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Report: Sample Report for Website Address:

Confidential Inspection Report

,



Prepared for:

This report is the exclusive property of the inspection company and the client whose name appears herewith and its use by any unauthorized persons is prohibited.

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February 8, 2010



At your request, a visual inspection of the above referenced property was conducted on . 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.

SUMMARY OF AREAS REQUIRING FURTHER EVALUATION

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.

EXTERIOR

Exterior:

Fences/ Gates:

1. Block; Wood; Deteriorated wood present at fencing.

Siding:

2. Stucco; Brick; Loose brick siding at front of structure, needs repair to prevent further loosening.

Trim:

3. Deteriorated wood at several areas of exterior trim, see termite report for details.

Hose Faucets:

4. Rust at rear exterior hose faucet caused by copper to steel contact, a new fitting should be installed.

ROOF AND ATTIC

Roof:

Roof Comments:

5. The roof materials are beginning to show typical signs of ageing, no maintenance appears to be necessary at this time. The roof should continue to be monitored for wear/ leakage. The ridge caps have been replaced and the rear left valley has been patched (water staining in master bathroom).

HEATING & AIR CONDITIONING

Heating & Air Conditioning:

Heater Comments:

6. Due to the age of the heater, a review of the heater by the Gas Company is suggested (CO testing and safety review).

Heater Ducting Comments:

7. Patching visible at several areas of attic ducting.

Fireplace:

Fireplace Comments:

8. Visible gaps at brick mortar, repairs suggested to prevent brick loosening.

ELECTRICAL & WATER HEATER

Electrical:

Electrical Comments:

9. Double-tapping present at breaker(s). Multiple wires plugged into one circuit breaker can be potentially hazardous due to overload. A licensed contractor should be consulted. An upgrade/ replacement of the electrical panel is suggested due to make (Bulldog breakers), consult a licensed electrician for options.

Water Heater:

Pressure Release & Discharge Line:

10. The water heater is equipped with the required pressure release device but it lacking the discharge piping. The piping should extend either to the exterior or terminate no higher than six inches off the floor. Contacting a licensed plumber is suggested.

Earthquake Strapping:

11. The earthquake strapping on the water heater is improperly installed, the straps are required to wrap around the tank 1/3 from the bottom and 1/3 from the top prior to bolting to a wall stud.

Water Heater Comments:

12. Due to the location of the water heater (interior), the installation of a pan with discharge line is suggested.

KITCHEN & LAUNDRY

Kitchen:

Electrical:

13. The (GFCI) ground fault circuit interrupter at the electrical outlet left side of oven was found to be inoperable when tested. Replacement is required as they cannot be repaired.

Dishwasher:

14. Inoperable shut off switch on the dishwasher door, unit remains running with door open.

Laundry:

Dryer Hook-ups:

15. A gas line is provided for dryer hook-ups; The 220-volt outlet was inoperable when tested.

Laundry Comments:

16. There are warped floorboards in the laundry area.

BATHROOMS

Bathrooms:

Bathroom Comments:

17. Cracked floor tile in bathroom. Leak under the right sink at the trap. The shower walls need re-caulking and the weatherstripping at shower door has eroded. The left sink faucet handles are misaligned. There is water staining

on the ceiling above the shower, see roof comments. The jacuzzi tub pump water lines are leaking (access is in the hall closet), consult licensed plumber.

Bathroom #2 Comments:

18. There is a chip in the glass shower door.

LIVING AREAS

Living Areas:

Living Room Comments:

19. Loose drywall tape at front wall.

BEDROOMS

Bedrooms:

Bedroom #2 Comments:

20. Torn screen door. Hole in rear wall.

Bedroom #4 Comments:

21. Torn window screen.

POOL & SPA

Pools & Spas:

Electrical:

22. The pool light is loose on the wall, licensed electrician or pool specialist should be contacted as this represents a safety hazard.

Pool/ Spa Comments:

23. Chipping and cracking at pool surface (cosmetic).

Other minor items are also noted in the entire inspection report and should receive eventual attention, but do not affect the habitability of the house and the majority are the result of normal wear and tear.

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.

GENERAL INFORMATION

Client & Site Information:

Client:

Inspection Site:

Building Characteristics:

Estimated Age:

The estimated age of the structure is 20 to 40 years old.

Building Type:

Single family dwelling.

Stories:

1.

Climatic Conditions:

Weather:

Rain.

Payment Information:

Total Fee:

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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.

EXTERIOR

Exterior:

Driveway/ Walkways: Concrete; Brick; Common cracking present at materials used at walkways and driveways.

Fences/ Gates: Block; Wood; Deteriorated wood present at fencing.

Siding: Stucco; Brick; Loose brick siding at front of structure, needs repair to prevent further loosening.



Trim: Deteriorated wood at several areas of exterior trim, see termite report for details.



Wood rot at fascia board

Window Frames/ Screens: The structure is equipped with aluminum frame windows; The windows are in satisfactory condition.

Electrical Fixtures: The exterior electrical fixtures operated properly when tested at time of inspection (fixtures equipped with sensors and/ or timers are not tested).

Gutters/ Downspouts: Galvanized metal gutters installed on the structure.

Sprinkler System: The sprinkler system is controlled by a timing device, the system was not tested at time of inspection as timing systems are beyond the scope of inspection, further review of the system is suggested when applicable.

Hose Faucets: Rust at rear exterior hose faucet caused by copper to steel contact, a new fitting should be installed.



Copper to steel contact

Lot Grading and Drainage: The structure is located on a flat to low slope lot. The grading at the foundation appears to be adequate.

Gas Meter: the gas meter is located at the right side of the structure.

Beyond The Scope Of This Inspection:

Items beyond the scope of this inspection: Exterior barbecues and islands.

ROOF AND ATTIC

Roof:

Roof Sloping:

The structure has a pitched roof.



Granular loss at shingles due to age

Roof Material:

The roof covering is composed of composition asphalt shingles. A common material with a typical lifespan of twenty to forty years depending on style and thickness. Preferred for its ease of repair, low cost, and fire resistance.

Roof Comments:

The roof materials are beginning to show typical signs of ageing, no maintenance appears to be necessary at this time. The roof should continue to be monitored for wear/ leakage. The ridge caps have been replaced and the rear left valley has been patched (water staining in master bathroom).



Patching at rear valley

Attic:

Attic Access Location:

Access to the attic is located in the hallway.



Sheathing Type:

The roof sheathing (what the roof material lies upon) consists of plywood.

Insulation:

The attic appears to be adequately insulated.

Ventilation:

The attic is adequately ventilated.

Attic Comments:

Head room only in attic due to low roof pitch.

Chimney #1 Comments:

The chimney is equipped with a functional spark arrestor on the cap.

Garage Roofing:

Garage:

The garage is attached to the main structure, see roof comments for details.

GARAGE

Garage:

<i>Garage Exterior:</i>	The garage is attached to the main structure, see exterior comments.
<i>Garage Slab/ Flooring:</i>	The garage slab is concrete. The garage slab shows typical cracking.
<i>Overhead Door and Hardware:</i>	The garage overhead door(s) are composed of aluminum; The garage overhead door(s) are in serviceable condition.
<i>Garage Door Opener(s):</i>	The garage door opener(s) is equipped with a functional safety reverse device which properly retracted when tested. Door sensors are installed at base of door(s) as a required safety measure.
<i>Access Door & Windows:</i>	No defects were noted in this area.
<i>Fire Walls & Doors:</i>	There were no visible defects at fire door/ wall.
<i>Walls & Ceilings:</i>	No defects were noted in this area.
<i>Garage Electrical:</i>	No defects were noted in this area.
<i>Laundry Tub:</i>	There is no laundry tub in the garage.

HEATING & AIR CONDITIONING

Heating & Air Conditioning:

Heater Fuel:

The heater fuel type is natural gas.



Heater Type:

The structure is equipped with forced air heating.

Heater Location:

Located in the hall closet.

Heater Comments:

Due to the age of the heater, a review of the heater by the Gas Company is suggested (CO testing and safety review).

Heater Ducting Comments:

Patching visible at several areas of attic ducting.



Patched duct in attic

Thermostat Location:

The thermostat is located in the dining area.

Thermostat Comments:

The thermostat functioned properly when tested.

Air Conditioner Type:

Electric condenser.



Air Conditioner Location:

The condenser is located at the left side of the structure.

Air Conditioner Comments:

The air conditioning condenser was operating at the time of inspection.

Fireplace:

Fireplace Fuel:

The fireplace is wood and gas burning;

Fireplace Location:

The fireplace is located in the living room.

Fireplace Comments:

Visible gaps at brick mortar, repairs suggested to prevent brick loosening.

Smoke Detectors:

Battery/ Hard Wired:

The smoke detector(s) are battery operated. Batteries should be routinely replaced to ensure performance.

Smoke Detector Comments:

The structure has operable smoke detectors located in the required areas, periodic testing is suggested for safety.

FOUNDATION & PLUMBING

Foundation:

Foundation Type: Concrete: Slab on grade construction, structure walls sit on a monolithic poured slab typical of structure age and type.

Sub-Area Ventilation: Slab on grade foundation do not require ventilation.

Foundation Bolted/ Retrofitted: The foundation is bolted to the sill plate, the foundation bolts are visible in the garage.

Foundation Comments: Visible portions of the foundation were found to be in serviceable condition with no major defects noted.

Plumbing:

Location of Main Water Shut Off Valve: The main water shut off valve is located at the front of the structure.



Plumbing Main Line Materials: The structure is equipped with a copper main line, preferred for its durability.

Plumbing Supply Line Materials: The structure is equipped with copper supply piping, preferred for its durability.

Plumbing Comments: The structures plumbing system appears to be in serviceable condition, water volume was adequate when run at time of inspection.

ELECTRICAL & WATER HEATER

Electrical:

Main Service Amperage: The main service panel is 100 amps.



Service Entrance: The main panel service wiring enters overhead.

Main Panel Location: The main electrical panel is located at the rear of the structure.

Sub-Panel Location: There is a electrical panel (serves as electrical disconnect) at the air conditioning condenser as required.

Overload Protection Provided By: The overload protection is provided by breakers, preferred for reliability, ease of use and replacement.

Main Disconnect Provided in Panel: There is a main disconnect provided in the panel to allow for quick shut off of all circuits.

Wiring Type: The structure is equipped with copper wiring, preferred for its safety and stability.

Electrical Comments: Double-tapping present at breaker(s). Multiple wires plugged into one circuit breaker can be potentially hazardous due to overload. A licensed contractor should be consulted. An upgrade/ replacement of the electrical panel is suggested due to make (Bulldog breakers), consult a licensed electrician for options.



Double tap on breaker

Water Heater:

Water Heater Size: The water heater has a storage tank of approximately 40 gallons.



Water Heater Power Source: The water heater is natural gas burning.

Water Heater Location: The water heater is located in a hall closet.

Cold Water Shut Off Valve: The cold water shut off valve is intact, valves are not operated as moving them often leads to leaks after a prolonged period of non-use. Valves should be periodically moved to ensure effectiveness.

Pressure Release & Discharge Line: The water heater is equipped with the required pressure release device but it lacking the discharge piping. The piping should extend either to the exterior or terminate no higher than six inches off the floor. Contacting a licensed plumber is suggested.

Earthquake Strapping: The earthquake strapping on the water heater is improperly installed, the straps are required to wrap around the tank 1/3 from the bottom and 1/3 from the top prior to bolting to a wall stud.

Water Heater Venting:

The water heater is properly vented.

Water Heater Comments:

Due to the location of the water heater (interior), the installation of a pan with discharge line is suggested.

KITCHEN & LAUNDRY

Kitchen:

<i>Floors, walls & Ceiling:</i>	The kitchen floors, walls and ceilings were in satisfactory condition.
<i>Doors & Windows:</i>	No defects noted in this area.
<i>Cabinets & Counters:</i>	No defects noted at cabinets and counters.
<i>Electrical:</i>	The (GFCI) ground fault circuit interrupter at the electrical outlet left side of oven was found to be inoperable when tested. Replacement is required as they cannot be repaired.
<i>Sinks & Faucets:</i>	No defects noted in this area.
<i>Traps, Valves & Drains:</i>	No leaks were present at time of inspection.
<i>Garbage Disposal:</i>	No defects noted in this area.
<i>Dishwasher:</i>	Inoperable shut off switch on the dishwasher door, unit remains running with door open.
<i>Oven/ Stove/ Cooktop:</i>	The oven hook-up is natural gas; The stove hook-up is natural gas;
<i>Exhaust Fan:</i>	The exhaust fan operated when tested.
<i>Microwave:</i>	There is no microwave.
<i>Trash Compactor:</i>	The kitchen is not equipped with a trash compactor.

Laundry:

<i>Washer Hook-ups:</i>	No defects noted in this area.
<i>Dryer Hook-ups:</i>	A gas line is provided for dryer hook-ups; The 220-volt outlet was inoperable when tested.
<i>Dryer Ventilation:</i>	A vent has been provided for the dryer.
<i>Laundry Comments:</i>	There are warped floorboards in the laundry area.

BATHROOMS

Bathrooms:

Bathroom Location:

Master.

Bathroom Comments:

Cracked floor tile in bathroom. Leak under the right sink at the trap. The shower walls need re-caulking and the weatherstripping at shower door has eroded. The left sink faucet handles are misaligned. There is water staining on the ceiling above the shower, see roof comments. The jacuzzi tub pump water lines are leaking (access is in the hall closet), consult licensed plumber.



Bathroom #2 Location:

Hall.

Bathroom #2 Comments:

There is a chip in the glass shower door.

LIVING AREAS

Living Areas:

Entry Way Comments:

No defects noted in the entry way.

Living Room Comments:

Loose drywall tape at front wall.

Dining Area Comments:

No defects noted in the dining area.

BEDROOMS

Bedrooms:

<i>Bedroom Location:</i>	Master.
<i>Bedroom Comments:</i>	No defects noted.
<i>Bedroom #2 Location:</i>	Rear Left (behind master)
<i>Bedroom #2 Comments:</i>	Torn screen door. Hole in rear wall.
<i>Bedroom #3 Location:</i>	Middle.
<i>Bedroom #3 Comments:</i>	No defects noted in this bedroom.
<i>Bedroom #4 Location:</i>	Front Right.
<i>Bedroom #4 Comments:</i>	Torn window screen.
<i>Bedroom #5 Location:</i>	Front Left.
<i>Bedroom #5 Comments:</i>	No defects noted in this bedroom.

POOL & SPA

Pools & Spas:

Decking/ Coping/ Tile:

No defects noted.



Diving Board/ Hand Rails:

None.

Electrical:

The pool light is loose on the wall, licensed electrician or pool specialist should be contacted as this represents a safety hazard.



Loose pool light

Heater:

The pool/ spa heater operates on natural gas.

Filter:

The filter was operable when tested.

Pump:

The pump was operable when tested.

Motor:

No defects noted at the pool/ spa motor.

Time Clock:

The pool/ spa timer was operable when tested.

Pool/ Spa Comments:

Chipping and cracking at pool surface (cosmetic).