

Close to Home Inspections

19:45 November 12, 2005

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.
NP Not Present	Item not present or not found.
NI Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
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.

General Information

Property Information

Property Address 123 Mountain Rd.
City Mountain Community **State** CA **Zip** 92352
Contact Name Jim James
Phone 555-1234 **Fax** 555-1234
E-Mail Jim@aol.com

Client Information

Client Name John Doe
Client Address 123 Main street
City Mountain Community **State** CA **Zip** 92352
Phone 555-4321 **Fax** N/A
E-Mail John@aol.com

Inspection Company

Inspector Name Larry Olson
Company Name Close to Home Inspections
Company Address PO Box 22
City Twin Peaks **State** CA **Zip** 92391
Phone 909-336-7507 **Fax** 909-336-7507
E-Mail Larry@closetohomeinspections.com
File Number 123Mt-0705
Amount Received \$300

Conditions

Others Present Buyer's Agent	Property Occupied Yes
Estimated Age 20 years	Entrance Faces South
Inspection Date July 7th, 2005	End Time 12:00 pm
Start Time 8:00 am	
Electric On <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Gas/Oil On <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Water On <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Temperature 75 Degrees	
Weather Sunny	Soil Conditions Dry
Space Below Grade Crawl Space	Garage None
Building Type Single family	How Verified Seller
Sewage Disposal City	How Verified Seller
Water Source City	
Additions/Modifications N/A	
Permits Obtained N/A	How Verified Seller

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Lots and Grounds

Any questions regarding trees should be referred to a qualified arborist.

A NPNI M D

1. **Walks:** Earth
2. **Steps/Stoops:** Concrete
3. **Deck:** Treated wood - Rear deck support beam is pulling away from the main structure. A qualified contractor is recommended to evaluate and estimate repairs. See Photo
4. **Porch:** Concrete
5. **Vegetation:** Lawn
6. **Grading:** Gentle slope
7. **Exterior Surface Drain:** Surface drain
8. **Driveway:** Asphalt
9. **Fences:**

Exterior Surface and Components

A NPNI M D

Whole house Exterior Surface

1. **Type:** Wood
2. **Trim:** Hardboard
3. **Fascia:** Hardboard
4. **Soffits:** Wood
5. **Entry Doors:** Wood with glass
6. **Door Bell:** Hard wired
7. **Windows:** Vinyl slider
8. **Exterior Lighting:** Surface mounted lamps front and rear
9. **Exterior Electric Outlets:** 110 VAC GFCI
10. **Gas Meter:** Front of house
11. **Main Gas Valve:** Located at gas meter - Emergency shut off valve wrench is not present- Recommend attaching an emergency shutoff wrench to the gas meter.

Roof

A NPNI M D

Main Roof Surface

1. **Method of Inspection:** On roof
2. **Unable to Inspect:** 20% - Steepness
3. **Material:** Asphalt shingle - Aging / Weathering / Cracking in ridge shingles- A qualified roofing contractor is recommended to evaluate and estimate repairs. See Photo
4. **Type:** Gable
5. **Approx Age:** 5-9 years
6. **Flashing:** Aluminum
7. **Valleys:** Asphalt shingle
8. **Plumbing Vents:** Galvanized
9. **Electrical Mast:** Mast with tie back at roof
10. **Gutters:**
11. **Downspouts:**
12. **Leader/Extension:**

North Chimney

13. **Chimney:** Brick - Bricks have broken or popped surfaces/stair step cracks in chimney. A qualified contractor is recommended to evaluate and estimate repairs. See Photo
14. **Flue/Flue Cap:** Metal
15. **Chimney Flashing:** Galvanized

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Electrical

Furnishings prevent testing of all outlets and switches. GFCI (Ground Fault Circuit Interrupter) protection is currently required for all wet areas of the home for the safety of occupants. Older buildings may not have GFCI outlets. Upgrade to GFCI protection is always advised if not present.

Combination carbon monoxide/smoke detectors are recommended for each bedroom, hallway and top of stairway on each level.

A N P N I M D

1. **Service Size Amps:** 125 **Volts:** 120-240 VAC
 2. **Service:** Copper and aluminum
 3. **Conductor Type:** Non-metallic sheathed cable
 4. **GFCI:** Kitchen and bathrooms
 5. **Ground:** Plumbing and rod in ground.
 6. **Smoke Detectors:** Present on all levels of the home
- Back side of house Electric Panel**
7. **Manufacturer:** Cutler-Hammer
 8. **Max Capacity:** 150 Amps
 9. **Main Breaker Size:** 125 Amps
 10. **Breakers:** CU/AL
 11. **Is the panel bonded?** Yes No

Structure

A N P N I M D

1. **Structure Type:** Wood frame
2. **Foundation:** Block
3. **Differential Movement:** No movement or displacement noted
4. **Beams:** Solid wood
5. **Bearing Walls:** Block
6. **Joists/Trusses:** Wood Boards
7. **Subfloor:** Dimensional wood

Attic

A N P N I M D

Bedroom Attic

1. **Method of Inspection:** From the attic access
2. **Unable to Inspect:** 20% - Partial access
3. **Roof Framing:** Rafter system
4. **Sheathing:** Plywood
5. **Ventilation:** Gable and soffit vents
6. **Insulation:** Present
7. **Vapor Barrier:** Paper
8. **Attic Fan:** None
9. **Wiring/Lighting:** 110 VAC
10. **Moisture Penetration:** No water penetration noted
11. **Bathroom Fan Venting:** Electric fan

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Crawl Space

A NPNI M D

North Crawl Space

1. **Method of Inspection:** In the crawl space
2. **Access:** Wood door
3. **Moisture Location:**
4. **Ventilation:** Vents
5. **Insulation:** Present
6. **Vapor Barrier:** Paper

Fireplace/Wood Stove

All recommendations should be referred to a licensed chimney technician for the performance of a NFPA 211 level 2 inspection.

A NPNI M D

Living Room Fireplace

1. **Fireplace Construction:** Brick - A large vertical crack is located on the exterior of the chimney this includes broken bricks and mortar. A qualified contractor is recommended to evaluate and estimate repairs. See Photo
2. **Type:** Wood and gas log
3. **Smoke Chamber:** Brick - Common cracks
4. **Flue:** Metal
5. **Damper:** Metal - Recommend that a clamp be placed on damper to prevent its complete closure for safety purposes.
6. **Hearth:** Raised

Heating System

Lighting pilots is not within the scope of this inspection. I recommend that the seller have the gas company clean and light any and all appliance pilot lights (as needed) before the end of the transaction.

The dismantling of the heater unit is required to visually inspect the heat exchanger for cracks and is therefore excluded from this inspection.

Determining the presence of asbestos is not within the scope of this inspection and can only be determined by laboratory testing.

A NPNI M D

Main Heating System

1. **Heating System Operation:** Appears functional - Recommend weatherstripping closet door-/closed system-unable to inspect burner chamber.
2. **Manufacturer:** Payne
3. **Type:** Forced air **Capacity:** 66,000 BTUHR
4. **Area Served:** Whole building **Approximate Age:** 5-9 years
5. **Fuel Type:** Natural gas
6. **Unable to Inspect:** 20%
7. **Blower Fan/Filter:** Direct drive with reusable filter - Filter needs cleaning.
8. **Distribution:** Insulflex duct
9. **Draft Control:** Automatic
10. **Flue Pipe:** Double wall
11. **Thermostats:** Programmable

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Plumbing

Water softeners are not within the scope of this inspection.

Elevated lead levels may be present in the water system if lead was used to solder copper piping prior to 1989.

Polybutylene is a plastic piping material used in some homes. These systems have been documented to have problems associated with materials and methods used in their construction. Contact a qualified expert for further information and evaluation.

The estimated useful life of a water heater can not be predicted. I recommend that you check the water heater temperature and adjust to 120 degrees or less.

A partial list of Items excluded from inspection include: overflow drains for tubs and sinks, main sewer lines, septic systems, graywater systems, backflow prevention devices, determining a sufficient number of cleanouts.

A N P N I M D

1. **Service Line:** Copper
2. **Main Water Shutoff:** Crawl space
3. **Water Lines:** Copper
4. **Gas Service Line:** Cast iron
5. **Vent Pipes:** Galvanized
6. **Service Caps:** Accessible
7. **Drain Pipes:** ABS

Crawlspace Water Heater

8. **Water Heater Operation:** Functional at time of inspection - Flue pipe backdrafting detected.
9. **Manufacturer:** General Electric
10. **Type:** Natural gas **Capacity:** 50 Gal.
11. **Approximate Age:** 1999 **Area Served:** Whole building
12. **Flue Pipe:** Double wall - Evidence of backdrafting / Flue pipe disconnected / askew - Recommend contacting a licensed plumbing contractor for estimates and repairs. See Photo
13. **TPRV and Drain Tube:** Copper

Bathroom

Fresh paint may obscure past defects.

Supply valves located below toilets and sinks are not tested.

A N P N I M D

#1 Bathroom

1. **Electrical:** 110 VAC GFCI - Sink has unconventional wiring beneath it. See Photo

#2 Bathroom

2. **Sink/Basin:** Porcelain coated - Cracks present in the sink bowl.

Kitchen

A N P N I M D

1st Floor Kitchen

1. **Cooking Appliances:** Kenmore
2. **Disposal:** In-Sinkerator
3. **Dishwasher:** Whirlpool - Rusting / Worn / Damaged racks- may need replacement.
4. **Air Gap Present?** Yes No
5. **Microwave:** Amana
6. **Sink:** Stainless steel double bowl
7. **Electrical:** GFCI
8. **Plumbing/Fixtures:** Good working order
9. **Counter Tops:** Formica
10. **Cabinets:** Wood
11. **Ceiling:** Wood
12. **Walls:** Wallpaper
13. **Floor:** Sheet vinyl
14. **Windows:** Vinyl double hung
15. **HVAC Source:** Central air heating system register

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Interior Rooms

Walk thoroughly through areas that were not completely inspected due to furnishings. If security bars are present, windows will not be tested. Test quick release mechanisms before moving in. Odors and stains may be present. Determining cause is not within the scope of this inspection. Past moisture or other damage may be obscured by paint, furnishings or other coverings.

A NPNI M D

Main living spaces Living Space

- Closet:** Several small closets
- Ceiling:** Paint
- Walls:** Paint and paneling
- Floor:** Carpet
- Doors:** Hollow wood
- Windows:** Vinyl double hung - Damaged / Missing screens at some windows.
- Electrical:** Representative number of electrical outlets were tested
- HVAC Source:** Central air heating system register
- Stairs** Carpeted

Laundry Area

Periodic cleaning of all ducts recommended. Inspector does not test washing machines and dryers in this inspection.

A NPNI M D

1st Floor Laundry Room/Area

- Electrical:** GFCI protected circuit
- HVAC Source:** Central air heating system register
- Washer Hose Bib:** Present -Not tested. Valves tend to leak or stick due to infrequent use.
- Washer and Dryer Electrical:** 220 VAC
- Dryer Vent:** Plastic flex
- Dryer Gas Line:** Cast iron
- Washer Drain:** Wall mounted drain

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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.

Exterior Surface and Components

Main Gas Valve: Located at gas meter - Emergency shut off valve wrench is not present- Recommend attaching an emergency shutoff wrench to the gas meter.

Fireplace/Wood Stove

Living Room - Fireplace - Smoke Chamber: Brick - Common cracks

Living Room - Fireplace - Damper: Metal - Recommend that a clamp be placed on damper to prevent its complete closure for safety purposes.

Heating System

Main - Heating System - Blower Fan/Filter: Direct drive with reusable filter - Filter needs cleaning.

Plumbing

Crawlspace - Water Heater - Water Heater Operation: Functional at time of inspection - Flue pipe backdrafting detected.

Bathroom

#1 - Bathroom - Electrical: 110 VAC GFCI - Sink has unconventional wiring beneath it. See Photo

#2 - Bathroom - Sink/Basin: Porcelain coated - Cracks present in the sink bowl.

Kitchen

1st Floor - Kitchen - Dishwasher: Whirlpool - Rusting / Worn / Damaged racks- may need replacement.

Interior Rooms

Main living spaces - Living Space - Windows: Vinyl double hung - Damaged / Missing screens at some windows.

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Defective Summary

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Lots and Grounds

Deck: Treated wood - Rear deck support beam is pulling away from the main structure. A qualified contractor is recommended to evaluate and estimate repairs. See Photo

Roof

Main - Roof Surface - Material: Asphalt shingle - Aging / Weathering / Cracking in ridge shingles- A qualified roofing contractor is recommended to evaluate and estimate repairs. See Photo

North - Chimney - Chimney: Brick - Bricks have broken or popped surfaces/stair step cracks in chimney. A qualified contractor is recommended to evaluate and estimate repairs. See Photo

Fireplace/Wood Stove

Living Room - Fireplace - Fireplace Construction: Brick - A large vertical crack is located on the exterior of the chimney this includes broken bricks and mortar. A qualified contractor is recommended to evaluate and estimate repairs. See Photo

Plumbing

Crawlspace - Water Heater - Flue Pipe: Double wall - Evidence of backdrafting / Flue pipe disconnected / askew - Recommend contacting a licensed plumbing contractor for estimates and repairs. See Photo

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