



## Home Inspection Report

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**2623 Anywhere Street, Hometown**

Ordered by: John Doe  
2623 Anywhere Street  
Hometown, CA 99999

Inspected by:

A handwritten signature in blue ink, appearing to read 'W. Backeroff'.

Walter Backeroff  
February 20, 2019

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# Report Overview

## A GENERAL DESCRIPTION OF THE STRUCTURE

This is a one story single family dwelling. Based on the information provided, the structure was built in 1983. Ongoing maintenance is required and improvements to the systems of the home will be needed over time.

### WEATHER CONDITIONS

Dry weather conditions prevailed at the time of the inspection.

## ! - IMMEDIATE RECOMMENDED IMPROVEMENTS

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. No relative importance should be placed on the photographs provided in this report. The photographs in this report do not necessarily illustrate all of the damage in any particular finding. Also, not all problem areas will be supported by photographs. If more than one photograph is available for a particular item, additional photographs can be found at the end of the report in the section entitled 'Photographs'. Please contact HomeGuard if you have any questions.

### Roofing

1. Leaks were noted in the downspouts and/or gutters at the front. During wet weather conditions these areas are more obvious and during dry weather conditions they are noted from the stains at the areas where the leaks have occurred. We recommend all leaks be repaired. (See Illustration 2D) (See Photo 2)



Photo 2

### Exterior

2. Damaged, open or missing wall and/or ceiling finishes of attached garages should be repaired and sealed where they abut the interior of a house. This reduces the potential of toxic automobile gases entering the house and serves as a fire break. Current standards require all walls/ceilings common to the finished living spaces be covered with 5/8" fire resistant sheetrock double taped at all seams. (See Illustration 3A) (See Photo 14)



Photo 14

3. Water stains were noted on the ceiling of the garage. This is usually an indication of past plumbing or roof leaks. This area should be further evaluated by the appropriate trades. (See Photo 12)



Photo 12

**Exterior**

4. The door between the garage and the house did not have an automatic closing mechanism. The door between the garage and the interior of the house should be fitted with an automatic closing mechanism. This will reduce the potential of toxic automobile gases entering the house and serves as a fire break. (See Illustration 3G) (See Photo 9)
5. The openings in the deck railing(s) are larger than 4" inches. It is recommended that this be corrected for improved safety. (See Illustration 3N) (See Photo 18)
6. Evidence of water damage was noted at the patio cover. Consult a licensed structural pest control company regarding necessary repairs. (See Photo 8)
7. The raised section of the driveway presents a trip hazard. This condition should be corrected for improved safety. (See Photo 4)
8. The wood retaining wall at the left side shows evidence of substantial water damage. It is difficult to determine when rebuilding will become necessary. Rebuilding may be necessary in the short term. Further evaluation of this condition by the appropriate tradesperson is recommended. (See Illustration 3Y) (See Photo 6)

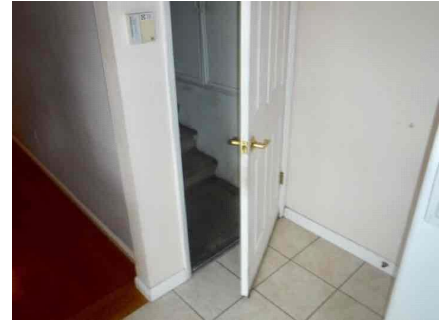


Photo 9



Photo 18



Photo 8



Photo 4



Photo 6

**Exterior**

9. Water damage was observed to the roof eaves/sheathing at the rear. We recommend the services of a licensed general contractor and/or structural pest control company. (See Photo 7)



Photo 7

10. Water damage was observed to the rafters at various locations. We recommend the services of a licensed general contractor and/or structural pest control company. (See Photo 3)



Photo 3

11. Water damage was observed to the exterior trim at various locations. We recommend the services of a licensed general contractor and/or structural pest control company. (See Photo 5) (See Photo 1)



Photo 5

12. Door hinges for the garage passage door are loose or broken. We recommend they be repaired or replaced as necessary. (See Photo 10)

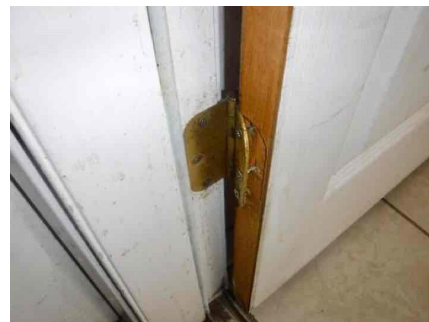


Photo 10



**Exterior**

13. Less than two drowning prevention safety features were noted. State law requires that during the course of our inspection we observe at least two of seven drowning prevention safety features outlined in the Health and Safety Code.

They are as follows:

- (1) An enclosure that isolates the swimming pool or spa from the private single-family home.
- (2) A removable mesh fencing in conjunction with a gate that is self-closing and self-latching and can accommodate a key lockable device.
- (3) An approved safety pool cover.
- (4) Exit alarms on the private single-family home's doors that provide direct access to the swimming pool or spa.
- (5) A self-closing, self-latching device with a release mechanism placed no lower than 54 inches above the floor on all private single-family home's doors providing direct access to the swimming pool or spa.
- (6) An alarm that, when placed in a swimming pool or spa, will sound upon detection of accidental or unauthorized entrance into the water.
- (7) Other means of protection, if the degree of protection afforded is equal to or greater than that afforded by any of the features set forth above and has been independently verified by an approved testing laboratory.

The owner is advised to contact the appropriate trades to rectify this condition.

(See Photo 22)



Photo 22

**Electrical**

14. One or more outlets at the garage were inoperative at the time of our inspection. Possibly due to turned off switches which were not located during our inspection. These outlets and circuits should be investigated and corrected as necessary. Based upon our inspection of a representative number of outlets, we recommend testing of every outlet at a later date. Repairs or rewiring are recommended at all deficient locations. (See Photo 13)



Photo 13

15. Abandoned wiring was noted in the crawlspace under the master bathroom. We recommend the wiring be disconnected at its source or terminated in an approved manner in a covered junction box. (See Photo 21)

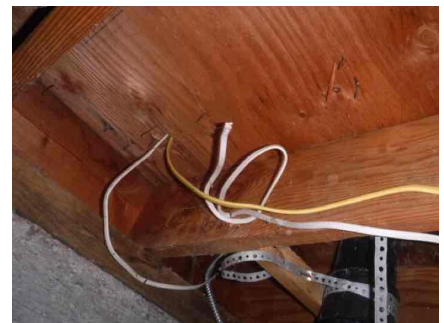


Photo 21

16. A switch at the master bedroom is faulty or damaged. We recommend it be replaced. (See Photo 17)



Photo 17

**Interior**

17. The ends of the railing at the interior should return or connect to the wall. This will eliminate any loose clothing or straps from hanging up on the ends of the railing. It is recommended that this condition be corrected for improved safety. (See Photo 19)



Photo 19

18. The installation of smoke detectors where missing or removed is required for added safety. (See Photo 20)



Photo 20

19. The ceiling at the master bedroom hall shows evidence of water stains. It is recommended that the source of these stains be identified and corrected and the surface be refinished. (See Photo 16)



Photo 16

20. At the time of our inspection the lower drawer dishwasher was inoperative or did not respond to normal operating controls. For attention to the conditions noted and/or cost estimates, if necessary, we recommend the advice of a qualified appliance technician. (See Photo 15)



Photo 15

21. There is no railing where needed at the garage stairs. For improved safety, it is recommended that appropriate railing be installed. (See Photo 11)

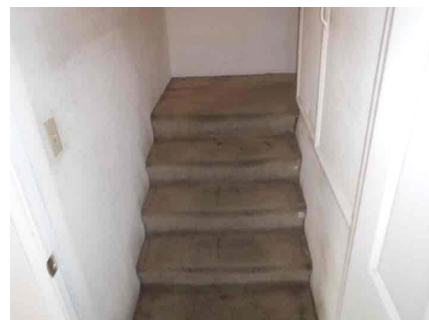


Photo 11

## 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" section within the report. This inspection will not disclose compliance with regulatory requirements (codes, regulation laws, ordinances, etc.)

This inspection is visual only. Only a representative sample of the building and system components was viewed. No destructive testing or dismantling of building components was performed. The strength, adequacy, effectiveness, or efficiency of any system or components was not determined. Not all recommended improvements will be identified in this inspection. Unexpected repairs should still be anticipated. This inspection should not be considered a guarantee or warranty of any kind. The purpose of our inspection is to provide a general overview of the structure reflecting the conditions present at the time of this inspection. The inspection is performed by visual means only, reflecting only the opinions of the inspector. Nothing in the report, and no opinion of the inspector, should be construed as advice to purchase, or to not purchase, the property. It is the goal of this inspection to put the buyer in a better position to make a buying decision

Our inspection does not address, and is not intended to address, the possible presence of hazardous plants or animals or danger from known and unknown environmental pollutants such as, but not limited to, asbestos, mold, radon gas, lead, urea formaldehyde, underground storage tanks, soil contamination and other indoor and outdoor substances, water contamination, toxic or flammable chemicals, water or airborne related illness or disease, and all other similar or potentially harmful substances and conditions. This property was not inspected for the presence or absence of health related molds or fungi. We are neither qualified, authorized nor licensed to inspect for health related molds or fungi. If you desire information about the presence or absence health related molds, you should contact the appropriate specialist. Be aware that many materials used in building construction may potentially contain hazardous substances. Furthermore, other environmental concerns may exist elsewhere. An environmental specialist should be contacted if additional information is desired about these issues.

PLEASE NOTE: Important disclosure information and other inspection reports may exist. All present and prior disclosures along with other inspection reports should be reviewed and any adverse conditions and/or concerns that may not be mentioned in our report should be addressed prior to the close of escrow. Furthermore, there may be conditions known by the seller that have not been disclosed to us.

PLEASE NOTE: Work performed by others will be reinspected, upon request, for a fee of \$195.00 for each trip out to the property.

Pictures are provided to assist in clarifying some of the findings made in the report. No relative importance should be placed on these pictures. There are likely to be significant comments that do not have pictures associated with them. Please read the report thoroughly.

### **BINDING ARBITRATION PROVISION**

Any controversy or claim arising out of or relating to the inspection performed by HomeGuard Incorporated shall be settled by final and binding arbitration filed by the aggrieved party with and administered by the American Arbitration Association (hereafter referred to as "AAA") in accordance with its Construction Arbitration Rules in effect at the time the claim is filed. The Rules, information and forms of the AAA may be obtained and all claims shall be filed at any office of the AAA or at Corporate Headquarters, 335 Madison Avenue, Floor 10, New York, New York 10017-4605. Telephone: 212-716-5800, Fax: 212-716-5905, Website: <http://www.adr.org/>. The arbitration of all disputes shall be decided by a neutral arbitrator, and judgment on the award rendered by the arbitrator may be entered in any court having competent jurisdiction thereof. Any such arbitration will be conducted in the city nearest to the property that was inspected by HomeGuard Incorporated having an AAA regional office. Each party shall bear its own costs and expenses and an equal share of the administrative and arbitrators' fees of arbitration. This arbitration Agreement is made pursuant to a transaction involving interstate commerce, and shall be governed by the Federal Arbitration Act, 9 U.S.C. Sections 1-16. THE PARTIES UNDERSTAND THAT THEY WOULD HAVE HAD A RIGHT OR OPPORTUNITY TO LITIGATE THROUGH A COURT AND TO HAVE A JUDGE OR JURY DECIDE THEIR CASE, BUT THEY CHOOSE TO HAVE ANY AND ALL DISPUTES DECIDED THROUGH ARBITRATION. BY SIGNING THIS AGREEMENT, THE PARTIES ARE GIVING UP ANY RIGHT THEY MIGHT HAVE TO SUE EACH OTHER.



# Structure

## ITEM DESCRIPTIONS:

<b>Attic Access Location</b>	• Location: Hallway • Attic Method Of Inspection: From the Access
<b>Ceiling Structure</b>	• Truss
<b>Roof Structure</b>	• Truss • Spaced Plank
<b>Crawl Space Access</b>	• Location: Closet
<b>Foundation</b>	• Poured Concrete • Intermediate Stem Wall
<b>Floor Structure</b>	• Wood Joist • Wood Columns • Wood Floor Beams • Plywood or Orientated Strand Board

## COMMENTS:

The sill appeared to be adequately secured (anchor bolts or straps) to the foundation, unless noted otherwise.

## RECOMMENDATIONS/OBSERVATIONS - '!' indicates an immediate improvement recommendation item.

1. There is a condition known as efflorescence on portions of the foundation walls. This fuzzy material is a salt deposit left when moisture in the foundation evaporates on the inside of the foundation. This indicates an occasional surplus of moisture on the outside of the foundation. Steps could be taken to improve the exterior drainage (See "Roofing" section downspout locations for additional comments/recommendations in regard to this condition).
2. Portions of the structure have been leveled by shimming the mudsill. This is an indication of past movement in the foundation but, in this case, the shimming is minor. If further information is desired in regards to this condition the appropriate tradesperson should be contacted.
3. Minor cracks were observed in the foundation walls of the house. This type of cracking usually occurs during the curing process of the foundation as is typical of most houses. If further information is desired in regards to these cracks, the appropriate trades should be engaged.
4. There is evidence of moisture entry and periodic accumulation of water in the crawl space. This condition may vary seasonally and/or with precipitation intensity. This condition should be monitored to determine if excessive moisture is present. If excessive moisture develops, upgrading of the drainage system should then be considered. The owner should consult a licensed soils specialist for further information.
5. The garage floor slab has typical cracks. This is usually the result of shrinkage and/or settling of the slab. No further recommendations are given.
6. There is evidence of soil movement at the crawl space soil wall and there is no retaining wall. To eliminate possible movement or erosion of the surrounding soil a properly installed retaining wall may be necessary. We recommend a licensed structural engineer be consulted.
7. A section of the foundation has minor undermining where the sewer pipes pass through. The owner is advised to contact the appropriate tradesperson.

## LIMITATIONS:

This is a visual inspection to the accessible areas only. Assessing the structural integrity of a building is beyond the scope of a typical inspection. A certified professional engineer is recommended where there are structural concerns about the building.

- Insulation within the roof attic cavity obstructed the view of some structural members, plumbing and electrical components.
- The attic was viewed from the attic access hatch only due to insulation covering the wood members. If further inspection of this area is desired catwalks or planks will need to be installed over the exposed ceiling joists. When access has been provided we will return and further inspect this area.
- Structural components concealed behind finished surfaces could not be inspected.
- Only a representative sampling of visible structural components was inspected.
- Furniture and/or storage restricted access to some of the structural components.

# Roofing

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**ITEM DESCRIPTIONS:**

Roof	• Concrete Tile • Method of inspection: From the UAV
Chimney	• Metal Behind Siding • Method of inspection: From the UAV
Gutters and Downspouts	• Metal • Installation Of Gutters/Downspouts: Full • Downspouts Discharge Location: Above Grade • Downspouts Discharge Location: Below Grade.

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**COMMENTS:**

We recommend reviewing a roof inspection report performed by a licensed roof inspector on this structure. It is recommended that the seller of the home be consulted regarding any available warranties.

**RECOMMENDATIONS/OBSERVATIONS - '!' indicates an immediate improvement recommendation item.**

- !** 1. Leaks were noted in the downspouts and/or gutters at the front. During wet weather conditions these areas are more obvious and during dry weather conditions they are noted from the stains at the areas where the leaks have occurred. We recommend all leaks be repaired. (See Illustration 2D) (See Photo 2)
2. There is no underlayment below the tiles. Although manufacturer's specification may have permitted this configuration, experience has shown that spaced sheathing without underlayment may render the roof susceptible to leakage. The performance of this type of roofing system depends, in large measure, on the quality of the installation. We recommend consultation with the owner and the manufacturer for general information and disclosures of past problems, if any. For further evaluation of the condition of the roof we recommend you consult a licensed roofing contractor.
3. Debris was noted on the roof covering. We recommend removing all debris to avoid creating water traps and to assist in the shedding of water from the roof.
4. Due to the height of the chimney and/or presence of a spark arrestor which was not removed during our examination, the interior of the chimney was not inspected. We recommend the advice and servicing of a licensed masonry contractor or fireplace specialist.
5. Debris was noted inside the gutters. We recommend the downspouts and gutters be cleaned out.
6. The downspouts discharge water adjacent to the structure. Water should be directed to flow at least 5 feet away from the building at the point of discharge. The installation of underground drainage where applicable will help control surface drainage.
7. The antenna/satellite dish is mounted to the chimney. We suggest mounting the antenna/satellite dish separate from the chimney to prevent any stress from the antenna being transmitted to the chimney and making it more susceptible to damage.

**MAINTENANCE ITEMS & GENERAL INFORMATION**

8. Underground drainage has been provided for the gutter downspout system. Because we are unable to view the underground drainage system, we suggest verification by the seller that adequate installation has been performed and proper drainage has been provided.

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**LIMITATIONS:**

This is a visual inspection to the accessible areas only. Roofing life expectancies can vary depending on several factors. Any estimates on remaining life are approximations only. This assessment of the roof does not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, ice build up, etc.

- We did not go on the surface of the roof. The chimney was inspected from a unmanned aerial vehicle (UAV). Our comments are based only upon a limited visual inspection.
- We did not go on the surface of the roof. The roof was inspected from a unmanned aerial vehicle (UAV). Our comments are based only upon a limited visual inspection.

# Exterior

## ITEM DESCRIPTIONS:

Lot Topography	• Uneven
Driveway	• Concrete
Walkway & Sidewalks	• Concrete
Retaining Walls/Abutments	• Wood
Fencing/Gates	• Wood • Steel
Steps, Porch/Deck	• Wood • Concrete
Fascia, Eaves and Rafters	• Wood • Open Rafters
Exterior Walls	• Wood Siding • Stucco • Stone
Windows	• Metal
Doors	• Wood • Sliding Glass
The Swimming Pool Safety Act	Pool Present
Main Garage	• Attached
Main Garage Door/Opener	• Metal • Automatic Opener Installed

## COMMENTS:

The auto reverse mechanism on the overhead garage door responded properly to testing. This is an important safety feature that should be tested regularly. Refer to the owner's manual or contact the manufacturer for more information. There is a serious risk of injury, particularly to children, if this feature is not working properly. Information on garage door openers is available from the Consumer Product Safety Commission at [www.cpsc.gov](http://www.cpsc.gov).

## RECOMMENDATIONS/OBSERVATIONS - '!' indicates an immediate improvement recommendation item.

- ! 1. Damaged, open or missing wall and/or ceiling finishes of attached garages should be repaired and sealed where they abut the interior of a house. This reduces the potential of toxic automobile gases entering the house and serves as a fire break. Current standards require all walls/ceilings common to the finished living spaces be covered with 5/8" fire resistant sheetrock double taped at all seams. (See Illustration 3A) (See Photo 14)
- ! 2. Water stains were noted on the ceiling of the garage. This is usually an indication of past plumbing or roof leaks. This area should be further evaluated by the appropriate trades. (See Photo 12)
- ! 3. The door between the garage and the house did not have an automatic closing mechanism. The door between the garage and the interior of the house should be fitted with an automatic closing mechanism. This will reduce the potential of toxic automobile gases entering the house and serves as a fire break. (See Illustration 3G) (See Photo 9)
- ! 4. Door hinges for the garage passage door are loose or broken. We recommend they be repaired or replaced as necessary. (See Photo 10)
- ! 5. The openings in the deck railing(s) are larger than 4" inches. It is recommended that this be corrected for improved safety. (See Illustration 3N) (See Photo 18)
- ! 6. Evidence of water damage was noted at the patio cover. Consult a licensed structural pest control company regarding necessary repairs. (See Photo 8)
- ! 7. The raised section of the driveway presents a trip hazard. This condition should be corrected for improved safety. (See Photo 4)
- ! 8. The wood retaining wall at the left side shows evidence of substantial water damage. It is difficult to determine when rebuilding will become necessary. Rebuilding may be necessary in the short term. Further evaluation of this condition by the appropriate tradesperson is recommended. (See Illustration 3Y) (See Photo 6)
- ! 9. Water damage was observed to the roof eaves/sheathing at the rear. We recommend the services of a licensed general contractor and/or structural pest control company. (See Photo 7)
- ! 10. Water damage was observed to the rafters at various locations. We recommend the services of a licensed general contractor and/or structural pest control company. (See Photo 3)
- ! 11. Water damage was observed to the exterior trim at various locations. We recommend the services of a licensed general contractor and/or structural pest control company. (See Photo 5) (See Photo 1)

! 12. Less than two drowning prevention safety features were noted. State law requires that during the course of our inspection we observe at least two of seven drowning prevention safety features outlined in the Health and Safety Code.

They are as follows:

- (1) An enclosure that isolates the swimming pool or spa from the private single-family home.
- (2) A removable mesh fencing in conjunction with a gate that is self-closing and self-latching and can accommodate a key lockable device.
- (3) An approved safety pool cover.
- (4) Exit alarms on the private single-family home's doors that provide direct access to the swimming pool or spa.
- (5) A self-closing, self-latching device with a release mechanism placed no lower than 54 inches above the floor on all private single-family home's doors providing direct access to the swimming pool or spa.
- (6) An alarm that, when placed in a swimming pool or spa, will sound upon detection of accidental or unauthorized entrance into the water.
- (7) Other means of protection, if the degree of protection afforded is equal to or greater than that afforded by any of the features set forth above and has been independently verified by an approved testing laboratory.

The owner is advised to contact the appropriate trades to rectify this condition. (See Photo 22)

13. There are some larger than normal sized cracks in the walkways. The cracks could be sealed for a better appearance and to prevent moisture intrusion.
14. The stair railings at the rear deck are non-conforming. Staircases with three or more steps should have handrails that are between 1 1/2 and 2 inches wide and shaped so as to be easily grasped. The ends of the stair railing should return to the railing or post or to the ground. To eliminate any loose clothing or straps from hanging up on the railing there should be no projections at the ends of the rails. It is recommended that this condition be corrected for improved safety.
15. The screen for the sliding glass door is missing. The owner should be consulted regarding any screens that may be in storage. We recommend that it be replaced.
16. There are minor sized cracks in the exterior stucco that should be patched and sealed as part of preparation for the next painting. Flexible patching materials are recommended rather than rigid patching compounds.
17. There are some larger than normal sized cracks in the driveway. The cracks could be sealed for a better appearance and to prevent moisture intrusion.
18. The sliding glass door is not properly installed. The sliding section of the door is installed on the exterior and can be removed from the outside. We recommend it be properly installed and weather stripped.
19. The wood fencing at the right side of the property is in need of minor repairs.
20. Missing hardware such as latches, handles, hinges etc. for the side fence gate should be replaced.

#### **LIMITATIONS:**

This is a visual inspection to the accessible areas only.

- Interior finishes (floors, walls, ceilings) and/or insulation restricted the inspection of the garage.
- A representative sample of exterior components was inspected.
- The inspection does not include an assessment of geological conditions, site stability and property surface drainage runoff.

# Electrical

## ITEM DESCRIPTIONS:

<b>Service</b>	• 120/240 volt main service
<b>Service Entrance</b>	• Underground Service Wires
<b>Service Ground</b>	• Copper Ground Wire • Ufer (foundation rebar) Connections
<b>Main disconnect</b>	• Breakers • Main Service Rating: 100 Amps
<b>Main Distribution Panel</b>	• Breakers • Location: Exterior Left Side • Panel Rating (Amps): 125
<b>Branch/Auxiliary Panel</b>	• Breakers • Location: Garage • Panel Rating (Amps): 125
<b>Distribution Wiring</b>	• Copper Wire • Aluminum Wire
<b>Outlets</b>	• Grounded
<b>Ground Fault Circuit Interrupters</b>	• Exterior • Bathroom • Kitchen

## COMMENTS:

Dedicated 240 volt circuits have been provided for all 240 volt appliances within the home.  
The 3-prong outlets that were tested were appropriately grounded.

## RECOMMENDATIONS/OBSERVATIONS - '!' indicates an immediate improvement recommendation item.

- ! 1. One or more outlets at the garage were inoperative at the time of our inspection. Possibly due to turned off switches which were not located during our inspection. These outlets and circuits should be investigated and corrected as necessary. Based upon our inspection of a representative number of outlets, we recommend testing of every outlet at a later date. Repairs or rewiring are recommended at all deficient locations. (See Photo 13)
- ! 2. Abandoned wiring was noted in the crawlspace under the master bathroom. We recommend the wiring be disconnected at its source or terminated in an approved manner in a covered junction box. (See Photo 21)
- ! 3. A switch at the master bedroom is faulty or damaged. We recommend it be replaced. (See Photo 17)
4. The accessible aluminum connectors inside the electrical main and/or branch panel are lacking the application of an anti-oxidant. We recommend that each accessible connection be covered with an anti-oxidant.
5. The water heater cold and hot water lines do not appear to be bonded to the gas lines. The local building department may presently require that the lines be bonded. We recommend consulting the local building authority regarding this condition.
6. Tree limbs should be cut back from the electrical service entrance wires. This work should be done by or coordinated with the utility provider.
7. One or more of the screws are missing or incorrect at the main and branch electrical panels. We recommend proper blunt-end screws be installed.
8. We have observed a Federal Pacific electrical "Stab lock" service panel(s) in this house. This type of panel has a history of circuit breakers failing to trip in response to an over current or short circuit. Failure of a circuit breaker to trip does not afford the protection that is intended and required. We recommend a licensed electrician be retained for additional information and recommendations.
9. We have observed a Federal Pacific electrical "Stab lock" service panel(s) in this house. This type of panel has a history of circuit breakers failing to trip in response to an over current or short circuit. Failure of a circuit breaker to trip does not afford the protection that is intended and required. We recommend a licensed electrician be retained for additional information and recommendations.

## MAINTENANCE ITEMS & GENERAL INFORMATION

10. Aluminum wiring was noted for the 240 volt circuitry of the home. Aluminum wiring is typically used for 240 volt appliance circuits and no action is necessary.

## DISCRETIONARY IMPROVEMENTS AND/OR UPGRADES

11. The installation of ground fault circuit interrupter "GFCI" devices is advisable on exterior, garage, bathroom, laundry, and some kitchen outlets. Any whirlpool or swimming pool equipment should also be fitted with "GFCI"s. A ground fault circuit interrupter "GFCI" offers protection from shock or electrocution. Please note that "GFCI" may already be in one or more of these areas. See "description" section above for exact location of any "GFCI" which may be present on this property. (See Illustration 4L)



12. Today's electrical standard now requires a device called an arc-fault circuit interrupter "AFCI". As defined in proposals for the 1999 NEC, an "AFCI" is a device that provides protection from effects of arc faults by recognizing characteristics unique to arcing, and then de-energizing the circuit upon detection of an arc fault. Its basic application is protection of 15 amp and 20 amp branch circuits in single and multi-family residential occupancies. These devices are now installed in the habitable bedrooms of new construction.

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**LIMITATIONS:**

This is a visual inspection to the accessible areas only. The inspection does not include (if applicable) low voltage systems, telephone wiring, intercoms, alarm systems, TV cable, timers, central vacuum systems, exterior sprinkler systems, exterior landscape lighting or exterior motion sensor lights. Also smoke detectors out of reach were only visually inspected unless noted otherwise. We recommend these systems be checked by interested parties for proper operation when possible.

- Due to inaccessibility of concealed wiring or undocumented improvements of the structure, we are unable to predict whether the number of circuits within a home will be sufficient for the needs of the occupants during a typical home inspection. If fuses blow or breakers trip regularly, this may indicate that additional loads or remodeling modifications may have been added to existing circuits.
- Electrical components concealed behind finished surfaces could not be inspected.
- According to "ASHI" standards only a representative sampling of outlets and light fixtures were tested.
- Furniture and/or storage may have restricted access to some electrical components.
- Exterior light fixtures on motion or light sensors were not tested.
- One or more added recessed light fixtures appear to have been installed in the ceiling as noted from the attic. Some recessed light fixtures require a certain amount of clearance between the insulation and the metal fixtures, however due to inaccessibility, clearance issues or time limitations we were unable to fully evaluate every light fixture. For additional information we recommend further evaluation of the fixtures by a licensed electrical contractor.

# Heating System

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**ITEM DESCRIPTIONS:**

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Primary Energy Source	• Gas
Heating System	• Forced Air • Manufacturer: Tempstar • BTU's: 66,000 • Age (years): 7 • Location: Garage
Ducting	• Ductwork

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**COMMENTS:**

The furnace was turned on by normal controls and appeared to function.

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**MAINTENANCE ITEMS & GENERAL INFORMATION**

1. This home is heated with a mid efficiency forced air furnace. In this type of furnace, air is circulated by a blower motor through a heat exchanger, which is heated by the burner unit at the base. An induced draft motor is used to force the exhaust from the furnace to the exterior

**LIMITATIONS:**

This is a visual inspection to the accessible areas only. The inspection of the heating system is general and not technically exhaustive. A detailed evaluation of the furnace heat exchanger is beyond the scope of this inspection.

- As per ASHI standards determining furnace heat supply adequacy or inadequacy, distribution balance or sizing of the unit or units is not a part of this inspection.
- The wall mount and/or window mounted air conditioning unit (if applicable) was not inspected and are excluded from this report.
- Heating and/or air conditioning registers where accessible were visually inspected. Manual operation of the registers was not performed.
- As per ASHI standards the heat exchanger of the furnace was not inspected and interior portions of the heater were restricted. For additional information we recommend the services of a licensed heating contractor. As a free public service, the local utility company (PG&E) will perform a "safety" review of the heat exchanger and other gas operated components. We recommend that you take advantage of this service before the next seasonal operation.
- Inspection of the heater and/or air conditioner thermostat is limited to operating the unit(s) on and off function only. Testing of the thermostat timer, temperature accuracy, clock, set back functions, etc. were not performed.

## Cooling/Heat Pump System

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### ITEM DESCRIPTIONS:

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Energy Source	• Electricity • 240 Volt Power Supply
System Type	• Air Cooled Central • Manufacturer: Ruud • Location: Exterior Rear Under the Deck • Tons: 3 • Age (years): 21

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### COMMENTS:

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The air conditioning system could not be tested as the outdoor temperature was below 65 degrees F. (See Illustration 6A)

### RECOMMENDATIONS/OBSERVATIONS - '!' indicates an immediate improvement recommendation item.

1. The air conditioning unit is older and may require additional maintenance in the future.

### LIMITATIONS:

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This is a visual inspection to the accessible areas only. Air conditioning and heat pump systems, like most mechanical components, can fail at any time.

## Insulation/Ventilation

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### ITEM DESCRIPTIONS:

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Exterior Walls Insulation	• Unknown
Attic/Roof Insulation	• Fiberglass • Depth (inches): 2-8
Attic/Roof Ventilation	• Soffit vents • Gable vents
Crawlspace Insulation	• None
Crawl Space Ventilation	• Exterior wall vent(s)

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### COMMENTS:

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During any planned re-roofing or renovation work overhead insulation and ventilation levels should be investigated and improved where necessary. Upgrading insulation levels in a home is considered an improvement rather than a necessary repair.

### RECOMMENDATIONS/OBSERVATIONS - '!' indicates an immediate improvement recommendation item.

1. Missing, compressed, or uneven insulation in various areas of the attic should be replaced or evened out to improve the insulating value in these areas.

### LIMITATIONS:

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This is a visual inspection to the accessible areas only.

- Insulation/ventilation type and levels in concealed areas cannot be determined. No destructive tests were 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 beyond the scope of this inspection.
- Any estimates of insulation "R" values or depths are rough average values.

# Plumbing

**ITEM DESCRIPTIONS:**

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<b>Main Water Valve Location</b>	• Location: Exterior Front
<b>Supply Piping</b>	• Copper Pipe
<b>Drain/Waste/Vent</b>	• Plastic
<b>Cleanout Location</b>	• Location: Crawl Space • Location: Exterior
<b>Main Gas Valve Location</b>	• Location: Exterior Left Side
<b>Water Heaters</b>	• Manufacturer: Bradford White • Capacity: 50 Gallons • Approximate Age (years): 6 • Gas • Location: Garage
<b>Seismic Gas Shut-off</b>	• Not Present
<b>Excess Flow Gas Shut-off</b>	• Not Present

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**COMMENTS:****RECOMMENDATIONS/OBSERVATIONS - '!' indicates an immediate improvement recommendation item.**

1. The toilet at the master bathroom is loose and should be properly re-secured, tightened and caulked. (See Illustration 8J)
2. The supply piping/fittings shows evidence of minor corrosion where it meets the water heater, no evidence of active leakage was noted at this time. This is a common condition which should be monitored.

**LIMITATIONS:**

This is a visual inspection to the accessible areas only.

- Water and gas shut-off valves, including but not limited to seismic, excess flow shut-off valves and gas fireplace valves where applicable, were not operated or tested. Identification of these devices is limited to the accessible areas only.
- Portions of the plumbing system concealed by finishes and/or storage (below sinks, below the structure and beneath the yard) were not inspected.
- Water pressure and water quality is not tested. The effect of lead content in solder and/or supply lines is beyond the scope of the inspection.
- Inspection of any water conditioning system (filters, purifiers, softeners, etc.) is beyond the scope of this inspection and are excluded from this report.
- Inspection of any lawn sprinkler system is beyond the scope of this inspection and are excluded from this report (unless noted otherwise).
- The interior portions of the water heater were restricted. For additional information we recommend the services of a licensed plumbing contractor. As a free public service, the local utility company (PG&E) will perform a "safety" review of the interior of the water heater and other gas operated components. We recommend that you take advantage of this service before the next seasonal operation.
- HomeGuard Incorporated does not determine if any fixtures or toilets are water conserving.



# Interior

## ITEM DESCRIPTIONS:

<b>Cabinets/Counters</b>	• Wood • Marble/Granite
<b>Kitchen Appliances Tested</b>	• Gas Range • Microwave • Dishwasher • Waste Disposer • Exhaust Hood
<b>Laundry Facilities/Hookup</b>	• 240 Volt Circuit for Dryer • 120 Volt Circuit for Washer • Hot and Cold Water Supply for Washer • Waste Standpipe for Washer • Dryer vent noted
<b>Wall/Ceilings</b>	• Wood Frame
<b>Wall Finishes</b>	• Drywall/Plaster
<b>Ceiling Finishes</b>	• Drywall/Plaster
<b>Floor</b>	• Carpet • Tile/Stone • Wood • Laminate Flooring
<b>Doors</b>	• Hollow Core • Sliding
<b>Window style and Glazing</b>	• Double/Single Hung • Sliders • Fixed Pane • Bay • Double Pane
<b>Stairs/Railings</b>	• Present
<b>Fireplace/Wood Stove</b>	• Zero Clearance • Gas
<b>Comments</b>	• Door Bell • Carbon Monoxide Detector

## COMMENTS:

### RECOMMENDATIONS/OBSERVATIONS - '!' indicates an immediate improvement recommendation item. INTERIOR

- ! 1. The ends of the railing at the interior should return or connect to the wall. This will eliminate any loose clothing or straps from hanging up on the ends of the railing. It is recommended that this condition be corrected for improved safety. (See Photo 19)
- ! 2. The installation of smoke detectors where missing or removed is required for added safety. (See Photo 20)
- ! 3. The ceiling at the master bedroom hall shows evidence of water stains. It is recommended that the source of these stains be identified and corrected and the surface be refinished. (See Photo 16)
- ! 4. There is no railing where needed at the garage stairs. For improved safety, it is recommended that appropriate railing be installed. (See Photo 11)
5. The fireplace chimney should be cleaned and inspected prior to the close of escrow. (See Illustration 9J)
6. One or more of the interior door(s) rubs on the frame/jamb at the bedroom. We recommend all rubbing doors be trimmed, planed or adjusted as necessary to improve operation.
7. One or more interior closet doors have been removed. We recommend that doors be installed in all necessary openings and checked for proper operation.
8. This home does not have enough smoke detectors installed. The installation of smoke detectors should be placed on each floor in non-sleeping areas. In addition, one smoke alarm must be installed in each room where sleeping occurs and one smoke alarm should be located in each hallway that leads directly to sleeping rooms.
9. There was no "damper stop" on the gas fireplace (A small clamping device installed on the damper to prevent closure of the damper). These are now a standard safety feature to minimize the possibility of exhaust gases entering the structure. Installation of such devices should be considered.
10. Various double pane windows were dirty at the time of our inspection, therefore, the condition of the windows was not fully verified. We recommend the windows be cleaned to verify their thermal seal.
11. The interior wall and ceiling blemishes or minor holes and or cracks are cosmetic and can be repaired in the course of routine maintenance.
12. There is evidence of Vermin activity in the structure. It is likely that this infestation is also in inaccessible areas. The owner is advised to contact the appropriate tradesperson for any remedial measures necessary.
13. The window at the front wall exhibits conditions and/or symptoms that indicate a possible breached seal or failed thermal pane. This has or can result in condensation and/or moisture developing between the panes of glass that will effect the cosmetic appearance of the windows and their insulating performance. We recommend all insulated glass units be further evaluated by a licensed glazier and repaired or replaced as required.

### KITCHEN

- ! 14. At the time of our inspection the lower drawer dishwasher was inoperative or did not respond to normal operating controls. For attention to the conditions noted and/or cost estimates, if necessary, we recommend the advice of a qualified appliance technician. (See Photo 15)

**BATHROOMS**

15. The basin drain stopper at the hall bathroom was missing or not functioning properly. We recommend adjustment, repair or replacement.
16. Cracked, deteriorated and/or missing caulk at the hall and master bathroom countertop backsplash should be replaced. A flexible caulking material is recommended rather than rigid cementitious grout.
17. Cracked, deteriorated and/or missing grout and caulk at the hall bathroom tub should be replaced. Water leaking through non-sealed areas can cause damage. Damage caused by water seepage cannot be determined by this visual observation. A flexible caulking material is recommended rather than rigid cementitious grout.
18. The hydro tub was filled to above the water jets and operated to check the intake of the jets. Pumps and lines were not completely accessible. The items tested appear to be in serviceable condition.

**OTHER/MISC.**

19. It may be desirable to replace the window screens where missing or damaged.

**MAINTENANCE ITEMS & GENERAL INFORMATION****INTERIOR**

20. Carbon monoxide is a colorless, odorless gas that can result from a faulty fuel burning furnace, range, water heater, space heater or wood stove. Proper maintenance of these appliances is the best way to reduce the risk of carbon monoxide poisoning. For more information, consult the Consumer Product Safety Commission CPSC at [www.cpsc.gov](http://www.cpsc.gov) for further guidance.
21. The evaluation of the thermal pane windows ("dual pane/glazed") is limited to accessible windows exhibiting noticeable conditions at the time of our inspection, such as condensation and/or evidence of moisture developing between the panes of glass. Due to the known design and/or characteristics associated with thermal pane windows, conditions may be discovered at a later date, however seal failure can occur at any time.

**DISCRETIONARY IMPROVEMENTS AND/OR UPGRADES****KITCHEN**

22. The kitchen range does not have a "anti-tip" device. This upgrade would help to keep the range from tipping when the doors are open.

**LIMITATIONS:**

This is a visual inspection to the accessible areas only. Assessing the quality of interior finishes is highly subjective. Issues such as cleanliness, cosmetic flaws, quality of materials, architectural appeal and color are outside the scope of this inspection. Comments are general, except where functional concerns exist. Due to texturing and painting of interior surfaces there is no possible way of determining point of origin of any gypsum (sheetrock) material without destructive testing. HomeGuard Incorporated does not perform any destructive testing. Smoke detectors and carbon monoxide detectors were not manually tested. The sensors of these units are not tested. Both smoke detectors and carbon monoxide detectors have a limited life span and should be replaced according to the manufactures instructions.

- The above listed kitchen appliances were operated unless noted otherwise. These appliances were not inspected for installation according to manufacturer specifications and were not evaluated for performance, efficiency or adequacy during their operation. No refrigerators whether "built in" or portable are operated, inspected or tested.
- All appliances not "built in" to the structure such as washing machine, dryer, refrigerator and/or countertop microwaves were not inspected and are excluded from this report. No refrigerators whether "built in" or portable are operated, inspected or tested.
- Fireplace screens or doors were not inspected (unless otherwise noted) and are excluded from this report.
- Testing of the oven cleaning function is beyond the scope of this inspection. For proper operation and testing of this function we recommend consultation with the existing homeowner.
- The washing machine faucets were visually inspected however they were not tested.
- The adequacy of the fireplace draw cannot be determined during a visual inspection.
- The fireplace was visually inspected however the gas burner was not tested.
- The operation of the dishwasher was limited to a filling and draining cycle only, however due to time limitations timers, dryer cycles and/or higher functions were not tested. For additional information in regards to the operation and full function of the dishwasher we recommend consultation with the owner or appropriate trades.
- Furniture, storage, appliances and/or wall hangings restricted the inspection of the interior.
- No access was gained to the wall cavities of the home.

## Photographs

***No relative importance should be placed on the photographs provided in this report. The photographs in this report do not necessarily illustrate all of the damage in any particular finding. Also, not all problem areas will be supported with photographs. Please contact HomeGuard if you have any questions.***



Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6



Photo 7



Photo 8

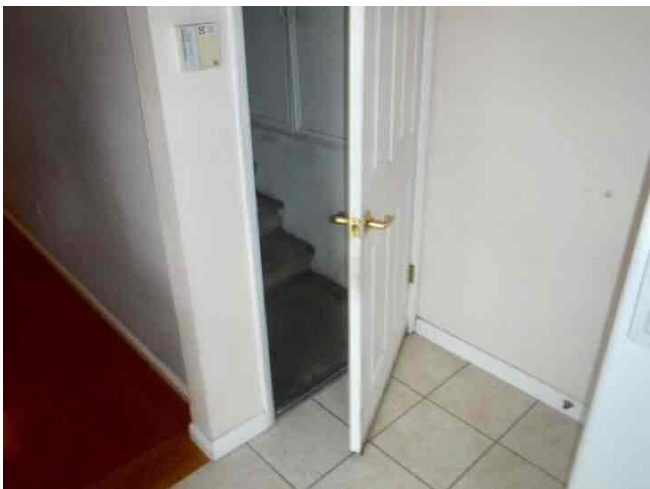


Photo 9



Photo 10

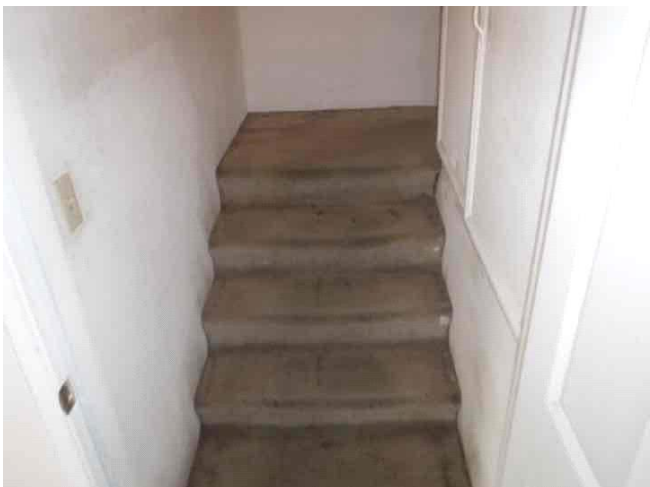


Photo 11



Photo 12





Photo 13



Photo 14



Photo 15



Photo 16



Photo 17



Photo 18





Photo 19



Photo 20

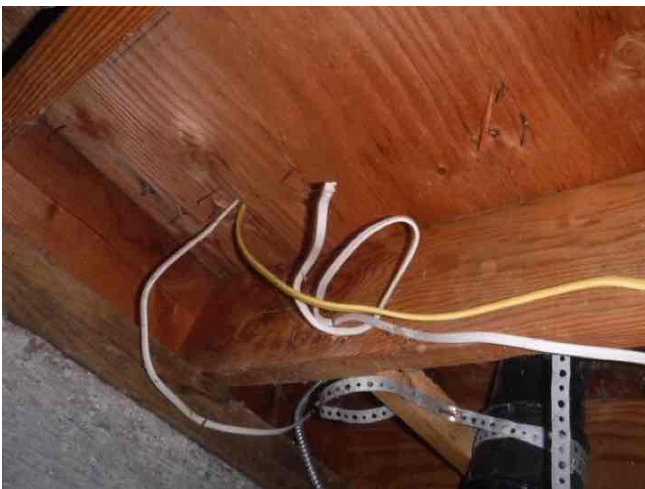


Photo 21



Photo 22

# Maintenance Advice

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## UPON TAKING OWNERSHIP

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After taking ownership of a new home, there are some maintenance and safety issues that should be addressed immediately. The following checklist should help you undertake these improvements.

- ☐ Change the locks on all exterior entrances, for improved security.
- ☐ Check that all windows and doors are secure. Improve window hardware as necessary. Security rods can be added to sliding windows and doors. Considerations could also be given to a security system.
- ☐ Install smoke detectors on each level of the home. Ensure that there is a smoke detector outside all sleeping areas. Replace batteries on any existing smoke detectors and test them. Make a note to replace batteries again in one year.
- ☐ Create a plan of action in the event of a fire in your home. Ensure that there is an operable window or door in every room of the house. Consult with your local fire department regarding fire safety issues and what to do in the event of a fire.
- ☐ Examine driveways and walkways for trip hazards. Undertake repairs where necessary.
- ☐ Examine the interior of the home for trip hazards. Loose or torn carpeting and flooring should be repaired.
- ☐ Undertake improvements to all stairways, decks, porches and landings where there is a risk of falling or stumbling.
- ☐ Review your home inspection report for any items that require immediate improvement or further investigation. Address these areas as required.
- ☐ Install rain caps and vermin screens on all chimney flues, as necessary.
- ☐ Investigate the location of the main shut-offs for the plumbing, heating and electrical systems. If you attend the home inspection, these items have been pointed out to you.

## REGULAR MAINTENANCE

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### EVERY MONTH

- ☐ Check that fire extinguisher(s) are fully charged. Re-charge if necessary.
- ☐ Examine heating/cooling air filters and replace or clean as necessary.
- ☐ Inspect and clean humidifiers and electronic air cleaners.
- ☐ If the house has hot water heating, bleed radiator valves.
- ☐ Clean gutters and downspouts. Ensure that downspouts are secure, and that the discharge of the downspouts is appropriate. Remove debris from window wells.
- ☐ Carefully inspect the condition of shower enclosures. Repair or replace deteriorated grout and caulk. Ensure that water is not escaping the enclosure during showering. Check below all plumbing fixtures for evidence of leakage.
- ☐ Repair or replace leaking faucets or shower heads.
- ☐ Secure loose toilets, or repair flush mechanisms that become troublesome.

### SPRING AND FALL

- ☐ Examine the roof for evidence of damage to roof covering, flashings and chimneys.
- ☐ Look in the attic (if accessible) to ensure that roof vents are not obstructed. Check for evidence of leakage, condensation or vermin activity. Level out insulation if needed.
- ☐ Trim back tree branches and shrubs to ensure that they are not in contact with the house.
- ☐ Inspect the exterior walls and foundation for evidence of damage, cracking or movement. Watch for bird nests or other vermin or insect activity.
- ☐ Survey the basement and/or crawl space walls for evidence of moisture seepage.
- ☐ Look at overhead wires coming to the house. They should be secure and clear of trees or other obstructions.
- ☐ Ensure that the grade of the land around the house encourages water to flow away from the foundation.

- ☐ Inspect all driveways, walkways, decks, porches, and landscape components for evidence of deterioration, movement or safety hazards.
- ☐ Clean windows and test their operation. Improve caulking and weather-stripping as necessary. Watch for evidence of rot in wood windows frames. Paint and repair window sills and frames as necessary.
- ☐ Test all ground fault circuit interrupter (GFCI) devices, as identified in the inspection report.
- ☐ Shut off isolating valves for exterior hose bibs in the fall, if below freezing temperatures are anticipated.
- ☐ Test the Temperature and Pressure Relief (TPR) Valve on water heaters.
- ☐ Inspect for evidence of wood boring insect activity. Eliminate any wood/soil contact around the perimeter of the home.
- ☐ Test the overhead garage door opener, to ensure that the auto-reverse mechanism is responding properly. Clean and lubricate hinges, rollers and tracks on overhead doors.
- ☐ Replace or clean exhaust hood filters.
- ☐ Clean, inspect and/or service all appliances as per the manufacturer's recommendations.

**ANNUALLY**

- ☐ Replace smoke detector batteries.
- ☐ Have the heating, cooling and water heater systems cleaned and serviced.
- ☐ Have chimneys inspected and cleaned. Ensure that rain caps and vermin screens are secure.
- ☐ Examine the electrical panels, wiring and electrical components for evidence of overheating. Ensure that all components are secure. Flip the breakers on and off to ensure that they are not sticky.
- ☐ If the house utilizes a well, check and service the pump and holding tank. Have the water quality tested. If the property has a septic system, have the tank inspected (and pumped as needed).
- ☐ If your home is in an area prone to wood destroying insects (termites, carpenter ants, etc.), have the home inspected by a licensed specialist. Preventive treatments may be recommended in some cases.

**PREVENTION IS THE BEST APPROACH**

Although we've heard it many times, nothing could be more true than the old cliché "an ounce of prevention is worth a pound of cure." Preventative maintenance is the best way to keep your house in great shape. It also reduces the risk of unexpected repairs and improves the odds of selling your house at fair market value, when the time comes. Please feel free to contact our office should you have any questions regarding the operation or maintenance of your home. Enjoy your home!



Invoice Date: 2/21/2019

Invoice No: LIV662470P

## Invoice

### Bill To:

John Doe  
2623 Anywhere Street  
Hometown, CA 99999

### Property Information:

Address: 2623 Anywhere Street  
Hometown CA, 99999  
Report No: 480101 TPR  
Escrow#:

### Billing Information:

Inspection:	2/20/2019 Complete	\$0.00
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Total Due:	\$0.00
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#### DUE UPON RECEIPT

Please remit to 510 Madera Ave., San Jose, CA 95112

*There is a \$25 fee for all returned checks*