

Building Inspection Report

100 7th Street, Your City, CA

Inspection Date:
January 12, 2005

Prepared For:
Your Clients

Prepared By:
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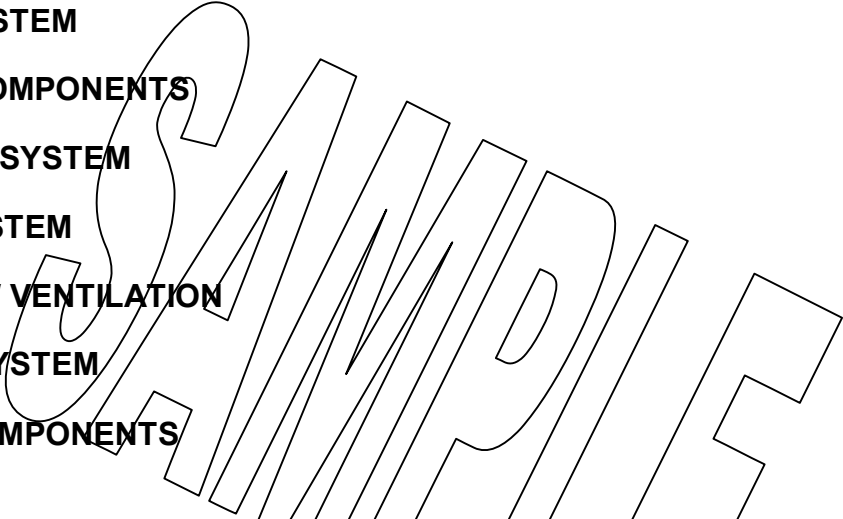
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Inspector:
Your Inspector

SAMPLE

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Report Overview

THE HOUSE IN PERSPECTIVE

This is an average quality 20 year old (approximate age) home. As with all homes, ongoing maintenance is required and improvements to the systems of the home will be needed over time. ***The improvements that are recommended in this report are not considered unusual for a home of this age and location.*** Please remember that there is no such thing as a perfect home.

INSPECTION/PRESENTATION ATTENDEES

Client Client's Agent Seller

Client understands that non-receipt of a signed contract at our office voids all warranties implied or otherwise.

CONVENTIONS USED IN THIS REPORT

For your convenience, the following conventions have been used in this report.

- **Major Concern:** denotes a major improvement recommendation that is uncommon for a home of this age or location.
- **Safety Issue:** denotes an observation or recommendation that is considered an immediate safety concern.
- **Improve:** denotes improvements that should be anticipated over the short term.
- **Monitor:** denotes an area where further investigation and/or monitoring is needed. Repairs may be necessary. During the inspection, there was insufficient information. Improvements cannot be determined until further investigation or observations are made.

Please note that those observations listed under "Discretionary Improvements" are not essential repairs, but represent logical long term improvements.

NOTE: For the purpose of this report, it is assumed that the house faces north.

IMPROVEMENT RECOMMENDATION HIGHLIGHTS

IMPORTANT NOTE – PLEASE READ: The Report Overview is provided to allow the reader a brief overview of the findings of the report. This page is not all encompassing. Reading this page alone is not a substitute for reading the report in its entirety. The entire Inspection Report, including the CREIA® Standards of Practice, Scope of Inspection, limitations, and Standard Inspection Agreement must be carefully read to fully assess the findings of the inspection. This list is not intended to determine which items may need to be addressed per the contractual requirements of the sale of the property. Any areas of uncertainty regarding the sale contract should be clarified by consulting an attorney or your real estate agent.

It is recommended that any deficiencies and the components/systems related to these deficiencies noted in the report be evaluated/inspected and repaired as needed by licensed contractors/professionals **PRIOR TO THE CLOSE OF ESCROW.** Further evaluation **PRIOR** to the close of escrow is recommended so a properly licensed professional can evaluate our concerns further and inspect the remainder of the system or component for additional concerns that may be outside our area of expertise or the Scope of the Inspection.

1. **Safety Issue:** Water heaters in garages should be on a raised platform so that the pilots, burner or heating elements are not closer than 18 inches from the garage floor.
2. **Safety Issue:** The gas line at the rear of the property should be capped if not in use.
3. **Safety Issue:** The forced air heater is a recalled system and is in the process of replacement.
4. **Safety Issue:** The GFI in the master bathroom did not test properly.
5. **Safety Issue:** The soil below the east driveway has settled and/or heaved. This may pose a trip hazard.
6. **Safety Issue:** The garage door auto-reverse mechanism is malfunctioning.
7. **Safety Issue:** The door between the house and the garage lacks a self-closing mechanism.
8. **Improve:** The roofing is nearing the end of its life cycle. Minor repairs are recommended in the short term to maintain the weather tightness of the roof. Damaged or missing roofing material should be repaired. All roof penetrations should be examined and sealed as necessary.
9. **Improve:** Water damage was observed at the southwest corner of the family room between the windows.
10. **Improve:** Water damage was observed in the ceiling of the master bathroom.
11. **Improve:** The base of the wall adjacent to the right side of the master bathroom shower stall is rotted.

12. **Improve:** Localized rot was observed in the siding at the base of the garage rear wall.
13. **Improve:** The upper cover plate of the trash compactor does not fit properly.
14. **Improve:** The duct tape at the cooktop hood is loose.
15. **Improve:** The gas burners feed tubes at the cooktop require cleaning to facilitate full ignition.
16. **Improve:** The fireplace chimneys should be inspected and cleaned prior to operation.
17. **Improve:** Damaged kitchen countertop tile adjacent to the trash compactor should be repaired.
18. **Improve:** The weep holes at the base of the sliding window frames require cleaning at this time.
19. **Improve:** Many of the sliding glass windows are difficult to operate.
20. **Improve:** The toilet in the lower bath is loose.
21. **Improve:** The tile shower stall in the lower bath requires repair. Loose or damaged tile, grout and caulk should be repaired or replaced as necessary. Any damage to the wall behind the tile should also be repaired (if necessary). Further investigation may reveal the need to rebuild a portion of the shower stall.
22. **Improve:** It is suggested that the sink/tile interface in the kitchen be real with silicone caulking.
23. **Improve:** The tile surround at the master bathroom tub is cracked.
24. **Improve:** Tile damage was observed at the master bathroom stall shower.
25. **Improve:** Although not required at the time of original construction, the addition of a seismic gas valve would be a logical improvement.
26. **Improve:** The ceiling fan in the master bedroom is inoperative.
27. **Improve:** The main distribution panel dead front cover does not match the panel.
28. **Improve:** The EMT/ Main Electrical Panel interface requires sealant.
29. **Improve:** Sections of wooden fencing at the west wall are loose.
30. **Improve:** Clogged field drains should be cleaned and tested periodically.
31. **Improve:** Loose mortar at the brick column/wall interface at the northeast garage corner requires repair.
32. **Monitor:** The brick/hardboard siding interface on the exterior of the home does not appear to be properly flashed. This may result in moisture accumulating in the walls at this location.
33. **Monitor:** The seller has disclosed prior drain line obstructions. This issue is currently under investigation by a plumbing contractor. Please refer to his report for further observations suggestions.
34. **Monitor:** The security system is beyond the scope of this inspection. Seller inquiry is suggested regarding operating characteristics.
35. **Monitor:** Foil wrapping under the plumbing vent pip above the master bathroom ceiling indicates prior leakage. Seller inquiry is advised.
36. **Monitor:** Seller inquiry is suggested regarding the why the stairwell skylight has been covered with a tarp.

THE SCOPE OF THE INSPECTION

All components designated for inspection in the ASHI® Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report.

This inspection is visual only. A representative sample of building components are viewed in areas that are accessible at the time of the inspection. No destructive testing or dismantling of building components is performed.

It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind.

Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.

WEATHER CONDITIONS

Wet weather conditions prevailed at the time of the inspection. The estimated outside temperature was 65 degrees F. Occasional rain has been experienced in the days leading up to the inspection.

Important noted:

Due to the potential of resultant water damage to personal property, Professional Inspection Network does not physical test main water valves, under-sink angle stops or water heater fill valves. We strongly urge that the seller demonstrate the operability of these items to the buyer prior to the close of escrow.

Electrical System

DESCRIPTION OF ELECTRICAL SYSTEM

Size of Electrical Service:	•120/240 Volt Main Service - Service Size: 100 Amps
Service Entrance Wires:	•Overhead
Main Disconnect:	•Main Service Rating 100 Amps
Service Ground:	•Water Pipe Connection
Main Distribution Panel:	•Breakers •Located: East Wall of Garage
Branch/Auxiliary Panel(s):	•Breakers •Located: Laundry Room
Distribution Wiring:	•Copper
Receptacles:	•Grounded
Ground Fault Circuit Interrupters:	•Bathroom(s) •Kitchen

ELECTRICAL OBSERVATIONS

Positive Attributes

The size of the electrical service is sufficient for typical single family needs. The electrical panel is well arranged and all fuses/breakers are properly sized. All outlets and light fixtures that were tested operated satisfactorily. The distribution of electricity within the home is good. Split receptacles are present in the kitchen. These outlets offer an added level of convenience, as there are separate circuits provided for each half of the outlet. Ground fault circuit interrupter (GFCI) devices have been provided in some areas of the home. These devices are extremely valuable, as they offer an extra level of shock protection. All GFCI's that were tested responded properly. Dedicated 220 volt circuits have been provided for all 220 volt appliances within the home. All visible wiring within the home is copper. This is a good quality electrical conductor.

General Comments

Inspection of the electrical system revealed the need for minor improvements, as is typical of most homes. Although these improvements are not costly to repair, they should be considered high priority for safety reasons. **Unsafe electrical conditions represent a shock hazard.** A licensed electrician should be consulted to undertake the improvements recommended below.

RECOMMENDATIONS / OBSERVATIONS

Main Panel

- **Improve:** The main distribution panel dead front cover does not match the panel.

Distribution Wiring

- **Improve:** The EMT/ Main Electrical Panel interface requires sealant.
- **Monitor:** The security system is beyond the scope of this inspection. Seller inquiry is suggested regarding operating characteristics.

Lights and Outlets

- **Improve:** The front entry post lights are loose.
- **Improve:** Minor damage was observed at the kitchen overhead light lenses.
- **Safety Issue:** The GFI in the master bathroom did not test properly.
- **Improve:** The ceiling fan in the master bedroom is inoperative.

LIMITATIONS OF ELECTRICAL INSPECTION

As prescribed in the pre-inspection contract, this is a visual inspection only. The inspection does not include low voltage systems, telephone wiring, intercoms, alarm systems, TV cable, timers or smoke detectors. The inspection of the electrical system was limited by (but not restricted to) the following conditions:

- Electrical components concealed behind finished surfaces could not be inspected.
- Only a representative sampling of outlets and light fixtures were tested.
- Furniture and/or storage restricted access to some electrical components.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Plumbing System

DESCRIPTION OF PLUMBING SYSTEM

Water Supply Source:	•Public Water Supply
Service Pipe to House:	•Copper
Supply Piping:	•Copper
Waste System:	•Public
Drain / Waste / Vent Piping:	•Plastic
Water Heater:	•Gas •Approximate Capacity (in gallons): 50

PLUMBING OBSERVATIONS

General Comments

The plumbing system requires some typical minor improvements.

Recommendations / Observations

Gas Piping

- **Improve:** Although not required at the time of original construction, the addition of a seismic gas valve would be a logical improvement.
- **Safety Issue:** The gas line at the rear of the property should be capped if not in use.

Waste / Vent

- **Monitor:** The seller has disclosed prior drain line obstructions. This issue is currently under investigation by a plumbing contractor. Please refer to his report for further observations/suggestions.

Fixtures

- **Improve:** The toilet in the lower bath is loose.
- **Improve:** The tile shower stall in the lower bath requires repair. Loose or damaged tile, grout and caulk should be repaired or replaced as necessary. Any damage to the wall behind the tile should also be repaired (if necessary). Further investigation may reveal the need to rebuild a portion of the shower stall.
- **Improve:** It is suggested that the sink/tile interface in the kitchen be resealed with silicone caulking.
- **Improve:** The tile surround at the master bathroom tub is cracked.
- **Improve:** Tile damage was observed at the master bathroom stall shower.

Water Heater

- **Safety Issue:** Water heaters in garages should be on a raised platform so that the pilots, burner or heating elements are not closer than 18 inches from the garage floor.

LIMITATIONS OF PLUMBING INSPECTION

As prescribed in the pre-inspection contract, this is a visual inspection only. The inspection of the plumbing system was limited by (but not restricted to) the following conditions:

- Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, and beneath the yard were not inspected.
- Water quality is not tested. The effect of lead content in solder and or supply lines is beyond the scope of the inspection.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.