centrally in hallway.

**Observations:**

- Worked in manual mode.

## 2. Heating System

Description: Forced air natural gas furnace. • Pilotless electronic ignition is provided. • Fan assist draft. • Mid efficiency type furnace--over 80% efficient. • Manufactured by American Standard.

**Observations:**

- The system is 4 - 5 years old. It is functioning fine at this time. The heat differential was 40 - 45 degrees. (difference from return air to air out at registers).



### 3. Cooling System

Description: Air cooled central air conditioner • American Standard brand.

**Observations:**

- 4 - 5 years old working well at time of inspection.
- Cooling differential was 25 - 29 degrees well within guidelines.



Line set

### 4. Energy Source

For Cooling: Electric

For Heating: Natural Gas

**Observations:**

- Inspected no deficiencies noted

### 5. Distribution System

Description: Galvanized metal ductwork was visible.

**Observations:**

- Inspected all working
- See crawl space basement section for ductwork.



## 6. Venting Flue(s)

Materials: Metal double wall chimney vent type

**Observations:**

- Minimum furnace/water heater double wall vent pipe clearance from combustibile materials is 1". Inspected no discrepancies.



## 7. Fuse/circuit breaker protection

Max Breaker allowed per compressor tag 40 amp

Breaker at service panel

- 40 amp

## 8. Air Supply

**Observations:**

- The return air supply system appears to be functional.

## 9. Filters

Location: Located in drawer below heater.

**Observations:**

- 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 rising 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 20x 24"



## 10. Gas Fireplace(s)

Description: Gas operated fireplace with gas log set in family room (44" wide).

**Observations:**

- Inspected no deficiencies noted
- Operated by switch on wall to the left.

## 11. Limitations of Heating and Air Conditioning Inspection

**Materials:**

Heat gain calculations, adequacy, efficiency, or the balanced distribution of air throughout the home are not performed as part of a home inspection. These calculations are typically performed by designers to determine the required size of HVAC systems. As a very rough rule of thumb -- Air conditioning adequacy is 600-800 sq. feet of living area per ton (12,000 BTU) of A/C cooling capacity. To gain access and inspect the heat exchanger in Mid and High Efficiency furnaces requires a significant dismantling and disassembly of the unit and is therefore outside the scope of a home inspection. Humidifiers, dehumidifiers, and electronic filters are not inspected. An annual HVAC service contract should include servicing these items. Interior surfaces of a chimney liner/flue are not inspected. Due to the small size of the flue, angles, soot, and lack of lighting, a visual inspection is not possible. While accessible parts of the chimney may appear functional, hidden problems could exist that are not documented in this report. Fire screens, fireplace doors, appliance gaskets and seals, automatic fuel feed devices, mantles and fireplace surrounds, combustion make-up air devices, and heat distribution assists (gravity or fan-assisted) are not inspected. Determining heating and cooling supply adequacy or distribution balance is not part of this inspection.



# 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. Electric Panel

Location: Square D Panel

Sub Panel: N/A

### Observations:

- Panel inspected no discrepancies.



## 2. Cable feed

### Observations:

- Overhead feed, 3 wire 240 volt. "Inspected no discrepancies"



### 3. Main Amperage Breaker Capacity

**Observations:**

- 200 amp on main panel

### 4. Breakers in off position

**Observations:**

- None



### 5. Grounding

Type: Grounded at cold water pipe.

**Observations:**

- Inspected visible portion no discrepancies



### 6. Wiring Methods

Materials: Non Metallic sheathed copper wire (romex)

**Observations:**

- Inspected visible portion no discrepancies



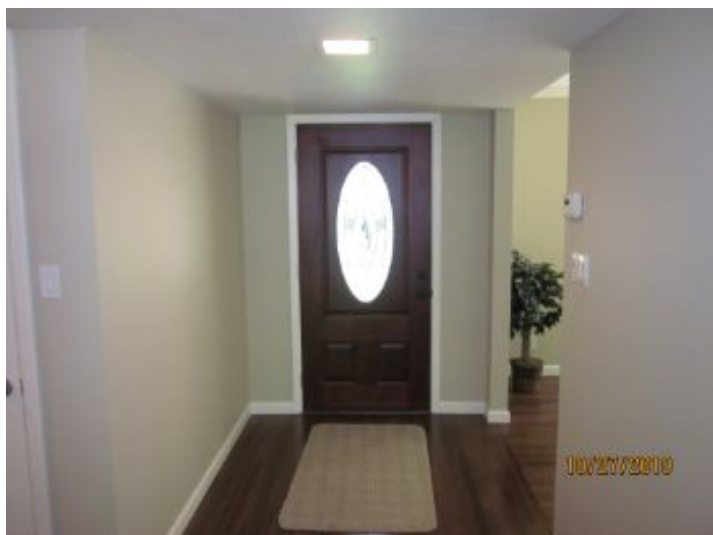
## **7. Limitations of Electrical Inspection**

**Materials:** Electrical components concealed behind finished surfaces are not visible to be inspected. Labeling of electric circuit locations on Main Electrical Panel are not checked for accuracy. Only a representative sampling of outlets, switches and light fixtures were tested. The inspection does not include remote control devices, alarm systems and components, low voltage wiring, systems, and components, ancillary wiring, systems, and other components which are not part of the primary electrical power distribution system. Furniture and/or storage restricted access to some electrical components which may not be inspected. Ground wires not visible due to finished ceilings. A low voltage alarm system is installed. Due to the specialized nature of these systems, we suggest that you review this system with the seller. As per our Inspection Agreement, this system is beyond the scope of this report and was not inspected. Even though not part of a general inspection all antenna/cable/phone and doorbell wiring needs to be evaluated for proper installation. Due to the specialized nature of home security alarm systems, recommend you review this system with the seller. Security systems are beyond the scope of a home inspection.

# 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



Entry



Formal living room



Dining room



Nook





Kitchen



Family room



Master bedroom



Master bath



Bedroom 2



Bedroom 3





Bath 2

## 2. Doors

### Observations:

- *Bedroom doors should have 1/2 to 3/4 " clearance above carpet for adequate air flow. When doors are closed and heat or air conditioning is running the gap under the door is needed to equalize the pressure. Note: If doors are left open there is no issue. [Repair as Needed]*



## 3. Cabinets

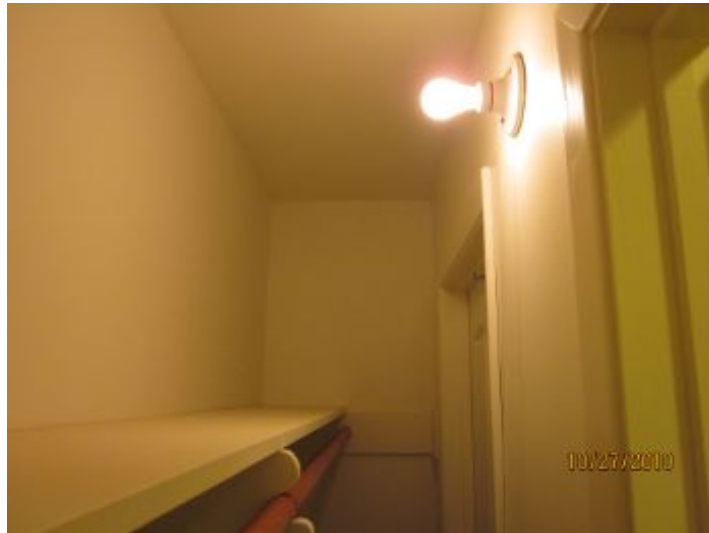
### Observations:

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

## 4. Closets

### Observations:

- *Closet in master bathroom has an incandescent light with only 5" of clearance from edge of shelf. This is a fire hazard as combustible items stacked on the shelf could come into contact with light bulb. [Repair as Needed] [Safety]*



master closet in M-bath

## 5. Door Bell

### Observations:

- *Operated normally when tested.*

## 6. Fans/Lights/Outlets

Materials: Outlets and switches. • Ceiling lights.

### Observations:

- *Electrical outlets in all bedrooms, the living room, dining room, nook and family room are testing OPEN GROUND, they are not grounded. The breakers they are attached to in the main service panel are GFCI protected. This provides a higher level of safety from accidental shock, but does not provide a ground. This method makes it safer to install a 3 prong outlet without a ground as long as the outlet cover has a sticker stating (GFI outlet not grounded). The following appliances require grounding type receptacles: Computer hardware, Refrigerators, freezers, Air conditioners, washers, dryers, dishwashers, information technology, electrical aquarium equipment, Hand held motor operated tools, etc. This list is not exhaustive. I recommend you seek advice from a licensed electrician in regards to non grounded outlets if you have any concerns. [Evaluate]*

## 7. Flooring

### Observations:

- *It appears to be hard wood flooring throughout. The only damage I found was at entry, 1/2" long indentation.*

## 8. Smoke Detectors

### Observations:

- *Operated when tested*

## 9. Carbon Monoxide Detectors

### Observations:

- *Installed and functional.*

## 10. Stairs & Handrail

### Observations:

- *N/A*

## 11. Windows All Rooms

Materials: Vinyl framed single hung window noted. • Vinyl framed sliding window noted.

**Observations:**

- *The windows were tested, are functional.*

## 12. Walls/Ceilings

Description: Textured Dry wall throughout

**Observations:**

- *[Inspected No discrepancies]*

## 13. Wood Burning Fireplace

Materials: Living Room

Materials: Masonry fireplace noted.

**Observations:**

- *Have chimneys swept by professional.*
- *Fireplace has a manual gas valve with a gas log set. (Not tested) Use caution when lighting for the first time until you become familiar with its operation.*

# Laundry

## 1. Locations

Locations: In mud room at left rear corner of house.

## 2. Cabinets

Observations:

- N/A

## 3. Counters

Observations:

- N/A

## 4. Dryer Vent

Observations:

- [Inspected]

## 5. Electrical

Observations:

- [Inspected.]

## 6. GFCI

Observations:

- GFCI in place and operational

## 7. Exhaust Fan

Observations:

- none

## 8. Gas Valves

Observations:

- none visible

## 9. Wash Basin

Observations:

- [Not present]

## 10. Floor Condition

Materials: Tile floors

Observations:

- [Inspected no discrepancies.]

## 11. Plumbing

Observations:

- Inspected functional.

## 12. Washer / Dryer

Observations:

- [Not Present]

# Kitchen

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

## 1. Appliances

Description: General Electric Monogram:

Gas double oven ser # AUG036120. SS tub dishwasher. Microwave ser # VT901196U. Six burner cook top. Broan SS hood vent w lite and variable speed.

### Observations:

- All appliances in good shape and working. Microwave heated 6 oz of water to 195 degrees in 2 minutes. Heated both ovens to 350 degrees.
- Ran dishwasher through one complete cycle.







gas shut off for cook top

## 2. Cabinets

### Observations:

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

## 3. Counters

### Observations:

- *Solid Surface tops noted. (slab granite) Appears to be new no discrepancies.*

## 4. Garbage Disposal

### Observations:

- *Operated - appeared functional at time of inspection.*



## 5. Spray Wand/Faucet

Materials: Chrome faucet and spray handle, in good serviceable condition. Also has soap dispenser.

Sink type: Stainless steel double sink. "Inspected no discrepancies noted."

## 6. Floor Condition

Materials: Tile floors noted, appears to have been sealed.

### Observations:

- *Appears to be new.*



## 7. Plumbing

### Observations:

- *Inspected no issues to report.*



## 8. Electrical

### Observations:

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

## 9. GFCI

### Observations:

- *GFCI in place and operational*

# Bathrooms

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. Bath Tubs

### Observations:

- *Jacuzzi tub in master bath appears to be new, all operational.*
- *Fiberglass tub in bath 2 is new no discrepancies.*

## 2. Showers

### Observations:

- *Shower in master bath has tile surrounds and a fiberglass pan, with Glass doors 3 sides. Appears to be new no discrepancies.*

## 3. Toilets

### Observations:

- *Inspected working fine .*

## 4. Sinks

### Observations:

- *Sink in 1/2bath is not securely fastened to wall. {repair as needed}*



1/2 bath sink not secure.

## 5. Exhaust Fan

### Observations:

- *The fan at Master bath is operational.*
- *Bath 2 does not have a fan, does have operational window.*

## 6. Plumbing

### Observations:

- *Inspected all visible plumbing no discrepancies.*

## 7. Cabinets

### Observations:

- *No deficiencies observed.*

## 8. Counters

### Observations:

- *Granite tops noted.*
- *[Inspected] No discrepancies.*

## 9. Electrical

### Observations:

- *Outlet in bath 2 is marked GFCI protected, open ground. Same situation as mentioned under interior rooms outlets GFI protected no ground. See Interior section fans/lights/outlets for a complete description.*



## 10. GFCI

### Observations:

- *All other*
- *GFCI outlets in place and operational*

## 11. Floor Condition

### Observations:

- *No discrepancies noted.*

## 12. Mirrors

### Observations:

- *Mirrors in good shape no discrepancies.*

## 13. A Word about Caulking and Bathrooms

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 pouts, faucet trim plates and any other areas mentioned in this report.



# 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. Attic Access

### Observations:

- *In hall closet ceiling.*

## 2. Insulation

Materials: 2 - 3" of shredded redwood bark under 4-5" of either blown in or batt in some areas.

### Observations:

- *You may benefit from upgrading the attic insulation.*



## 3. Attic electrical

### Observations:

- *3 ea can lights at entry and hallway are not rated for direct contact with insulation. I located 2 and partially removed the insulation around them. Clear the insulation around these lights at least 6" to prevent fire [Safety]*



Fire danger

#### 4. Structure

Framing materials: 2x6" , 2x8" framing

**Observations:**

- *Inspected no discrepancies.*



#### 5. Ventilation

Description: Eve vents, Gable vents

**Observations:**

- *Ventilation adequate*



# Basement/Crawlspace

## 1. Walls

Description: **\*\*CRAWLSPACE\*\***

### Observations:

- No deficiencies were observed at the visible portions of the structural components of the home.

## 2. Insulation

### Observations:

- No insulation installed.

## 3. Plumbing

Materials: Polyethylene (pex piping) • Galvanized supply lines. • Black plastic abs and iron pipe for waste.

### Observations:

- Pex piping has been installed and ran approximately half way to where it has been attached to original galvanized piping. It appears that the pex only runs fully to bath 2.
- Drain pipe leak in crawl space under kitchen. Very slow drip at iron pipe joint see photos. [Repair as needed]



Manifold for Pex piping





Pex to Galvanized



Leaking slowly under kitchen



#### 4. Access

Materials: *Wooden door at right side of house.*

Observations:

- *No discrepancies.*

#### 5. Slab Floor

Observations:

- *N/A*

#### 6. Finished Floor

Observations:

- *N/A*

#### 7. Drainage

Observations:

- *No apparent issues.*

#### 8. Sump Pump

Observations:

- *Not present.*

#### 9. Framing

Observations:

- *Appear Functional*
- *4 x 6 and 4x8 posts w/4x6 joists*

#### 10. Subfloor

Observations:

- *2 x 6 tung and grooved. No discrepancies.*



Telephone wire



#### 11. Columns

Observations:

- *No deficiencies were observed at the visible portions of the structural components of the home.*

## 12. Piers

### Observations:

- No deficiencies were observed at the visible portions of the structural components of the home.



## 13. Basement/Crawlspace Ductwork

### Observations:

- Galvanized ductwork has approximately 6' section of insulation missing. [Repair as Needed]



# 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 futures and faucets, the drain waste and vent systems (including all futures 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

Source: Public water

## 2. Main Water Shut Off

Location: Front right of walkway



At right front

## 3. Water Pressure

Observations:

- 70 psi (good)



70 psi

#### 4. Exterior Hose Bibs

Locations: Front right of walkway. • Front left. • Rear at patio.

**Observations:**

- No anti siphon devices installed. Recommend installing one at each hose bib to protect the potable water supply. They are inexpensive and easily installed.

#### 5. Water supply Distribution

Description Readily visible water supply pipes are Galvanized and polyethylene (pex).

**Observations:**

- No deficiencies observed at the visible portions of the supply piping.

#### 6. Waste, Drain, Vent Piping

Public Sewage disposal system

Description: Black abs visible • Iron pipe.

**Observations:**

- No discrepancies on visible piping.

#### 7. Main Shut Off

Description: Natural gas

**Location:**

- Right side of building

#### 8. Limitations of Plumbing Inspection

Source: 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.



# 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. Flooring

Description: **Carpet**

**Observations:**

- *In good condition.*
- *Appears to be new.*

## 2. Fans/Lights/Plugs

Arc Fault Circuit Interruption: 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. Since 2004 all new homes should have AFCI protection installed in all bedrooms.

**Observations:**

- *This house was built before Arc fault AFCI breakers were required in bedrooms. You may want to consider upgrading this current level of protection.*
- *Outlets as previously mentioned in Interior areas fans/lights/outlets. Are GFI protected but not grounded.*

## 3. Walls/Ceilings

Description: **Textured Drywall**

**Observations:**

- *[Inspected] No discrepancies.*

Photos



Repair hole in screen left side of house.



Main gas shut off



Water temperature at kitchen sink



Entry door



At family room



Sprinkler timer in FAU closet