

Home Inspection Report

1234 Any street, Hometown, USA

Inspection Date:
02/04/2005

Prepared For:
Mr. and Mrs. Customer



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C050204-1

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Report Overview

THE HOUSE IN PERSPECTIVE

This is a well built 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.

GENERAL COMMENTS

The construction of the home is good quality.
Better than average quality materials have been employed as roof coverings.
The auto reverse mechanism on the overhead garage door responded properly to testing.
The electrical panel is well arranged and all fuses/breakers are properly sized.
Adequate heating capacity is provided by the system.
This is a well insulated home.
The plumbing system is in generally good condition.
On the whole, the interior finishes of the home are in good condition.
All appliances that were tested responded satisfactorily.
On the whole, the fireplace and it's components are in good condition.

CONVENTIONS USED IN THIS REPORT

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

Major Concern: a system or component which is considered significantly deficient or is unsafe. Significant deficiencies need to be corrected and, except for some safety items, are likely to involve significant expense.

Safety Issue: denotes a condition that is unsafe and in need of prompt attention.

Repair: denotes a system or component which is missing or which needs corrective action to assure proper and reliable function.

Improve: denotes improvements which are recommended but not required.

Monitor: denotes a system or component needing further investigation and/or monitoring in order to determine if repairs are necessary.

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

IMPROVEMENT RECOMMENDATION HIGHLIGHTS / SUMMARY

The following is a synopsis of the potentially significant improvements that should be budgeted for over the short term. Other significant improvements, outside the scope of this inspection, may also be necessary. Please refer to the body of this report for further details on these and other recommendations.

SAFETY ISSUES

Garage

Safety Issue: Proper fire separation between the garage and house proper is recommended (holes in fire wall).



REPAIR ITEMS

Sloped Roofing

Repair: Minor repairs to the roofing are needed. Damaged or missing roofing material should be repaired. All roof penetrations should be examined and sealed as necessary.



Porch / Deck Cover

Repair: The support posts for the deck/porch cover showed evidence of deterioration. Refer to termite report for further information.



Distribution Wiring

Repair: All junction boxes in the garage attic space should be fitted with cover plates, in order to protect the wire connections.



Outlets

Repair: An outlet at the front exterior has reversed polarity (i.e. it is wired backwards). This outlet and the circuit should be investigated and repaired as necessary.



Repair: A ground fault circuit interrupter (GFCI) outlet is inoperative and has reversed polarity. This circuit should be repaired.



Repair: The outlet at the left front near the eave was inoperative at the time of the inspection.



IMPROVE ITEMS

Gutters & Downspouts

Improve: Loose or damaged downspouts near the front door area should ideally be repaired.



MONITOR ITEMS

Exterior Walls

Monitor: Common minor cracks were observed on the exterior walls of the house. This implies that structural movement has occurred. The location, size, shape of these cracks is common. The inspection did not find evidence of significant movement requiring immediate major repairs.



Water Heater

Monitor: The water heater was missing its cover at the time of the inspection.



Wall / Ceiling Finishes

Monitor: Minor common settlement cracks were noted.

Windows

Monitor: It may be desirable to replace window screens where missing. The owner should be consulted regarding any screens that may be in storage.



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.

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.

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.

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

WEATHER CONDITIONS

Dry weather conditions prevailed at the time of the inspection.

RECENT WEATHER CONDITIONS

Weather conditions leading up to the inspection have been relatively dry.

Structure

DESCRIPTION OF STRUCTURE

Foundation:	•Poured Concrete •Slab on Grade
Floor Structure:	•Concrete
Wall Structure:	•Wood Frame
Roof Structure:	•Roof Joists •Trusses •Plywood Sheathing

STRUCTURE OBSERVATIONS

Positive Attributes

The construction of the home is good quality. The materials and workmanship, where visible, are good.

General Comments

No major defects were observed in the accessible structural components of the house.

RECOMMENDATIONS / OBSERVATIONS

Exterior Walls

- **Monitor:** Common minor cracks were observed on the exterior walls of the house. This implies that structural movement has occurred. The location, size, shape of these cracks is common. The inspection did not find evidence of significant movement requiring immediate major repairs.

LIMITATIONS OF STRUCTURE INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Structural components concealed behind finished surfaces could not be inspected.
- Only a representative sampling of visible structural components were inspected.
- Furniture and/or storage restricted access to some structural components.
- Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity are not part of a home inspection.

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

Roofing

DESCRIPTION OF ROOFING

Roof Covering:	•Concrete Tile
Roof Flashings:	•Metal
Chimneys:	•Metal
Roof Drainage System:	•Plastic •Downspouts discharge above & below grade
Skylights:	•Curb-Type
Method of Inspection:	•Walked on roof

ROOFING OBSERVATIONS

Positive Attributes

Better than average quality materials have been employed as roof coverings.

General Comments

In all, the roof coverings show evidence of normal wear and tear for a home of this age.

RECOMMENDATIONS / OBSERVATIONS

Sloped Roofing

- **Repair:** Minor repairs to the roofing are needed. Damaged or missing roofing material should be repaired. All roof penetrations should be examined and sealed as necessary.

Gutters & Downspouts

- **Improve:** Loose or damaged downspouts near the front door area should ideally be repaired.

LIMITATIONS OF ROOFING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Not all of the underside of the roof sheathing is inspected for evidence of leaks.
- Evidence of prior leaks may be disguised by interior finishes.
- Estimates of remaining roof life are approximations only and do not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, ice build up, and other factors.
- Antennae, chimney/flue interiors which are not readily accessible are not inspected and could require repair.
- Roof inspection may be limited by access, condition, weather, or other safety concerns.

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

Exterior

DESCRIPTION OF EXTERIOR

Wall Covering:	•Stucco
Eaves, Soffits, And Fascias:	•Wood
Exterior Doors:	•Solid Wood
Window/Door Frames and Trim:	•Metal-Covered
Entry Driveways:	•Concrete
Entry Walkways And Patios:	•Concrete
Porches, Decks, Steps, Railings:	•Wood
Overhead Garage Door(s):	•Steel •Automatic Opener Installed
Surface Drainage:	•Level Grade
Fencing:	•Wood

EXTERIOR OBSERVATIONS

Positive Attributes

The auto reverse mechanism on the overhead garage door responded properly to testing. This safety feature should be tested regularly as a door that doesn't reverse can injure someone or fall from the ceiling. Refer to the owner's manual or contact the manufacturer for more information. The lot drainage was good, conducting surface water away from the building. The driveway and walkways are in good condition.

General Comments

The exterior of the home is generally in good condition and shows normal wear and tear for a home of this age.

RECOMMENDATIONS / OBSERVATIONS

Exterior Walls

- **Monitor:** Common minor cracks were observed on the exterior walls of the house. This implies that structural movement has occurred. The location, size, shape of these cracks is common. The inspection did not find evidence of significant movement requiring immediate major repairs.

Garage

- **Repair, Safety Issue:** Proper fire separation between the garage and house proper is recommended (holes in fire wall).

Porch / Deck Cover

- **Repair:** The support posts for the deck/porch cover showed evidence of deterioration. Refer to termite report for further information.

Discretionary Improvements

It would be wise to install a smoke detector in the garage.

LIMITATIONS OF EXTERIOR INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- A representative sample of exterior components was inspected rather than every occurrence of components.
- The inspection does not include an assessment of geological, geotechnical, or hydrological conditions, or environmental hazards.
- Screening, shutters, awnings, or similar seasonal accessories, fences, recreational facilities, outbuildings, seawalls, break-walls, docks, erosion control and earth stabilization measures are not inspected unless specifically agreed-upon and documented in this report.

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

Electrical

DESCRIPTION OF ELECTRICAL

Size of Electrical Service:	•120/240 Volt Main Service
Service Drop:	•Underground
Service Entrance Conductors:	•Conductors Not Visible
Service Equipment & Main Disconnects:	•Main Service Rating 100 Amps •Breakers •Located: Right Side Of Home
Service Grounding:	•Copper
Distribution Wiring:	•Copper
Wiring Method:	•Non-Metallic Cable "Romex"
Switches & Receptacles:	•Grounded
Ground Fault Circuit Interrupters:	•Bathroom(s) •Kitchen
Smoke Detectors:	•Present

ELECTRICAL OBSERVATIONS

Positive Attributes

The electrical panel is well arranged and all fuses/breakers are properly sized. All 3-prong outlets that were tested were appropriately grounded. 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.

General Comments

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

RECOMMENDATIONS / OBSERVATIONS

Distribution Wiring

- **Repair:** All junction boxes in the garage attic space should be fitted with cover plates, in order to protect the wire connections.

Outlets

- **Repair:** An outlet at the front exterior has reversed polarity (i.e. it is wired backwards). This outlet and the circuit should be investigated and repaired as necessary.
- **Repair:** A ground fault circuit interrupter (GFCI) outlet is inoperative and has reversed polarity. This circuit should be repaired.
- **Repair:** The outlet at the left front near the eave was inoperative at the time of the inspection.

LIMITATIONS OF ELECTRICAL INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

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

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

Heating

DESCRIPTION OF HEATING

Energy Source:	•Gas
Heating System Type:	•Forced Air Furnace •Manufacturer: 58G56045CB
	•Serial Number: 2689A01273
Vents, Flues, Chimneys:	•Metal-Multi Wall
Heat Distribution Methods:	•Ductwork

HEATING OBSERVATIONS

Positive Attributes

Adequate heating capacity is provided by the system.

General Comments

The heating system shows no visible evidence of major defects.

LIMITATIONS OF HEATING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- The adequacy of heat supply or distribution balance is not inspected.
- The interior of flues or chimneys which are not readily accessible are not inspected.
- The furnace heat exchanger, humidifier, or dehumidifier, and electronic air filters are not inspected.
- Solar space heating equipment/systems are not inspected.

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

Cooling / Heat Pumps

DESCRIPTION OF COOLING / HEAT PUMPS

Energy Source:

•Electricity

Central System Type:

•Air Cooled Central Air Conditioning •Evaporative Cooler

COOLING / HEAT PUMPS OBSERVATIONS

Positive Attributes

The system responded properly to operating controls.

General Comments

The system shows no visible evidence of major defects.

LIMITATIONS OF COOLING / HEAT PUMPS INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Window mounted air conditioning units are not inspected.
- The cooling supply adequacy or distribution balance are not inspected.

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

Insulation / Ventilation

DESCRIPTION OF INSULATION / VENTILATION

Attic Insulation:	•Loose Fill
Exterior Wall Insulation:	•Not Visible
Roof Ventilation:	•Gable Vents •Soffit Vents
Exhaust Fan/vent Locations:	•Bathroom •Kitchen

INSULATION / VENTILATION OBSERVATIONS

Positive Attributes

This is a well insulated home.

LIMITATIONS OF INSULATION / VENTILATION INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Insulation/ventilation type and levels in concealed areas are not inspected. Insulation and vapor barriers are not disturbed and no destructive tests (such as cutting openings in walls to look for insulation) are performed.
- Potentially hazardous materials such as Asbestos and Urea Formaldehyde Foam Insulation (UFFI) cannot be positively identified without a detailed inspection and laboratory analysis. This is beyond the scope of the inspection.
- An analysis of indoor air quality is not part of our inspection unless explicitly contracted-for and discussed in this or a separate report.
- Any estimates of insulation R values or depths are rough average values.

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

Plumbing

DESCRIPTION OF PLUMBING

Water Supply Source:	•Public Water Supply
Service Pipe to House:	•Copper •Not Visible
Main Water Valve Location:	•Left Side Of Garage (Exterior)
Interior Supply Piping:	•Copper •Not Visible
Waste System:	•Public Sewer System
Drain, Waste, & Vent Piping:	•Plastic •Not Visible
Water Heater:	•Gas •Approximate Capacity (in gallons): 40 •Manufacturer: M440T5SN6 •Serial Number: FF7876976
Fuel Shut-Off Valves:	•Natural Gas Main Valve At Right Side Of Home •Pressure Regulator on Main Line

PLUMBING OBSERVATIONS

Positive Attributes

The plumbing system is in generally good condition. The water pressure supplied to the fixtures is reasonably good. A typical drop in flow was experienced when two fixtures were operated simultaneously.

General Comments

The plumbing system requires some typical minor improvements.

RECOMMENDATIONS / OBSERVATIONS

Water Heater

Monitor: The water heater was missing it's cover at the time of the inspection.

LIMITATIONS OF PLUMBING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope 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, or beneath the ground surface are not inspected.
- Water quantity and water quality are not tested unless explicitly contracted-for and discussed in this or a separate report.
- Clothes washing machine connections are not inspected.
- Interiors of flues or chimneys which are not readily accessible are not inspected.
- Water conditioning systems, solar water heaters, fire and lawn sprinkler systems, and private waste disposal systems are not inspected unless explicitly contracted-for and discussed in this or a separate report.

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

Interior

DESCRIPTION OF INTERIOR

Wall And Ceiling Materials:	•Drywall
Floor Surfaces:	•Carpet •Tile
Window Type(s) & Glazing:	•Sliders •Fixed Pane •Double Glazed
Doors:	•Wood-Hollow Core

INTERIOR OBSERVATIONS

General Condition of Interior Finishes

On the whole, the interior finishes of the home are in good condition. Typical flaws were observed in some areas.

General Condition of Windows and Doors

The majority of the doors and windows are good quality.

General Condition of Floors

The floors of the home are relatively level and walls are relatively plumb.

RECOMMENDATIONS / OBSERVATIONS

Wall / Ceiling Finishes

- **Monitor:** Minor common settlement cracks were noted.

Windows

- **Monitor:** It may be desirable to replace window screens where missing. The owner should be consulted regarding any screens that may be in storage.

LIMITATIONS OF INTERIOR INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

- Furniture, storage, appliances and/or wall hangings are not moved to permit inspection and may block defects.
- Carpeting, window treatments, central vacuum systems, household appliances, recreational facilities, paint, wallpaper, and other finish treatments are not inspected.
- Recent renovations and/or interior painting concealed historical evidence.

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

Appliances

DESCRIPTION OF APPLIANCES

Appliances Tested:	•Gas Range •Gas Cooktop •Microwave Oven •Dishwasher
Laundry Facility:	•Waste Disposer
Other Components Tested:	•Gas Piping for Dryer •Dryer Vented to Building Exterior
	•Hot and Cold Water Supply for Washer •Waste Standpipe for Washer
	•Cooktop Exhaust Vent/Fan •Door Bell

APPLIANCES OBSERVATIONS

Positive Attributes

All appliances that were tested responded satisfactorily. The kitchen and laundry facilities are well organized.

LIMITATIONS OF APPLIANCES INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

- Thermostats, timers and other specialized features and controls are not tested.
- The temperature calibration, functionality of timers, effectiveness, efficiency and overall performance of appliances is outside the scope of this inspection.

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

Fireplaces / Wood Stoves

DESCRIPTION OF FIREPLACES / WOOD STOVES

Fireplaces:

•Gas

Vents, Flues, Chimneys:

•Metal Flue-Insulated Multi-Wall

FIREPLACES / WOOD STOVES OBSERVATIONS

General Comments

On the whole, the fireplace and it's components are in good condition. Typical minor flaws were observed in some areas.

LIMITATIONS OF FIREPLACES / WOOD STOVES INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

- The interiors of flues or chimneys are not inspected.
- Firescreens, 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.
- The inspection does not involve igniting or extinguishing fires nor the determination of draft.
- Fireplace inserts, stoves, or firebox contents are not moved.

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

Additional Photos



Water main



PSI @ 80 Lbs.



Swamp cooler



A/C unit



Gas main



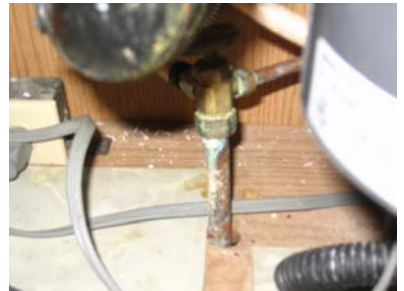
Electrical panel in good order



Water heater properly strapped



Nice kitchen



Copper plumbing



Plastic waste



Fireplace in good order



Good construction