

**Confidential Inspection Report**  
**123 Main St South**  
**Anytown , USA 99999**

**Prepared for: Mr. John Doe**



**Prepared by: In Depth Home Inspection LLC**  
**5940 Smoketree Drive South East**  
**Salem, OR 97306**  
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January 15, 2011

Mr. John Doe  
123 Main St South  
Anywhere, USA 99999

RE: 123 Main St South  
Anytown , USA 99999



Dear Mr. Doe:

At your request, a visual inspection of the above referenced property was conducted on April 15, 2009 . An earnest effort was made on your behalf to discover all visible defects, however, in the event of an oversight, maximum liability must be limited to the fee paid. The following is an opinion report, reflecting the the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.

**IMPORTANT:** The Summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report. The entire Inspection Report, including the Standards of Practice, limitations and scope of Inspection, and Pre-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 contract should be clarified by consulting an attorney or real estate agent.

It is strongly recommended that you have appropriate licensed contractors evaluate each concern further and the entire system for additional concerns that may be outside our area of expertise or the scope of our inspection BEFORE the close of escrow. Please call our office for any clarifications or further questions.

## POSITIVE OBSERVATIONS

### ROOF SYSTEM

Roof:

Roof Covering:

Composition shingles.

### HEATING - AIR CONDITIONING

Heating Equipment:

Type & Location:

Heat pump, Electric coils are installed for backup heat.

Air Filters:

Reusable - Wash and reuse. Electronic unit.

### INTERIOR ROOMS

Floors:

General:

May have hardwood floors in house based on front closet flooring. Hardwood flooring possible under carpeted areas.

## ITEMS NEEDING ACTION

### BASEMENT - CRAWLSPACE

Crawlspace:

Access:

Crawl space viewing is limited- solid ducting limited view to about 60% of crawl. The recent upgrade of HVAC system has solid ducting that will not flex for a body to slide under it. Therefore, I was not able to view all areas of the crawl. Access needs to be provided by digging out under pipes and ducts to allow a person to fully crawl the crawl space.

Moisture:

However, there are rotting block that are in the foundation footing. See pest report.

Insulation & Vapor Retarders:

In Unfinished Areas:

There is only a vapor barrier in about 20% of the crawl.

### ELECTRICAL SYSTEM

Electrical Distribution Panels:

Main Panel Observations:

Circuit and wire sizing correct so far as visible, Grounding system is present, Knock-outs missing at panel. This is a significant hazard that allows direct access to the buss bars that are electrically charged. Install knock out covers.

Electrical Outlets:

Exterior Walls:

Two RV plugs noted on either side of the garage. Ground Fault Circuit Interrupter (GFCI) outlets are recommended for installation at exterior or basement locations. One outlet at patio is missing the ground.

Crawlspace:

There is an electrical wire on the ground in the crawl. It needs to be supported properly under the house, not on the ground.

Kitchen Interior:

Ground Fault Circuit Interrupter (GFCI) outlets are recommended for installation at exterior, garage, bath rooms & kitchen outlets.

Hall Bath:

Ground Fault Circuit Interrupter (GFCI) outlets are recommended for installation at exterior, garage, bath rooms & kitchen outlets.

Other Bath:

Ground Fault Circuit Interrupter (GFCI) outlets are recommended for installation at exterior, garage, bath rooms & kitchen outlets.

### HEATING - AIR CONDITIONING

Fireplaces / Solid Fuel Heating:

Living Room:

Masonry, Wood - The fireplace is designed to burn wood. Missing mortar, creating voids in the firebox walls, may present an unsafe condition during normal usage. Some replacement or repair is needed. Be sure to use refractory mortar in the firebox walls. There is a set of glass doors installed. Used correctly, these will help minimize heat loss when the fireplace is not in use. They also eliminate burning embers from flying into the room during a fire and reduce the volume of room air sucked up the chimney. The inspection is limited to the visible portions of the fireplace flue. Drop light, mirrors, and smoke testing are not a part of the inspection. Visibility in the flue is limited to as little as 20 percent. If further investigation is necessary, a qualified professional chimney sweep is recommended.

### PLUMBING SYSTEM

Fixtures & Drain

Kitchen Sink:

The drains are angled down toward the P trap, not toward the direction of the flow of the drain.

**KITCHEN - APPLIANCES**

Garbage Disposal:

Condition:

Protect wire under sink to the garbage disposal. Any wire under 7' must be protected inside a wall or conduit.

**INTERIOR ROOMS**

Windows:

Master Bedroom:

Window will not open. Possibly painted shut. This is an egress hazard. No way out except the door during a fire.

Smoke / Fire Detector:

Master Bedroom:

There is no working smoke detector in this room. All bedrooms should have a working smoke detector for your safety. Consider upgrade of smoke detector in all bedrooms.

Bedroom #2:

There is no working smoke detector in this room. All bedrooms should have a working smoke detector for your safety. Consider upgrade of smoke detector in all bedrooms.

Bedroom #3:

There is no working smoke detector in this room. All bedrooms should have a working smoke detector for your safety. Consider upgrade of smoke detector in all bedrooms.

**GARAGE - CARPORT**

Garage Walls:

Fire Wall

The wall covering appears to meet the minimum fire separation standards. However, it is not possible to verify after the sheetrock is finished. The access to the attic requires 5/8" of sheet rock to provide fire protection. As it is now, the attic ladders plywood will burn through long before the sheet rock around it. Therefore the fire could burn in the attic possibly without being detected. The drywall helps keeps the fire in the garage until it can be extinguished.

**ITEMS NEEDING ATTENTION**

**GROUNDS**

Patio / Porch:

Slab:

Cracks noted - typical, Cracks noted - major. There are some major cracks on the outer most section of the patio.

Landscaping:

Condition:

Big trees in the yard have significant root structure noted above grass. It can only be assumed that this exists under ground. The proximity to the driveway, walks and foundation is close. Therefore, buyer to observe for lifting, cracking of concrete and foundation in the future. Other landscaping okay.

**EXTERIOR - FOUNDATION**

Exterior Walls:

Flashing & Trim:

Caulking needed at flashing nails on roof. This is a yearly maintenance issue.

**ELECTRICAL SYSTEM**

Switches & Fixtures:

Kitchen Interior:

Okay. However, one light over the sink area does not turn on with the rest of the lights. It may be a burnt bulb. Consult the owner to issue with light.

**INTERIOR ROOMS**

Windows:

Kitchen Interior:

Window will not open. Possibly painted shut.

Hall Bath:

The window does not open. Possibly painted shut.

**GARAGE - CARPORT**

Garage Door:

Material - Condition:

Adjustment or service needed on door closest to the kitchen. The door comes down to fast.

Service Doors:

Hardware operational, Door or its hardware needs repair or replacement. Needs door handle.

**ADDITIONAL RECOMMENDATIONS / OBSERVATIONS**

**EXTERIOR - FOUNDATION**

Exterior Walls:

Materials & Condition:

Walls are constructed with: Wood siding. Minor areas of caulking needed at the front corner near garage. Buyer to consider this as a yearly observation and typical maintenance.

**HEATING - AIR CONDITIONING**

Heating Equipment:

Burners / Heat Exchangers:

Closed System - Unable to inspect. The heat exchanger portion of a gas or oil fired heater is difficult to access without disassembly, and cannot be adequately checked during a visual inspection. We recommend a service contract be placed on the unit and a heating contractor called to verify the condition of the heat exchanger prior to settlement date.

Thank you for selecting our firm to do your pre-purchase home inspection. If you have any questions regarding the inspection report or the home, please feel free to call us.

Sincerely,



Greg Sanberg  
In Depth Home Inspection LLC

## GENERAL INFORMATION

### Client & Site Information:

*Inspection Date:* Sept 24, 2008.  
*Client:* Greg Sanberg  
5940 Smoketree Dr SE  
Salem OR 97306.  
*Inspection Site:* 5940 Smoketree Dr SE  
Salem OR 97306.  
*House Occupied?* No.  
*People Present:* Purchaser.

### Building Characteristics:

*Main Entry Faces:* Southwest.  
*Estimated Age:* 1960's.  
*Building Type:* Ranch.  
*Stories:* 1.  
*Space Below Grade:* Crawl space.

### Climatic Conditions:

*Weather:* Overcast.  
*Soil Conditions:* Damp.  
*Outside Temperature (f):* 60-70.

### Utility Services:

*Water Source:* Public.  
*Sewage Disposal:* Public.  
*Utilities Status:* All utilities on.

### Payment Information:

*Paid By:* Check.

### About Rated Items:

Items not found in this report are beyond the scope of this inspection and should not be considered inspected at this time. Please read the entire report for important details. Inspected items may be generally rated as follows:

**OK = "Serviceable"** = Item is functional and we did not observe conditions that would lead us to believe problems existed with this system or component. Some serviceable items may show wear and tear. Other conditions may be noted in the body of the report.

**MM = "Marginal/Maintenance"** = Item warrants attention or monitoring, or has a limited remaining useful life expectancy and may require replacement in the not too distant future. Further evaluation or servicing may be needed by a qualified licensed contractor or specialty tradesman dealing with that item or system.

**RR = "Repair or Replace"** = Item, component, or unit is not functioning as intended and needs repair or replacement. Further evaluation is needed by a qualified licensed contractor or specialty tradesman dealing with that item or system.

### REPORT LIMITATIONS

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report. The inspection is performed in compliance with generally accepted standard of

practice, a copy of which is available upon request.

Systems and conditions which are not within the scope of the inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with tradespeople or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association in accordance with its Construction Industry Arbitration Rules then obtaining, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.



## GROUNDS

This inspection is not intended to address or include any geological conditions or site stability information. We do not comment on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person. However, cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement, but this can only be confirmed by a geological evaluation of the soil. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. We cannot determine drainage performance of the site or the condition of any underground piping, including subterranean drainage systems and municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. Any areas too low to enter or not accessible are excluded from the inspection. We do not evaluate any detached structures such as storage sheds and stables, nor mechanical or remotely controlled components such as driveway gates. We do not evaluate or move landscape components such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. Any such mention of these items is informational only and not to be construed as inspected.

**Paving Conditions:**

<i>Driveway:</i>	OK MM RR p " "	Cracks noted are typical, Concrete.
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<i>Walks:</i>	p " "	Cracks noted are typical, Concrete.
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<i>Exterior Steps / Stoops:</i>	p " "	Concrete.
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**Patio / Porch:**

<i>Slab:</i>	p " "	Cracks noted - typical, Cracks noted - major. There are some major cracks on the outer most section of the patio.
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<i>Structure:</i>	p " "	Type: Same as structure, Open design.
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<i>Cover / Roof:</i>	p " "	Same as main roof. See Roofing page.
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**Fences & Gates:**

<i>Condition:</i>	p " "
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**Grading:**

<i>Site:</i>	p " "
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**Landscaping:**

*Condition:*

OK MM RR  
.. p ..

Big trees in the yard have significant root structure noted above grass. It can only be assumed that this exists under ground. The proximity to the driveway, walks and foundation is close. Therefore, buyer to observe for lifting, cracking of concrete and foundation in the future. Other landscaping okay.



## EXTERIOR - FOUNDATION

All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that appear to be firm and solid can become unstable during seismic activity or may expand with the influx of water, moving structures with relative ease and fracturing slabs and other hard surfaces. In accordance with our standards of practice, we identify foundation types and look for any evidence of structural deficiencies. However, minor cracks or deteriorated surfaces are common in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the curing process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined. Areas hidden from view by finished walls or stored items cannot be judged and are not a part of this inspection. We will certainly alert you to any suspicious cracks if they are clearly visible. However, we are not specialists, and in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert. We also routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

### Exterior Walls:

*Materials & Condition:* OK MM RR  
p " "

Walls are constructed with: Wood siding. Minor areas of caulking needed at the front corner near garage. Buyer to consider this as a yearly observation and typical maintenance.



*Flashing & Trim:* p p "

Caulking needed at flashing nails on roof. This is a yearly maintenance issue.



### Chimney:

*Please Note:*

There are a wide variety of chimneys and interrelated components. However, there are three basic types, single-walled metal, masonry, and pre-fabricated metal ones that are commonly referred to as factory-built ones. Single-walled metal ones should not be confused with factory-built metal ones, and are rarely found in residential use, but masonry and factory-built ones are commonplace. Our inspection of them conforms to industry standards, and is that of a generalist and not a specialist. However, significant areas of chimney flues cannot be adequately viewed during a field inspection. Therefore, because our inspection of chimneys is limited to areas easily viewed and does not include the use of specialized equipment, we will not guarantee their integrity or drafting ability and recommend that they be more thoroughly evaluated before the close of escrow.

*Chimney Exterior:* p " "



	OK	MM	RR
<i>Flue:</i>	p	"	"
<i>Flashing:</i>	p	"	"
<i>Chimney Cap:</i>	p	"	"
<i>Height &amp; Clearance:</i>	p	"	"

**Foundation:**

*Materials & Condition:* p " " Poured concrete.

*Recent Movement:* There is no evidence of any recent movement.

## BASEMENT - CRAWLSPACE

While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. During the course of the inspection, the inspector does not enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely affect the health of the inspector or other persons.

**Crawlspace:**

*Access:* Crawl space viewing is limited- solid ducting limited view to about 60% of crawl. The recent upgrade of HVAC system has solid ducting that will not flex for a body to slide under it. Therefore, I was not able to view all areas of the crawl. Access needs to be provided by digging out under pipes and ducts to allow a person to fully crawl the crawl space.



<i>Walls:</i>	OK MM RR	
	.. p ..	
<i>Foundation Bolts:</i>	.. .. ..	Unable to be viewed due to type of construction.

<i>Moisture:</i>	p .. ..	However, there are rotting block that are in the foundation footing. See pest report.
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<i>Beams/Underfloor:</i>	p .. ..	
<i>Ventilation:</i>	p .. ..	
<i>Floor:</i>	p .. ..	Soil.
<i>Posts / Piers:</i>	p .. ..	

**Insulation & Vapor Retarders:**

<i>In Unfinished Areas:</i>	.. .. p	There is only a vapor barrier in about 20% of the crawl.
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## ROOF SYSTEM

Although not required to, we generally attempt to evaluate various roof types by walking on their surfaces. If we are unable or unwilling to do this for any reason, we will indicate the method used to evaluate them. Every roof will wear differently relative to its age, number of layers, quality of material, method of application, exposure to weather conditions, and the regularity of its maintenance. We can only offer an opinion of the general quality and condition of the roofing material.

The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. The waterproof membrane beneath roofing materials is generally concealed and cannot be examined without removing the roof material. Although roof condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. Even water stains on ceilings or on framing within attics will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. We evaluate every roof conscientiously, and even attempt to approximate its age, but we will not predict its remaining life expectancy, or guarantee that it will not leak. Naturally, the sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your home insurance policy, or that you obtain a roof certification from an established local roofing company. We do not inspect attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

### Roof:

*Style:* Gable.  
*Roof Access:* Walked on roof.  
*Roof Covering:* OK MM RR  
p " " Composition shingles.



### Flashings:

p " "

### Valleys:

p " " The valleys on the roof are closed, using either overlapping or interwoven strip shingles from both intersecting roof lines.

### Eaves - Soffits - Fascias:

p " "

### Gutters & Downspouts:

p " "

In accordance with our standards, we do not attempt to enter attics that have less than thirty-six inches of headroom, are restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we would inspect them as best we can from the access point. In regard to evaluating the type and amount of insulation on the attic floor, we use only generic terms and approximate measurements, and do not sample or test the material for specific identification. Also, we do not disturb or move any portion of it, and it may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, and other components.

### Attic & Insulation:

*Access:* Attic is full size.  
*Structure:* p " "  
*Ventilation:* p " "  
*Insulation:* p " "  
*Depth & R-factor:* 13 inches +

**ELECTRICAL SYSTEM**

We are not electricians and in accordance with the standards of practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, every electrical deficiency or recommended upgrade should be regarded as a latent hazard that should be serviced as soon as possible, along with evaluation and certification of the entire system as safe by a licensed contractor. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed before the close of escrow, because an electrician could reveal additional deficiencies or recommend additional upgrades for which we disclaim any responsibility. Any electrical repairs or upgrades should be made by a licensed electrician. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Smoke Alarms should be installed within 15 feet of all bedroom doors, and tested regularly.

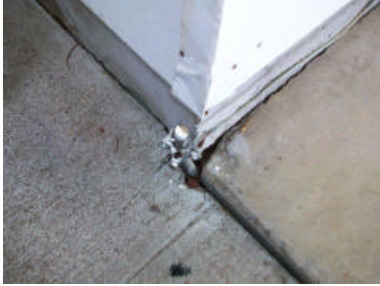
Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. The inspector is not required to insert any tool, probe, or testing device inside the panels, test or operate any over-current device except for ground fault interrupters, nor dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels. Any ancillary wiring or system that is not part of the primary electrical distribution system is not part of this inspection but may be mentioned for informational purposes only, including but not limited to low voltage systems, security system devices, heat detectors, carbon monoxide detectors, telephone, security, cable TV, intercoms, and built in vacuum equipment.

**Service:**

*Type & Condition:* OK MM RR  
 .. .. ..  
 Underground, 110/220 Volt, Circuit breakers.



*Grounding Equipment:* .. .. ..



**Electrical Distribution Panels:**

*Main Panel Location:* p .. .. Garage.



Main Panel Observations:

Circuit and wire sizing correct so far as visible, Grounding system is present, Knock-outs missing at panel. This is a significant hazard that allows direct access to the buss bars that are electrically charged. Install knock out covers.



Subpanel #1:

OK MM RR  
p .. ..

Heat pump, Circuit and wire sizing correct so far as visible, Grounding system is present.

Conductors:

Entrance Cables:

p .. .. Aluminum- OK.

Branch Wiring:

p .. .. Copper.

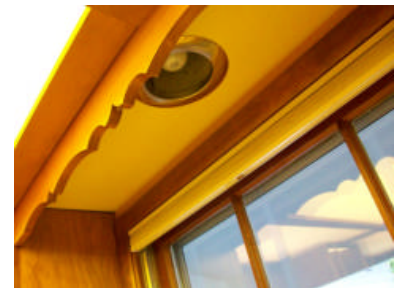
Switches & Fixtures:

General:

p .. .. See Kitchen Section.

Kitchen Interior:

Okay. However, one light over the sink area does not turn on with the rest of the lights. It may be a burnt bulb. Consult the owner to issue with light.



Hall Bath:

Okay.

Other Bath:

Okay.

Entry / Foyer / Hall:

Okay.

Living Room:

Okay.

Dining Room:

Okay.

Master Bedroom:

Okay.

Bedroom #2:

Okay.

Bedroom #3:

Okay.

Other Room:

Okay.

Laundry:

Okay.

Garage Walls:

Okay.

Electrical Outlets:

General:

p .. .. See Exterior Section.

Exterior Walls:

Two RV plugs noted on either side of the garage. Ground Fault Circuit Interrupter (GFCI) outlets are recommended for installation at exterior or basement locations. One outlet at patio is missing the ground.





*Crawlspace:*

There is an electrical wire on the ground in the crawl. It needs to be supported properly under the house, not on the ground.



*Kitchen Interior:*

Ground Fault Circuit Interrupter (GFCI) outlets are recommended for installation at exterior, garage, bath rooms & kitchen outlets.

*Hall Bath:*

Ground Fault Circuit Interrupter (GFCI) outlets are recommended for installation at exterior, garage, bath rooms & kitchen outlets.

*Other Bath:*

Ground Fault Circuit Interrupter (GFCI) outlets are recommended for installation at exterior, garage, bath rooms & kitchen outlets.

*Living Room:*

A representative sampling of switches and outlets was tested. As a whole, outlets and switches throughout the room are in serviceable condition.

*Dining Room:*

A representative sampling of switches and outlets was tested. As a whole, outlets and switches throughout the room are in serviceable condition.

*Master Bedroom:*

A representative sampling of switches and outlets was tested. As a whole, outlets and switches throughout the room are in serviceable condition.

*Bedroom #2:*

A representative sampling of switches and outlets was tested. As a whole, outlets and switches throughout the room are in serviceable condition.

*Bedroom #3:*

A representative sampling of switches and outlets was tested. As a whole, outlets and switches throughout the room are in serviceable condition.

*Other Room:*

A representative sampling of switches and outlets was tested. As a whole, outlets and switches throughout the room are in serviceable condition.

*Laundry:*

Electrical outlet is grounded, 220 Service-operational.

*Garage Walls:*

Ground Fault Circuit Interrupter (GFCI) outlets are recommended for installation at exterior, garage, bath rooms & kitchen outlets.

## HEATING - AIR CONDITIONING

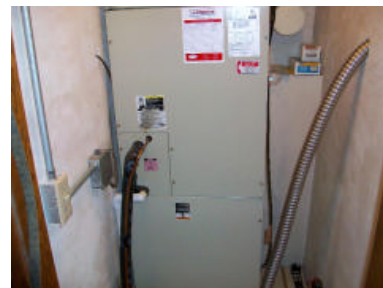
The inspector can only readily open access panels provided by the manufacturer or installer for routine homeowner maintenance, and will not operate components when weather conditions or other circumstances apply that may cause equipment damage. The inspector does not light pilot lights or ignite or extinguish solid fuel fires, nor are safety devices tested by the inspector. The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, or inspect concealed portions of evaporator and condensing coils, heat exchanger or firebox, electronic air filters, humidifiers and de-humidifiers, ducts and in-line duct motors or dampers, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. We perform a conscientious evaluation of the system, but we are not specialists.

Please note that even modern heating systems can produce carbon monoxide, which in a poorly ventilated room can result in sickness and even death. Therefore, it is essential that any recommendations we make for service or further evaluation be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form or warranty or guarantee. Normal service and maintenance is recommended on a yearly basis. Determining the presence of asbestos materials commonly used in heating systems can ONLY be preformed by laboratory testing and is beyond the scope of this inspection. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy.

**Heating Equipment:**

*Type & Location:*

Heat pump, Electric coils are installed for backup heat.



*Fuel Source:*

Electric.

*Capacity / Approx. Age:*

The typical service life for a forced air natural gas furnace is 18 - 20 years.

*General Operation & Cabinet:*

OK	MM	RR
p	..	..

*Burners / Heat Exchangers:*

..	..	..	Closed System - Unable to inspect. The heat exchanger portion of a gas or oil fired heater is difficult to access without disassembly, and cannot be adequately checked during a visual inspection. We recommend a service contract be placed on the unit and a heating contractor called to verify the condition of the heat exchanger prior to settlement date.
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*Pump / Blower Fan:*

p	..	..
---	----	----

*Flues, Vents, Plenum:*

p	..	..
---	----	----

*Air Filters:*

p	..	..	Reusable - Wash and reuse. Electronic unit.
---	----	----	---



*Normal Controls:*

p	..	..
---	----	----

**Fireplaces / Solid Fuel Heating:**

One in living room.

Living Room:

OK MM RR  
p .. ..

Masonry, Wood - The fireplace is designed to burn wood. Missing mortar, creating voids in the firebox walls, may present an unsafe condition during normal usage. Some replacement or repair is needed. Be sure to use refractory mortar in the firebox walls. There is a set of glass doors installed. Used correctly, these will help minimize heat loss when the fireplace is not in use. They also eliminate burning embers from flying into the room during a fire and reduce the volume of room air sucked up the chimney. The inspection is limited to the visible portions of the fireplace flue. Drop light, mirrors, and smoke testing are not a part of the inspection. Visibility in the flue is limited to as little as 20 percent. If further investigation is necessary, a qualified professional chimney sweep is recommended.



**Air Conditioning:**

Primary Type: Central included in Heat Pump.  
Fuel Source: 220 Volt, Electrical disconnect present.  
Capacity / Approx. Age: 5 years estimated.  
Return Air Temp: 68.  
Supply Air Temp: 48.  
Air Temp Drop: 20.  
System Condition: p .. ..  
Condensate Line: p .. ..  
Normal Controls: p .. ..

**Ductwork / Distribution:**

Ducts / Air Supply: p .. .. Insulated sheet metal.  
Living Room: There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent.  
Dining Room: There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent.  
Master Bedroom: There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent.  
Bedroom #2: There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent.  
Bedroom #3: There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent.  
Other Room: There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent.

**Carbon Monoxide Detector**

Heating Equipment: p .. ..

## PLUMBING SYSTEM

Water quality or hazardous materials (lead) testing is available from local testing labs, and not included in this inspection. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection, nor can the presence of mineral build-up that may gradually restrict their inner diameter and reduce water volume. Plumbing components such as gas pipes, potable water pipes, drain and vent pipes, and shut-off valves are not generally tested if not in daily use. The inspector cannot state the effectiveness or operation of any anti-siphon devices, automatic safety controls, water conditioning equipment, fire and lawn sprinkler systems, on-site water quality and quantity, on-site waste disposal systems, foundation irrigation systems, spa and swimming pool equipment, solar water heating equipment, or observe the system for proper sizing, design, or use of materials.

The water pressure within pipes is commonly confused with water volume, but whereas high water volume is good high water pressure is not. Therefore a regulator is recommended whenever street pressure exceeds 80 psi. However, regardless of pressure, leaks will occur in any system, and particularly in one with older galvanized pipes, or one in which the regulator fails and high pressure begins to stress washers and diaphragms within various components.

Waste and drainpipes pipe condition is usually directly related to their age. Older ones are subject to damage through decay and root movement, whereas the more modern ABS ones are virtually impervious to damage, although some rare batches have been alleged to be defective. Older homes with galvanized or cast iron supply or waste lines can be obstructed and barely working during an inspection but later fail under heavy use. If the water is turned off or not used for periods of time (such as a vacant house waiting for closing), rust or deposits within the piping can further clog the piping system. However, inasmuch as significant portions of drainpipes are concealed, we can only infer their condition by observing the draw at drains at the time of inspection. Nonetheless, blockages will still occur in the life of any system.

### Main Line:

*Shut Off:*

Water meter is located, at the west side of the house. Also one under house in crawl.



*Material:*

Plastic, Main line is 3/4 inch diameter.

*Pressure:*

Water pressure from 40 to 80 pounds per square inch is considered within normal/acceptable range.

### Supply Lines:

*Material:*

Galvanized.

*Condition:*

OK MM RR  
p " "

### Waste Lines:

*Material:*

Cast Iron.

*Condition:*

p " "

### Hose Bibs / Hookups:

*General:*

p " "

The temperature pressure relief valve at the upper portion of the water heater is a required safety valve which should be connected to a drain line of proper size terminating just above floor elevation. If no drain is located in the floor a catch pan should be installed with a drain extending to a safe location. The steam caused by a blow-off can cause scalding. Improper installations should be corrected.

**Water Heater:**

*Power Source:* Electric, Satisfactory - The electric service to the water heater appears to be installed in an acceptable manner.

*Capacity:* 50 Gallons.

*Location:* Garage.

*Condition:* OK MM RR  
 .. .. .. Pressure relief valve noted, not tested, Water heater is seismically secured.



See Bathrooms section of report for information about plumbing and fixtures in those areas.

**Cleanout**

*Waste Lines:* .. .. ..

**Fixtures & Drain**

*Kitchen Sink:* .. p .. The drains are angled down toward the P trap, not toward the direction of the flow of the drain.



**Instant Hot Water Dispenser:**

*Other Built-ins:* p .. ..

**Hose Bibs / Hookups/Sink Faucets:**

*Laundry:* p .. ..

## KITCHEN - APPLIANCES

We may test kitchen appliances for basic functionality, but cannot evaluate them for their performance nor for the variety of their settings or cycles. Appliances older than ten years may exhibit decreased efficiency. Even if general comments are made, these items are not inspected: free-standing appliances, refrigerators, freezers, ice makers, trash-compactors, built-in toasters, coffee-makers, can-openers, blenders, instant hot-water dispensers, water-purifiers, barbecues, grills, or rotisseries, timers, clocks, thermostats, the self-cleaning and cooking capability of ovens, and concealed or countertop lighting, which is convenient but often installed after the initial construction and not wired to national electrical standards. These items should be considered outside the scope of the inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing.

### Range/ Cooktop / Oven:

	OK	MM	RR
Type & Condition:	p	..	..

### Ventilation:

Type & Condition:	p	..	..
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### Refrigerator:

Type & Condition:	p	..	..
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### Dishwasher:

Condition:	p	..	..
------------	---	----	----

### Garbage Disposal:

Condition:	..	..	p
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Protect wire under sink to the garbage disposal. Any wire under 7' must be protected inside a wall or conduit.



### Kitchen Interior:

Counters & Cabinets:	p	..	..
----------------------	---	----	----

## BATHROOMS

In accordance with industry standards of practice, we do not comment on common cosmetic deficiencies, and do not evaluate window treatments, steam showers, and saunas. More importantly, we do not leak-test shower pans, which is usually the responsibility of a termite inspector. However, because of the possibility of water damage, most termite inspectors will not leak-test second floor shower pans without the written consent of the owners or occupants.

Our inspection of interior areas includes the visually accessible areas of walls, floors, cabinets and closets, and a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, nor move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on common cosmetic deficiencies.

### Sink & Cabinetry:

	OK	MM	RR	
Hall Bath:	p	..	..	
Other Bath:	p	..	..	Counters/cabinets appear serviceable.

### Toilet:

Hall Bath:	p	..	..
Other Bath:	p	..	..

### Tub/Shower Fixtures:

Hall Bath:	p	..	..
Other Bath:	p	..	..

### Tub/Shower And Walls:

Hall Bath:	p	..	..
Other Bath:	p	..	..

### Bath Ventilation:

Hall Bath:	p	..	..
Other Bath:	p	..	..

## INTERIOR ROOMS

Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and the testing of a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, move furnishings or possessions, lift carpets or rugs, empty closets or cabinets, nor comment on cosmetic deficiencies. We may not comment on cracks that appear around windows and doors, along lines of framing members or along seams of drywall and plasterboard. These are typically caused by minor movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist. Floor covering damage or stains may be hidden by furniture, and the condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage. Testing, identifying, or identifying the source of environmental pollutants or odors (including but not limited to lead, mold, allergens, odors from household pets and cigarette smoke) is beyond the scope of our service, but can become equally contentious or difficult to eradicate. We recommend you carefully determine and schedule whatever remedial services may be deemed advisable or necessary before the close of escrow.

**Doors:**

	OK	MM	RR	
<i>Main Entry Door:</i>	þ	..	..	Hardware operational.
<i>Other Exterior Doors:</i>	þ	..	..	Hardware operational.
<i>Overall Interior Door Condition:</i>	þ	..	..	
<i>Hall Bath:</i>				Hardware operational.
<i>Other Bath:</i>				Hardware operational.
<i>Entry / Foyer / Hall:</i>				Hardware operational.
<i>Living Room:</i>				Hardware operational.
<i>Master Bedroom:</i>				Hardware operational.
<i>Bedroom #2:</i>				Hardware operational.
<i>Bedroom #3:</i>				Hardware operational.
<i>Other Room:</i>				Family room, Hardware operational.
<i>Laundry:</i>				Hardware operational.

**Windows:**

*General Type & Condition:* .. .. .

Most windows are unable to be opened this is a significant issue especially in the bedroom areas. A person must be able to escape through the window in the event of a fire. This is a requirement. Current conditions are unacceptable in the bedrooms. Also, be advised that there are storm windows in place. This creates another obstacle to get through when there is a fire.

<i>Kitchen Interior:</i>	Window will not open. Possibly painted shut.
<i>Hall Bath:</i>	The window does not open. Possibly painted shut.
<i>Other Bath:</i>	The window does not open. Possibly painted shut.
<i>Living Room:</i>	Okay.
<i>Dining Room:</i>	Okay.
<i>Master Bedroom:</i>	Window will not open. Possibly painted shut. This is an egress hazard. No way out except the door during a fire.
<i>Bedroom #2:</i>	Window will not open. Possibly painted shut. This is an egress hazard. No way out except the door during a fire.
<i>Bedroom #3:</i>	Window will not open. Possibly painted shut. This is an egress hazard. No way out except the door during a fire.
<i>Other Room:</i>	Okay.
<i>Laundry:</i>	Window will not open. Possibly painted shut.



**Walls:**

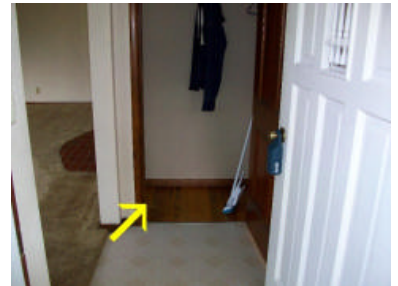
	OK	MM	RR	
General Material & Condition:	p	..	..	Drywall.
Kitchen Interior:				Okay.
Hall Bath:				Okay.
Other Bath:				Okay.
Entry / Foyer / Hall:				Okay.
Living Room:				Okay.
Dining Room:				Okay.
Master Bedroom:				Okay.
Bedroom #2:				Okay.
Bedroom #3:				Okay.
Other Room:				Okay.
Laundry:				Okay.

**Ceilings:**

General Type & Condition:	p	..	..	Drywall.
Kitchen Interior:				Okay.
Hall Bath:				Okay.
Other Bath:				Okay.
Entry / Foyer / Hall:				Okay.
Living Room:				Okay.
Dining Room:				Okay.
Master Bedroom:				Okay.
Bedroom #2:				Okay.
Bedroom #3:				Okay.
Other Room:				Okay.
Laundry:				Okay.

**Floors:**

General: p .. .. May have hardwood floors in house based on front closet flooring.



Kitchen Interior:	Okay.
Hall Bath:	Okay.
Other Bath:	Okay.
Entry / Foyer / Hall:	Okay.
Living Room:	Okay.
Dining Room:	Okay.
Master Bedroom:	Okay.
Bedroom #2:	Okay.
Bedroom #3:	Okay.
Other Room:	Okay.
Laundry:	Okay.

**Closets:**

	OK	MM	RR
<i>General:</i>	p	..	..
<i>Hall Bath:</i>	Okay.		
<i>Entry / Foyer / Hall:</i>	Okay.		
<i>Master Bedroom:</i>	Okay.		
<i>Bedroom #2:</i>	Okay.		
<i>Bedroom #3:</i>	Okay.		
<i>Other Room:</i>	Okay.		

**Smoke / Fire Detector:**

<i>General:</i>	..	p	..	The one in the hall functions and has a 10 year battery. We suggest additional smoke detectors be installed in appropriate locations.
<i>Master Bedroom:</i>				There is no working smoke detector in this room. All bedrooms should have a working smoke detector for your safety. Consider upgrade of smoke detector in all bedrooms.
<i>Bedroom #2:</i>				There is no working smoke detector in this room. All bedrooms should have a working smoke detector for your safety. Consider upgrade of smoke detector in all bedrooms.
<i>Bedroom #3:</i>				There is no working smoke detector in this room. All bedrooms should have a working smoke detector for your safety. Consider upgrade of smoke detector in all bedrooms.

## LAUNDRY AREA

Laundry appliances are not tested or moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if turned. See Plumbing and Electrical pages for more details about those types of system components.

**Laundry:**

*Location:*

Service area main floor.

*Dryer Vent:*

A dryer vent is provided, and in good visual condition. No tears were noted.

## GARAGE - CARPORT

Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas. Garage door openings are not standard, so you may wish to measure the opening to ensure that there is sufficient clearance to accommodate your vehicles. It is not uncommon for moisture to penetrate garages, particularly with slabs on-grade construction, and this may be apparent in the form of efflorescence or salt crystal formations on the concrete. You may want to have any living space above the garage evaluated further by a structural engineer, as it may be seismically vulnerable.

**Type:**

Attached, Two car.

**Roof:**

	OK	MM	RR	
<i>Condition:</i>	p	"	"	Same as house.

**Ceilings:**

<i>Condition:</i>	p	"	"
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**Garage Door:**

<i>Material - Condition:</i>	"	p	"	Adjustment or service needed on door closest to the kitchen. The door comes down to fast.
------------------------------	---	---	---	---



<i>Door Operator:</i>	"	"	"
-----------------------	---	---	---

Automatic reverse feature is, not operational. Note: All overhead doors should have fully operational auto-reverse function.

<i>Service Doors:</i>	"	"	p	Hardware operational, Door or its hardware needs repair or replacement. Needs door handle.
-----------------------	---	---	---	--



**Windows:**

<i>Condition:</i>	p	"	"
-------------------	---	---	---

**Garage Walls:**

<i>Type &amp; Condition:</i>	p	"	p
------------------------------	---	---	---

*Fire Wall*  
 The wall covering appears to meet the minimum fire separation standards. However, it is not possible to verify after the sheetrock is finished. The access to the attic requires 5/8" of sheet rock to provide fire protection. As it is now, the attic ladders plywood will burn through long before the sheet rock around it. Therefore the fire could burn in the attic possibly without being detected. The drywall helps keeps the fire in the garage until it can be extinguished.



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**Floor:**

*Condition:*

OK MM RR  
p    "    "