

# CALIBER Home Inspections



555 Sunny Day Dr  
San Diego, CA 91234

Prepared for: Sample

Prepared by: Caliber Home Inspections



## HOME INSPECTION AGREEMENT

This Agreement was prepared by a member of the Housing Inspection Foundation,  
*The Association of Home Inspectors.*



Inspector's Name: \_\_\_\_\_ Professional Membership # \_\_\_\_\_  
Company: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_ E-mail: \_\_\_\_\_

**THIS INSPECTION AGREEMENT IS INTENDED TO BE A LEGALLY BINDING CONTRACT.  
PLEASE READ IT CAREFULLY.**

Client Name(s): \_\_\_\_\_ Report #: \_\_\_\_\_

Property Address: \_\_\_\_\_

Client Telephone: \_\_\_\_\_ Contact: \_\_\_\_\_

Agreed Inspection Fee: \_\_\_\_\_ \$ \_\_\_\_\_

Additional Fee(s) For: \_\_\_\_\_ \$ \_\_\_\_\_

Additional Fee(s) For: \_\_\_\_\_ \$ \_\_\_\_\_

**TOTAL INSPECTION FEES: \$ \_\_\_\_\_**

1. Client requests a limited visual inspection of the residential structure identified at the above address by the listed inspector of the above company, herein after collectively referred as the "Company" and Client hereby represents and warrants that all approvals necessary have been secured for Company's entrance on to the property.

2. Client warrants: (a) they have read the following Agreement carefully, (b) they understand they are bound by all the terms of this contract, and (c) they will read the entire inspection report when received and promptly call Company with any questions they may have.

3. Client understands that the inspection and inspection report are performed and prepared for their sole, confidential and exclusive use. Client agrees that they will not transfer or disclose any part of the inspection report to any other person with these exceptions ONLY. (a) one copy may be provided to the current seller(s) of the property but only upon the express condition that the seller(s) covenant to use the inspection report only in connection with Client's transaction, and agree not to transfer or disclose the report to any persons other than their real estate agent, and (b) one copy may be provided to the real estate agent representing Client and/or a bank or other lender for use in Client's transaction only. Client agrees to indemnify, defend and hold harmless Company from any third party claims relating to this inspection or inspection report.

4. Company agrees to perform a limited visual inspection of the residential structure at the above address and to provide Client with a written opinion as to the apparent general condition of the structure's components and systems, including identification of significant observable deficiencies as they exist at the time of inspection. The inspection will be performed in a manner consistent with the standards of the Housing Inspection Foundation. A copy of these Standards are provided to Client, upon request.

5. The inspection only includes those systems and components expressly and specifically identified in the inspection report. Any

areas which is not exposed to view, is concealed, is inaccessible because of soil, walls, floors, carpets, ceilings, furnishing or any other thing, or those areas/items which have been excluded by the Housing Inspection Foundation standards and/or by agreement of the parties is not included in this inspection. The inspection does not include any destructive testing or dismantling. Client agrees to assume all the risk for all conditions which are concealed from view at the time of the inspection or exists in any area excluded from inspection by the terms of this agreement. Maintenance and other items may be discussed but will NOT form a part of the inspection report. The following areas/items, systems and components are among those NOT included in the inspection:

- Code or zoning violations
- System or component installation
- Permit research
- Structural, geological, soil, wave action or hydrological stability, survey, engineering, analysis or testing
- Termites or other wood destroying insects, rodents or other pests, dry-rot or fungus
- Latent or concealed defects
- Asbestos, radon gas, lead paint, urea formaldehyde, toxic or flammable chemicals, water or air quality, PCB's or other toxins, electro-magnetic fields, underground storage tanks, proximity to toxic waste sites or other environmental or health hazards
- Private water or sewage systems
- Saunas, steam baths, fountains or other types of or related systems and components
- Repair cost estimates
- Building value appraisal
- Radio controlled devices
- Automatic gates
- Elevators, lifts, dumbwaiters
- Thermostatic or time clock controls
- Water softeners or purifiers
- Radiant heat systems
- Furnace heat exchanger
- Solar heating systems

- Gas appliances such as fire pits, barbecues, heaters and lamps. Main gas shut off valve. Any gas leaks
- Odors or noise
- Seismic safety
- Freestanding appliances
- Security or fire safety systems
- Personal property
- Any adverse condition that may affect the desirability of the property
- Proximity to railroad tracks or airplane routes
- Boundaries, easements or rights of way
- Unique/technically complex systems or components
- System or component life expectancy
- Adequacy or efficiency of any system or component
- Items specifically noted as excluded in the inspection report

If inspection is desired of any of the areas/items, systems or components listed above, then Client shall contract the appropriate professionals.

6. Client understands that the inspection and inspection report do not constitute a guarantee or warranty of merchantability or fitness for a particular purpose, expressed or implied, or insurance policy nor is it a substitute for real estate transfer disclosures which may be required by law.

7. The written report to be prepared by Company shall be considered the final exclusive findings of Company of the structure. Client understands and agrees they will not rely on any oral statements made by the Inspector prior to the issuance of the written report. Client further understands and agrees Company reserves the right to modify the inspection report for a period of time that shall not exceed forty eight (48) hours after the inspection report has first been delivered to Client.

8. Client understands and agrees that any claim arising out of or related to any act or omission of Company in connection with the inspection of the residential structure, as limited herein, shall be made in writing and reported to Company within ten (10) business days of discovery. Client further agrees to allow Company to re-inspect the claimed discrepancy, with the exception of emergency conditions, before Client or Client's agents, employees or independent contractors repairs, replaces, alters or modifies the claimed discrepancy. Client understands and agrees that any failure to notify Company as stated above shall constitute a waiver of any and all claims Client may have against Company

9. Any dispute, controversy, interpretation or claim including claims for, but not limited to, breach of contract, any form of negligence, fraud or misrepresentation arising out of, from or related to this contract or arising out of, from or related to the inspection and inspection report shall be submitted for final and binding arbitration under the Rules and procedures of the Expedited Arbitration of

Home Inspection Disputes of Construction Arbitration Services, Inc. The decision of the Arbitrator appointed thereunder shall be final and binding and judgement on the Award may be entered in any court of competent jurisdiction.

10. It is understood and agreed by and between the parties hereto that Company is not an insurer, that the payment for the subject inspection is based solely on the value of the service provided by Company in the performance of a limited visual inspection of the general condition of the structure's systems and components as described in Paragraph 4 and production of a written inspection report, that because of the limited nature of this inspection the inspection cannot be expected to uncover all defects or deficiencies within the structure and that it is impracticable and extremely difficult to fix the actual damages, if any which may result from a failure to perform such services. Thus, Client and company agree that in the event that Company breaches its obligation or duty to perform such service and Client is thereby damaged, then the liability of Company (including it's officers, agents and employees) shall be limited to a sum equal to the amount of the fee paid by the customer for inspection and report and this liability shall be exclusive.

**Client's Initials** \_\_\_\_\_

**INITIAL HERE**

11. Client understands and agrees that if they are not present at the time of the inspection and therefore do not sign this Agreement that this agreement will form a part of the inspection report and acceptance of the inspection report by Client shall and payment therefore will constitute acceptance of the terms and conditions of this Agreement. Also insert the following phrase in your inspection report.

requires an inspection agreement to be signed by Client prior to performing an inspection. If you were not present at the inspection and did not sign the Inspection Agreement you, by accepting, paying for and/or using the inspection report you acknowledge and agree to be bound by the terms and conditions of the inspection agreement and further agree that the inspection agreement will form a part of the inspection report.

12. If any portion of this Agreement is found to be invalid or unenforceable by any court or arbitrator the remaining terms shall remain in force between the parties.

13. This Agreement represents the entire agreement between the parties. No oral agreements, understandings or representations shall change, modify or amend any part of this agreement. No change or modification shall be enforceable against any party unless such changes or modification is in writing and signed by the parties. This Agreement shall be binding upon and inure to the parties hereto and their spouses, heirs, executors, administrators, successors, assigns and representatives of any kind whatsoever

I have read, understand and agree to all the terms and conditions of this contract and to pay the fee listed above.

Dated \_\_\_\_\_

**SIGN HERE**

Signature of Client \_\_\_\_\_

Dated \_\_\_\_\_

For the Company \_\_\_\_\_

# Caliber Home Inspections

08:00 July 14, 2011

Page 1 of 11  
Sample Report

## Marginal Summary

This 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.

### Grounds

1. Porch: Tile **Entry tile grout needs repair**
2. Fences: Wood **Wood fence is rotting due to poor drainage**

### Exterior Surface and Components

3. Exterior Surface Type: Stucco **Water stains indicate the roof may be leaking, Stucco cracks need repair**
4. Windows: Aluminum **Missing window hardware**
5. Window Screens: Vinyl mesh **Window screens are damaged, Missing window screens**

### Interior

6. Walls: Painted drywall **Drywall cracks noted**
7. Doors: Hollow wood **Missing door hardware**
8. HVAC Source: Heating system register **Vent covers are not secured**
9. Bathroom Counter Tops: Composit Counter tops need to be re-sealed

### Appliances

10. Cooking Appliances: Gas **The range is missing the anti-tipping device**

### Electrical

11. 120 VAC Outlets: Grounded **Missing outlet cover plates**

12. Recessed in wall - Outside Electric Panel Manufacturer: Square D **Panel cover hinges need repair**

### Structure

13. Subfloor: Plywood **Loose sub floor noted**

### Crawl Space

14. Insulation: Batting **Loose insulation needs to be secured**

### Air Conditioning

15. Main AC System Exterior Unit: Stand alone

### Fireplace/Wood Stove

16. Fireplace Fireplace Construction: Standard **Gas valve key is missing, Gas port needs to be re-sealed**

17. Fireplace Smoke Chamber: Metal **Creosote build-up, recommend cleaning**

### Heating System

18. Thermostats: Wall mounted **Thermostat is loose**

### Plumbing

19. Shower/Surround: One piece fiberglass **Shower grab bar needs to be sealed**

# Caliber Home Inspections

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Sample Report

## Defective Summary

This 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.

### Grounds

1. Walks: Dirt **Side yard is washing out**
2. Steps: None **A qualified contractor is recommended to evaluate and estimate repairs**
3. Deck: Wood **Lower deck: Wood deck should be re-built due to wood rot, Upper deck: Balcony needs to be rebuilt, has extensive rot and moisture damage and is NOT SAFE TO WALK ON**
4. Railings: Metal **Deck rails are unsafe**
5. Vegetation: Shrubs/Weeds **Tree roots can cause foundation problems, Trees should be cut back from the roof**
6. Grading: Steep slope **Side yard needs steps and proper drainage**

### Exterior Surface and Components

7. Trim: Wood **General preservations needed**
8. Patio Door: Sliding glass

### Roof

9. Roof Surface Material: Cement tile **Roof tiles have slipped, A qualified roofing contractor is recommended to evaluate and estimate repairs regarding roof leaks**

### Garage

10. Ceiling: Drywall **Water stains present**
11. Walls: Painted drywall **Stains above garage door, suspect a roof leak**
12. Floor/Foundation: Poured **Garage floor cracks noted**
13. Garage Doors: Wood **Garage door has wood rot and moisture damage**
14. Door Operation: Manual **Garage door opener needs adjustment**

### Interior

15. Ceilings: Painted drywall **Moisture stains noted, suspect it's from the deck leak**
16. Bathroom Cabinets: Composite and wood **Moisture stains noted under sink, suspect possible mold**
17. Ventilation: Electric fan **Electric vent fan does not work**

### Electrical

18. Recessed in wall - Outside Electric Panel GFCI: Bathroom **No GFI in kitchen**
19. Smoke Detectors: Minimum requirements met **No carbon monoxide detector**

### Structure

20. Joists/Trusses: 2x4's **Termite droppings noted in the crawlspace**

### Crawl Space

21. Moisture Penetration: Yes **Signs of water intrusion from the front foundation wall**

### Air Conditioning

22. Main AC System Refrigerant Lines: Serviceable condition **AC line insulation needs to be replaced**

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Sample Report

## Defective Summary (Continued)

### Heating System

23. Heating System Blower Fan/Filter: Direct drive with disposable filter **Proper filter hold down straps should be used, Filter needs to be replaced**

### Plumbing

24. Kitchen Sink: Porcelain **Moisture damage, mold like substance noted under kitchen sink**

25. Bathroom Sink/Basin: Porcelain **Sink stoppers are missing, sink drain connections are corroded and cracked**

26. Toilets: Standard **Toilet tank lid is cracked**

27. Water Heater Water Heater Operation: Adequate **Hot water heater is missing straps, Tank isolation valve needs to be replaced**

28. Exterior Surface Drain: Surface drain **Surface drains need covers**

### Attic

29. Attic Sheathing: Plywood **Water stains present**

30. Attic Moisture Penetration: Yes **Excess moisture stains noted**

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Sample Pics.alb6



#1



#2 Tree roots can cause foundation problems



#3 Tree roots can cause foundation problems



#4 Wood fence is rotting due to poor drainage



#5 No drainage located at front of house, recommend improving grading



#6 Trees should be cut back from the roof

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Sample Pics.alb6



#7 Entry tile grout needs repair



#8 Roof tiles have slipped



#9 Garage door has wood rot



#10 Water stains indicate the roof may be leaking



#11 Side yard needs steps and proper drainage



#12 Side yard needs steps and proper drainage

# Caliber Home Inspections

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Sample Pics.alb6



#13 Stucco cracks need repair



#14 AC unit should be lifted off the ground to allow water to drain under the unit



#15 AC line insulation needs to be replaced



#16 Rear



#17 Surface drains need covers



#18 Stucco cracks need repair

# Caliber Home Inspections

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Sample Pics.alb6



#19 Wood deck should be re-built due to wood rot



#20 Wood deck should be re-built due to wood rot



#21 Wood deck should be re-built due to wood rot



#22 Window screens are damaged



#23 Stucco cracks need repair



#24 Main Electrical  
Panel cover hinges need repair

# Caliber Home Inspections

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#25 Interior panel



#26 Garage



#27 Garage floor cracks noted



#28 Garage floor cracks noted



#29 Garage floor cracks noted



#30 Stains above garage door, suspect a roof leak

# Caliber Home Inspections

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Sample Pics.alb6



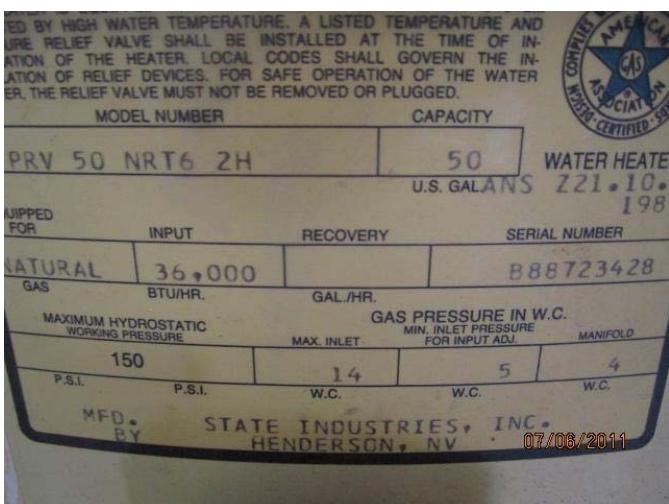
#31 Garage door has water damage



#32 Laundry  
Gas and Electric available



#33 Missing outlet cover plate at laundry area



#35



#36 Water stains, suspect a past leak as it's currently  
dry

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#37 Tank isolation valve needs to be replaced



#38 HVAC Unit



#39 Proper filter hold down straps should be used



#40 Filter needs to be replaced



#41 Garage door opener needs adjustment



#42 Thermostat is loose

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#43 Bedroom #1



#44 Moisture stains noted, suspect it's from the deck leak



#45 Missing door hardware



#46 Bathroom #1



#47 Sink stoppers are missing



#48 Counter tops need to be re-sealed

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Sample Pics.alb6



#49 Sink drain connection is corroded and cracked



#50 Moisture stains noted under sink, suspect possible mold



#51 Moisture stains noted under sink



#52 Toilet tank lid is cracked



#53 Shower/Tub enclosure



#54 Shower grab bar needs to be sealed

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#55 Electric vent fan does not work



#56 Bathroom #2



#57 Sink drain pipe connection is cracked



#58 Bedroom #2



#59 Carpet stains noted



#60 Drywall cracks noted

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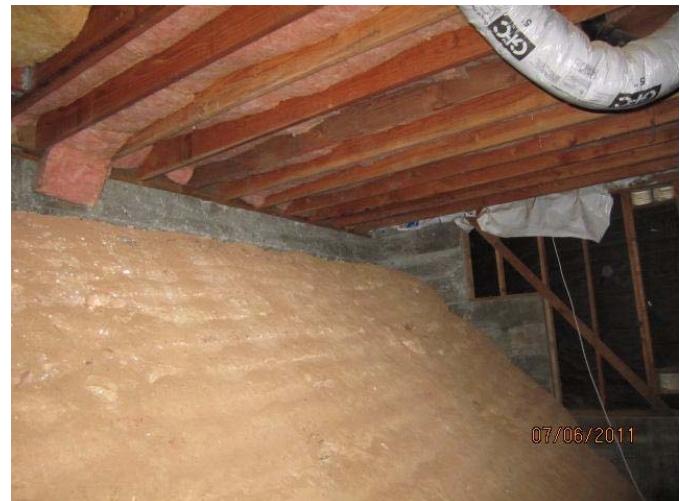
#61 Vent covers are not secured



#62 Crawlspace #1



#63 Signs of water intrusion from the front foundation wall



#64 Crawlspace #2



#65 Loose insulation needs to be secured



#66 Stairs

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#67 Kitchen



#68 No GFI in kitchen



#69 Moisture damage, mold like substance noted under kitchen sink



#70 Mold like substance noted under kitchen sink



#71 The range is missing the anti-tipping device



#72 Dinning room

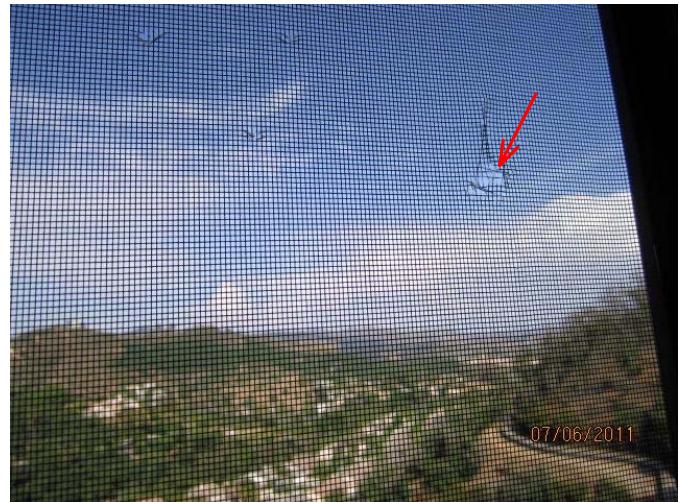
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#73 Moisture stains noted to ceiling, suspect its from a roof leak



#74 Torn window screens



#75 Missing window hardware



#76 Living room



#77 Fireplace



#78 Gas valve key is missing

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#79 Gas port needs to be re-sealed



#80 Creosote build-up, recommend cleaning



#81 Balcony



#82 Balcony has extensive rot and is not safe to walk on



#83 Moisture damage to under side of upper deck due to wood rot

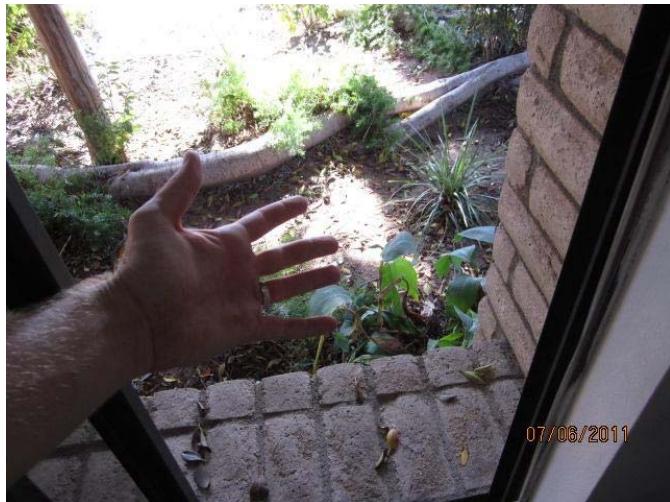


#84 Bedroom #3

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#85



#86 Bathroom #3



#87 Drain pipe connection is cracked



#88 Attic access



#89 Excess moisture stains noted



#90 Excess moisture stains noted

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#91 Excess moisture stains noted



#92 Excess moisture stains noted

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Sample Report

## Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

A	Acceptable	Functional with no obvious signs of defect.
M	Marginal	Item is not fully functional and requires repair or servicing.
D	Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.
NI	Not Inspected	Not Inspected

## General Information

### Property Information

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### Client Information

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### Inspection Company

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Inspector Name Darin Jurasevich  
Company Name Caliber Home Inspections  
Address Caliber Home Inspections  
City El Cajon State CA Zip 92020  
Phone 619-929-2576 Fax  
E-Mail caliberhomeinspections@gmail.com

### Conditions

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Others Present Property Occupied Vacant  
Estimated Age Entrance Faces West  
Inspection Date 07/13/2011  
Start Time 1600 End Time 1730  
Electric On  Yes  No  Not Applicable  
Gas/Oil On  Yes  No  Not Applicable  
Water On  Yes  No  Not Applicable  
Temperature 76  
Weather Sunny Soil Conditions Dry  
Space Below Grade Crawl Space

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Sample Report

## Grounds

The visible portions of the exterior surfaces / trim were observed to determine their condition at the time of inspection. Destructive testing of exterior wood surfaces / trim to determine the presence of any deterioration / infestation is beyond the scope of this report. Damaged / infested areas reported should be repaired / treated by appropriate specialist. The routine maintenance of door & window frames is required to prevent damage / leaks. The client is strongly advised to obtain & review the termite / pest report & consider any recommendations for repair / treatment of the property prior to the close of escrow. Associated items / components that are concealed from view / inaccessible at the time of inspection are excluded from this report.

A M D NI

1.     Driveway: Concrete
2.     Walks: Dirt **Side yard is washing out**
3.     Steps: None **A qualified contractor is recommended to evaluate and estimate repairs**
4.     Deck: Wood **Lower deck: Wood deck should be re-built due to wood rot, Upper deck: Balcony needs to be rebuilt, has extensive rot and moisture damage and is NOT SAFE TO WALK ON**
5.     Porch: Tile **Entry tile grout needs repair**
6.     Railings: Metal **Deck rails are unsafe**
7.     Vegetation: Shrubs/Weeds **Tree roots can cause foundation problems, Trees should be cut back from the roof**
8.     Grading: Steep slope **Side yard needs steps and proper drainage**
9.     Fences: Wood **Wood fence is rotting due to poor drainage**

## Exterior Surface and Components

The visible portions of the exterior surfaces / trim were observed to determine their condition at the time of inspection. Destructive testing of exterior wood surfaces / trim to determine the presence of any deterioration / infestation is beyond the scope of this report. Damaged / infested areas reported should be repaired / treated by appropriate specialist. The routine maintenance of door & window frames is required to prevent damage / leaks. The client is strongly advised to obtain & review the termite / pest report & consider any recommendations for repair / treatment of the property prior to the close of escrow. Associated items / components that are concealed from view / inaccessible at the time of inspection are excluded from this report.

A M D NI

Exterior Surface

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1.     Type: Stucco **Water stains indicate the roof may be leaking, Stucco cracks need repair**
2.     Trim: Wood **General preservations needed**
3.     Fascia: Wood
4.     Soffits: Wood
5.     Entry Doors: Wood
6.     Patio Door: Sliding glass
7.     Windows: Aluminum **Missing window hardware**
8.     Window Screens: Vinyl mesh **Window screens are damaged, Missing window screens**

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Sample Report

## Roof

The visible portions of the roof / roof penetrations / flashings & attic space were observed to determine their condition at the time of inspection. Roofs will only be inspected by walking on their surfaces if reasonably accessible / if doing so will not cause any damage to the roof / endanger the inspector. Reporting if a roof has an active leak is not possible unless the leak is observed at the time of inspection. Reporting remaining life expectancy / predicting future roof leaks is beyond the scope of this report. If damaged / deteriorated / missing areas are reported the client is advised to obtain the services of a qualified licensed roofing contractor for further evaluation prior to the close of escrow. The testing of gutters / down spouts / underground drains is beyond the scope of this report. Associated items / components that are concealed from view / inaccessible at the time of inspection are excluded from this report.

A M D NI

Roof Surface

1. Method of Inspection: Ground level
2.     Unable to Inspect: 80% Due to insurance reasons and the fragile nature of tile roofs Caliber Home Inspections will not walk on the roof. If further evaluation is required we recommend you contact a licensed roofing contractor to evaluate.
3.    Material: Cement tile **Roof tiles have slipped, A qualified roofing contractor is recommended to evaluate and estimate repairs regarding roof leaks**
4. Type: Gable
5. Approximate Age: Original Unit

## Roof Water Control

## Garage

The visible portions of the garage / carport were observed to determine their condition at the time of inspection. Associated mechanical equipment is tested by operating normal controls to verify proper function. Fire door self closing devices / automatic garage door openers / garage electrical / access doors / windows are checked for proper / safe function. Comments about equipment / appliances located inside the garage / carport i.e. electrical panels / laundry / water heaters / water softeners / heating / cooling equipment / water shut off / yard sprinkler controls / timers etc. will be found on their appropriate pages of this report. Associated items / components that are concealed from view / inaccessible at the time of inspection are excluded from this report.

A M D NI

1. Type of Structure: Attached Car Spaces: 2
2.    Ceiling: Drywall **Water stains present**
3.    Walls: Painted drywall **Stains above garage door, suspect a roof leak**
4.    Floor/Foundation: Poured **Garage floor cracks noted**
5.    Garage Doors: Wood **Garage door has wood rot and moisture damage**
6.    Door Operation: Manual **Garage door opener needs adjustment**
7.    Service Doors: Fire rated

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Sample Report

## Interior

A M D NI

### General Interior

1.    Closets: Standard
2.    Ceilings: Painted drywall **Moisture stains noted, suspect it's from the deck leak**
3.    Walls: Painted drywall **Drywall cracks noted**
4.    Floors: Carpet and laminate **Carpet stains noted**
5.    Doors: Hollow wood **Missing door hardware**
6.    HVAC Source: Heating system register **Vent covers are not secured**

### Kitchen

7.    Kitchen Cabinets: Composit and wood
8.    Kitchen Counter Tops: Tile

### Bathroom

9.    Bathroom Cabinets: Composite and wood **Moisture stains noted under sink, suspect possible mold**
10.    Bathroom Counter Tops: Composit **Counter tops need to be re-sealed**
11.    Ventilation: Electric fan **Electric vent fan does not work**

## Appliances

A M D NI

### Kitchen

1.    Cooking Appliances: Gas **The range is missing the anti-tipping device**
2.    Ventilator: Microwave range vent combination unit
3.    Disposal: In-Sinkerator
4.    Dishwasher: Built-in
5. Air Gap Present?  Yes  No
6.    Microwave: Above the range type unit

### Other Appliances

## Electrical

The visible portions of the service entrance, grounding system, main / sub panels were observed to determine their condition at the time of inspection. Lights & accessible outlets / switches are checked for basic operation. Smoke detectors will be tested only if accessible & provided with a built in activation button / switch. The function of time clocks is not verified. The location & operation of ground fault circuit protection (G. F. C.I.) will be identified. Light fixtures that have missing or broken bulbs are considered nonfunctioning. Motion sensor / dusk to dawn light fixtures & low voltage yard lights are not tested. Electrical equipment found disconnected / dismantled will not be tested. Determining the adequacy / efficiency of the overall electrical system is beyond the scope of this report. Associated items / components that are concealed from view / inaccessible at the time of inspection are excluded from this report.

A M D NI

1.    Service Entrance: Under ground utilities

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Sample Report

## Electrical (Continued)

2. Service Size Amps: 100 Volts: 110-240 VAC
3.   Service: Copper
4.   Ground: Plumbing
5.   120 VAC Branch Circuits: Copper
6.   240 VAC Branch Circuits: Copper
7.   Conductor Type: Romex
8.   Interior Lighting: 110 VAC
9.   120 VAC Outlets: Grounded **Missing outlet cover plates**
  
10.   240 VAC Outlets: 3-pole 3-wire grounded  
Recessed in wall - Outside Electric Panel

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11.   Manufacturer: Square D **Panel cover hinges need repair**
12. Maximum Capacity: 100 Amps
13.   Main Breaker Size: 100 Amps
14.   Breakers: Copper and Aluminum
15.   GFCI: Bathroom **No GFI in kitchen**
16. Is the panel bonded?  Yes  No
17.   Door Bell: Hard wired
18.   Smoke Detectors: Minimum requirements met **No carbon monoxide detector**
19.   Exterior Lighting: Surface mount
20.   Exterior Electric Outlets: 110 VAC GFCI

## Structure

The visible portions of the foundation / structure were observed to determine their condition at the time of inspection. The condition of foundations / slabs / sub floors not visible due to carpet / floor coverings cannot be determined. The wall surfaces or design configuration of the structure often prevents access to visually verify the presence or condition of anchor bolts. If any foundation damage / deterioration / infestation is reported the client is strongly advised to obtain the services of a qualified licensed structural engineer / Geo Technical engineer / termite / pest inspector & consider any recommendations for repair / replacement / treatment prior to the close of escrow. Associated items / components that are concealed from view / inaccessible at the time of inspection are excluded from this report. Note for Condos only the interior of the unit is inspected, if the Condo has a crawl space it will not be considered as part of the inspection this is considered to be part of the condo associations responsibility.

A	M	D	NI
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1.     Structure Type: Wood frame
2.    Foundation: Poured
3.    Differential Movement: No movement or displacement noted
4.    Beams: Solid wood
5.    Bearing Walls: Frame
6.    Joists/Trusses: 2x4's **Termite droppings noted in the crawlspace**
7.    Stairs (Interior): Carpeted stairs, wood railings
8.    Subfloor: Plywood **Loose sub floor noted**

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## Crawl Space

A M D NI

1. Method of Inspection: In the crawl space
2.     Access: Open
3.     Moisture Penetration: Yes **Signs of water intrusion from the front foundation wall**
4. Moisture Location: Front foundation wall
5.    Ventilation: Vents
6.    Insulation: Batting **Loose insulation needs to be secured**

## Air Conditioning

The visible portions of the heating / cooling units, associated electrical / gas connections, vents, ducting & filters were observed to determine their condition at the time of inspection. Heating / cooling systems are tested by operating normal controls / thermostats to verify proper function. Checking for cracks / damage to heat exchangers & dismantling the components of heating / cooling systems is beyond the scope of this report. Heating / cooling systems found shut off / that have shut off pilots will not be tested & pilots will not be lighted. Heating / cooling systems are not evaluated for efficiency or adequacy. Thermostats are not checked for calibration / timer functions. Some makes / models of horizontal gas heaters are involved in a safety recall, this determination requires the services of a qualified licensed heating contractor / specialist. Associated items / components that are concealed from view / inaccessible at the time of inspection are excluded from this report.

A M D NI

Main AC System

1.    A/C System Operation: Functional
2.    Condensate Removal: PVC
3.    Exterior Unit: Stand alone
4. Area Served: Whole house Approximate Age: Unknown
5. Fuel Type: 220 VAC Temperature Differential: 15
6. Type: Central A/C Capacity: 1.5 Ton
7.    Visible Coil: Aluminum
8.    Refrigerant Lines: Serviceable condition **AC line insulation needs to be replaced**
9.    Electrical Disconnect: Fused
10.    Exposed Ductwork: Insulated flex

## Fireplace/Wood Stove

A M D NI

Fireplace

1.    Fireplace Construction: Standard **Gas valve key is missing, Gas port needs to be re-sealed**
2. Type: Gas log
3.    Fireplace Insert: Standard
4.    Smoke Chamber: Metal **Creosote build-up, recommend cleaning**
5.    Flue: Metal
6.    Damper: Metal
7.    Hearth: Low

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## Heating System

The visible portions of the heating / cooling units, associated electrical / gas connections, vents, ducting & filters were observed to determine their condition at the time of inspection. Heating / cooling systems are tested by operating normal controls / thermostats to verify proper function. Checking for cracks / damage to heat exchangers & dismantling the components of heating / cooling systems is beyond the scope of this report. Heating / cooling systems found shut off / that have shut off pilots will not be tested & pilots will not be lighted. Heating / cooling systems are not evaluated for efficiency or adequacy. Thermostats are not checked for calibration / timer functions. Some makes / models of horizontal gas heaters are involved in a safety recall, this determination requires the services of a qualified licensed heating contractor / specialist. Associated items / components that are concealed from view / inaccessible at the time of inspection are excluded from this report.

A M D NI

Heating System

1.  Heating System Operation: Adequate
2. Type: Forced air Capacity: 55,000 BTU
3. Area Served: Whole house Approximate Age: Unknown
4. Fuel Type: Natural gas
5.  Heat Exchanger: 3 Burner
6.  Blower Fan/Filter: Direct drive with disposable filter **Proper filter hold down straps should be used, Filter needs to be replaced**
7.  Distribution: Insulflex duct
8.  Flue Pipe: Double wall
9.  Thermostats: Wall mounted **Thermostat is loose**

## Plumbing

The visible portions of the main water line, shutoff valve, water supply lines, drain / waste pipes & gas meter / pipes were observed to determine their condition at the time of inspection. Leaks, damage, corrosion of the plumbing system concealed from view / located underground cannot be reported by a visual inspection. Fixture shutoffs including those serving kitchen, bathrooms, wet bar sinks, laundry, etc. are not tested due to risk of causing a leak requiring immediate repair. Testing of water softeners, water filters, sump pumps as well as the testing of solar systems serving water heaters / pools / spas are beyond the scope of this report. Gas meters found shut off will not be turned on & gas appliances found shut off will not be tested & pilots will not be lighted. Some A B S plastic drain / waste pipe systems have experienced problems. Identifying when or by what company these materials were manufactured is beyond the scope of this report. Associated items / components that are concealed from view / inaccessible at the time of inspection are excluded from this report.

A M D NI

Interior

1.  Service Line: Copper
2.  Main Water Shutoff: Side of house
3.  Water Lines: Visible is copper
4.  Vent Pipes: ABS
5.  Drain Pipes: ABS
6.  Service Caps: Accessible
7.  Kitchen Sink: Porcelain **Moisture damage, mold like substance noted under kitchen sink**
8.  Bathroom Sink/Basin: Porcelain **Sink stoppers are missing, sink drain connections are corroded and cracked**

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## Plumbing (Continued)

9.     Faucets/Traps: Single valve standard
10.     Toilets: Standard **Toilet tank lid is cracked**
11.     Shower/Surround: One piece fiberglass **Shower grab bar needs to be sealed**
- Water Heater
12.    Water Heater Operation: Adequate **Hot water heater is missing straps, Tank isolation valve needs to be replaced**
13. Type: Natural gas Capacity: 50 Gal.
14. Approximate Age: 1988 Area Served: Whole house
15.     Flue Pipe: Double wall
16.    TPRV and Drain Tube: Copper

### Exterior

17.     Hose Bibs: Rotary
18.    Exterior Surface Drain: Surface drain **Surface drains need covers**

### Gas Service

19.     Gas Meter: Exterior surface mount at side of home
20.     Main Gas Valve: Located at gas meter
21.     Gas Service Line: Black iron
22.     Dryer Gas Line: Black Iron

### Laundry Area

23.     Washer Hose Bib: Rotary
24.     Washer Drain: Wall mounted drain

## Attic

The visible portions of the roof / roof penetrations / flashings & attic space were observed to determine their condition at the time of inspection. Roofs will only be inspected by walking on their surfaces if reasonably accessible / if doing so will not cause any damage to the roof / endanger the inspector. Reporting if a roof has an active leak is not possible unless the leak is observed at the time of inspection. Reporting remaining life expectancy / predicting future roof leaks is beyond the scope of this report. If damaged / deteriorated / missing areas are reported the client is advised to obtain the services of a qualified licensed roofing contractor for further evaluation prior to the close of escrow. The testing of gutters / down spouts / underground drains is beyond the scope of this report. Associated items / components that are concealed from view / inaccessible at the time of inspection are excluded from this report.

### A M D NI

Attic

1. Method of Inspection: From the attic access
2.     Roof Framing: 2x4 Rafter
3.     Sheathing: Plywood **Water stains present**
4.     Ventilation: Gable and soffit vents
5.     Insulation: Batts
6.     Insulation Depth: 3"
7.    Moisture Penetration: Yes **Excess moisture stains noted**