



## Home Inspection Report



**1000 Anywhere Street, Sacramento**

Ordered by: John Smith  
1000 Anywhere Street  
Hometown, CA 99999

Inspected by:   
Walter Backeroff  
March 15, 2013

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# Report Overview

## A GENERAL DESCRIPTION OF THE STRUCTURE

This is an average quality two story single family residence. Approximately 18 years old. Ongoing maintenance is required and improvements to the systems of the home will be needed over time. The improvements that are recommended in this report are not considered unusual for a home of this age and location. Please remember that there is no such thing as a perfect home.

### 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.

### Structure

1. One or more girders, piers and/or post at the crawl space have been altered and added improperly. The existing configuration indicated improper design and/or workmanship. We recommend repair or replacement, in accordance with present standards. It is recommended that a qualified licensed contractor be consulted for further advice on structural improvements. (See Photo 14)



Photo 14

### Exterior

2. Water damage was observed to the exterior trim at the left side and rear. We recommend the services of a licensed general contractor and/or structural pest control company. (See Picture 1)
3. Water damage was noted at the front deck(s). We recommend the services of a licensed general contractor and/or structural pest control company. (See Picture 2)



Photo 1



Photo 2

**Exterior**

4. There is an unexplained water spot in the utility closet. This condition should be monitored and repaired if necessary. (See Photo 3)



Photo 3

5. The steps at the left side do not have a railing. Railing should be provided for improved safety. (See Photo 4)



Photo 4

6. The main garage door is mechanically damaged. Repairs are recommended. (See Photo 5)



Photo 5

7. 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 6)



Photo 6

**Electrical**

8. Running splices, which are improper connections outside of a junction box, were observed in the bedroom ceiling fan. We recommend connections be joined with approved connectors inside a junction box to prevent accidental contacts or mechanical damage. (See Photo 9)



Photo 9



### **Electrical**

9. Running splices, which are improper connections outside of a junction box, were observed in the attic. We recommend connections be joined with approved connectors inside a junction box to prevent accidental contacts or mechanical damage. (See Photo 13)



Photo 13

### **Heating System**

10. Severe rust and deterioration was noted to the heater housing, ducts and/or base of the heater plenum, the source of the rust/deterioration was unknown. We recommend further evaluation of this condition by a licensed HVAC contractor. (See Photo 12)



Photo 12

### **Plumbing**

11. Due to the water heater closet being locked or heater being inaccessible at the time of our inspection, the water heater was not inspected. With access and an opportunity for a complete inspection, conditions in need of attention may be discovered. We recommend further inspection of the water heater by appropriate trades when access is provided. (See Photo 7)



Photo 7

12. The master bathroom tub faucet and/or handles are leaking. We recommend all leaks be repaired. (See Photo 11)



Photo 11

**Interior**

13. A significant crack was observed at the hallway ceiling. We recommend the owner contact the appropriate tradesperson for repair of the surface and the underlying material as well. (See Photo 8)



Photo 8

14. Evidence of prior leakage was noted at the hallway skylight. It should be monitored and repaired as necessary. (See Photo 10)



Photo 10

15. The installation of smoke detectors in each bedroom and/or on every level of the structure is required for added safety.



16. California law requires that all homes have a State Fire Marshall approved Carbon Monoxide Detector installed outside of the sleeping quarters and on each level of the home, for all real estate transactions. At the time of this inspection a Carbon Monoxide Detector was located in the laundry room. As a carbon monoxide detector was not noted in all of the recommended locations additional detectors should be installed.



## 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.

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

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## ITEM DESCRIPTIONS:

Wall/Foundation Structure	• Wood Frame
Attic Access Location	• Hallway • Attic Method Of Inspection: Entered The Attic
Ceiling Structure	• Truss
Roof Structure	• Truss
Roof Sheathing	• Plywood or Orientated Strand Board
Crawl Space Access	• Closet
Foundation	• Poured Concrete
Floor Structure	• Wood Joist • Wood Columns • Wood Floor Beams • Plywood or Orientated Strand Board

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## 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. One or more girders, piers and/or post at the crawl space have been altered and added improperly. The existing configuration indicated improper design and/or workmanship. We recommend repair or replacement, in accordance with present standards. It is recommended that a qualified licensed contractor be consulted for further advice on structural improvements. (See Photo 14)
2. 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).
3. All debris and/or trash should be removed from the crawl space. This will aid in future inspections.
4. 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.
5. Past repairs have been performed in the crawl space. We recommend consultation with the owners regarding the extent of the repairs and any permits that may have been obtained and/or signed off.

## 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 a view of structural members.
- Insulation installed on the floor cavity obstructed a view of structural members.
- 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:

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<b>Roof</b>	• Composition shingle • Method of inspection: From The Roof.
<b>Chimney</b>	• Metal Behind Siding • Method of inspection: From The Roof.
<b>Gutters and Downspouts</b>	• Metal • Installation Of Gutters/Downspouts: Full • Downspots Discharge Location: Below Grade.

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## COMMENTS:

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For further evaluation of the roof, we recommend a licensed roofing contractor be consulted.

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

1. 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.
2. Debris was noted inside the gutters at the front. We recommend the downspouts and gutters be cleaned out.
3. Rust was noted inside the gutters. We recommend the gutters be cleared and painted with a high quality primer and paint where rusting on the inside.
4. The gutter at the front is cosmetically dented. This does not effect the function of the gutter/downspout system and repair is optional.

## MAINTENANCE ITEMS & GENERAL INFORMATION

5. 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.

## LIMITATIONS:

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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.

# Exterior

## ITEM DESCRIPTIONS:

Lot Topography	• Level grade
Driveway	• Concrete
Walkway & Sidewalks	• Concrete
Fencing/Gates	• Wood • Steel
Steps, Porch/Deck	• Wood • Concrete • Elastomear • Composite wood "Trex"
Fascia, Eaves and Rafters	• Wood • Open Rafters
Exterior Walls	• Wood Siding • Shingles • Stucco
Windows	• Vinyl • Metal
Doors	• Metal • French
Main Garage	• Attached
Main Garage Door/Opener	• Wood • Automatic Opener Installed

## COMMENTS:

The exterior of the home shows signs of normal wear and tear for a home of this age and construction.

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, under this condition. Information on garage door openers is available from the Consumer Product Safety Commission at [www.cpsc.gov](http://www.cpsc.gov).

The garage has been converted to a living space. We recommend consultation with the owner to determine if all necessary permits were taken out, inspections performed, and final signatures obtained in regards to the conversion of the garage.

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

- ! 1. The main garage door is mechanically damaged. Repairs are recommended. (See Photo 5)
- ! 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 6)
- ! 3. Water damage was noted at the front deck(s). We recommend the services of a licensed general contractor and/or structural pest control company. (See Picture 2)
- ! 4. Water damage was observed to the exterior trim at the left side and rear. We recommend the services of a licensed general contractor and/or structural pest control company. (See Picture 1)
- ! 5. The steps at the left side do not have a railing. Railing should be provided for improved safety. (See Photo 4)
- ! 6. There is an unexplained water spot in the utility closet. This condition should be monitored and repaired if necessary. (See Photo 3)
7. The one car garage has been converted into a room and may no longer accommodate a full size vehicle.
8. We made no attempt to inspect the inaccessible areas under the deck(s). For additional information, we recommend the advise of a licensed structural pest control operator.
9. The window screens at the right side were missing. The owner should be consulted regarding any screens that may be in storage. If no screens are in storage we recommend replacement of the missing screens.
10. The deck/balcony elastomer coating shows wear, but appears to be in serviceable condition. It should monitored for more serious deterioration and patched and re-coated when necessary.
11. The concrete patio shows evidence of minor cracking. These cracks can be sealed for cosmetic considerations.
12. The driveway shows evidence of minor cracking. The cracks could be sealed for a better appearance and to prevent moisture intrusion.
13. The walkway at the front and right side shows evidence of minor cracking. The cracks could be sealed for a better appearance and to prevent moisture intrusion.
14. Vegetation growing on or within 6" inches of exterior walls should be kept trimmed away from siding, window trims and the eaves.
15. The gaps in the exterior trim/siding should be caulked as necessary.
16. Portions of the exterior are weathered/peeling, exposed and subject to damage. We recommend thorough scraping, sanding, caulking and priming prior to applications of a high quality exterior finish.

17. The window screens are torn. We recommend the screens be repaired or replaced.
18. The exterior rear French door rubs on the frame/jamb. We recommend all rubbing doors be trimmed, planned or adjusted to improve operation.
19. The fencing at the left side is overgrown with vegetation. We were not able to determine the condition of the fencing. We recommend the vegetation be trimmed to allow for further inspection of this area and for maximum service life.
20. The presence or condition of the fences at the perimeter of the property were not inspected and are not included in this report. Fences immediately adjacent to the house were inspected.
21. The ceiling at the garage shows evidence of patching. The cause of this condition is unknown. It is recommended that the seller be consulted for an explanation.
22. The gate at the right side was locked at the time of our inspection and therefore was not inspected. We recommend the function of the gates be verified.
23. There is no fence or self locking gate around the pool. To provide a greater margin of safety, we recommend that a child safe fence and lockable gate be installed.
24. Difficult to operate or non-functional latches, knobs or locks at the exterior rear French door should be corrected.
25. The main garage door has loose hardware. We recommend that all loose hardware be adjusted or tightened as necessary.
26. Missing hardware such as latches, handles, hinges etc. for the side fence gate should be replaced.

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**LIMITATIONS:**

This is a visual inspection to the accessible areas only.

- The detached outbuilding, related equipment and ancillary wiring and plumbing services were not inspected and are excluded from this report.
- The pool/spa, related equipment, ancillary wiring and plumbing services were not inspected and are excluded from this report.
- The pond/fountain, related equipment and ancillary wiring and plumbing services were not inspected and are excluded from this report.
- 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:

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<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 • Exterior Side • Panel Rating: 200 Amps
<b>Branch/Auxillary Panel</b>	• Breakers • Laundry • Panel Rating: 100 Amps
<b>Distribution Wiring</b>	• Copper Wire
<b>Outlets</b>	• Grounded
<b>Ground Fault Circuit Interrupters</b>	• Exterior • Bathroom • Garage • Kitchen

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## COMMENTS:

The size of the electrical service is sufficient for typical single family needs.

The distribution of electricity within the home is good.

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.

Inspection of the electrical system revealed the need for minor improvements. A licensed electrician should be consulted to undertake the improvements recommended below.

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

- ! 1. Running splices, which are improper connections outside of a junction box, were observed in the bedroom ceiling fan. We recommend connections be joined with approved connectors inside a junction box to prevent accidental contacts or mechanical damage. (See Photo 9)
2. Several of the interior outlets and/or switches are loose in their boxes. We recommend a general tightening and "tune-up" of all of the loose receptacles.
- ! 3. Running splices, which are improper connections outside of a junction box, were observed in the attic. We recommend connections be joined with approved connectors inside a junction box to prevent accidental contacts or mechanical damage. (See Photo 13)
4. Loose wiring at the area under the kitchen should be corrected by securing it to the framing.

## MAINTENANCE ITEMS & GENERAL INFORMATION

5. 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

6. The installation of ground fault circuit interrupter "GFCI" devices is advisable on exterior, garage, bathroom 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 13A)

## 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.

- 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.

- 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 and due to time limitations and/or owner furniture only a representative sampling of outlets and light fixtures were tested.
- Furniture and/or storage (if applicable) may of restricted access to some electrical components.
- Exterior light fixtures on motion or light sensors were not tested.

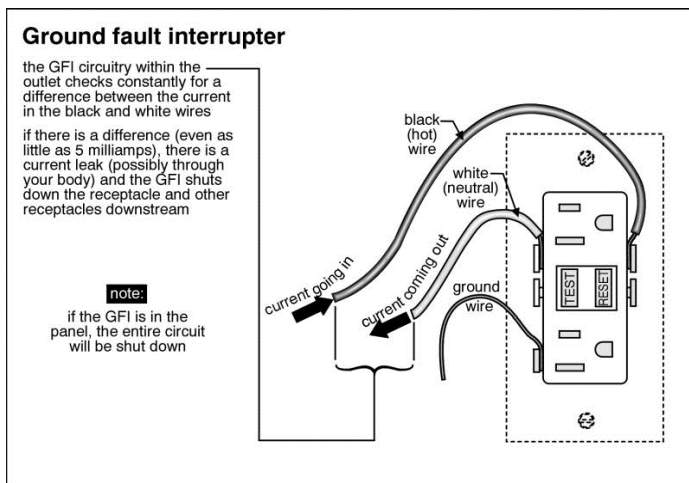


Illustration 13A



# Heating System

## ITEM DESCRIPTIONS:

<b>Primary Energy Source</b>	• Gas
<b>Heating System Type</b>	• Forced Air • Manufacturer: Carrier (2) • BTU's: 80,000 and 60,000 • Age: 18 Years x2
	• Location: Garage
<b>Distribution</b>	• Ductwork

## COMMENTS:

The heating system which was operated at the time of our inspection shows no visible evidence of major defects.

The typical life cycle for a heating unit such as this is 20-25 years. The heating system is older and may be approaching the end of its life cycle. Some units will last longer; others can fail prematurely. Please be aware that shutting the gas off to this unit for any reason could cause the heat exchanger to contract and crack.

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

- ! 1. Severe rust and deterioration was noted to the heater housing, ducts and/or base of the heater plenum, the source of the rust/deterioration was unknown. We recommend further evaluation of this condition by a licensed HVAC contractor. (See Photo 12)
2. The furnace inducer fan assembly is corroded and/or noisy. We recommend servicing as necessary.
3. The heater filter door is loose and unsecured which causes the door safety switch to engage. We recommend the door be improved to correct this condition.
4. Dust and debris build up were observed on or around the furnace burners. Cleaning and servicing is recommended.
5. The heating system is dirty and in this condition will operate inefficiently. We recommend a qualified HVAC contractor be retained to service, clean, and tune the system.
6. 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. As HomeGuard Incorporated does not perform an inspection of the heat exchanger we recommend that you take advantage of this service prior to the close of escrow.
7. Some of the crawlspace heating ducts are in contact to the ground. This is conducive to corrosion and/or damage. We recommend a minimum of six inches of clearance be provided.

## MAINTENANCE ITEMS & GENERAL INFORMATION

8. 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 units(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

## ITEM DESCRIPTIONS:

Energy Source	• Electricity • 240 Volt Power Supply
System Type	• Air Cooled Central • Manufacturer: Carrier (2) • Location: Rear (20 • Tons: 4 and 3.5 • Age: 18 Years (2)

## COMMENTS:

The air conditioning system could not be tested as the outdoor temperature was below 65 degrees F. (See Illustration 6D) We recommend a licensed HVAC contractor be retained for further evaluation of the cooling unit.

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

1. Damaged insulation on air conditioner refrigerant lines should be repaired. This will help to increase the efficiency of the unit.
2. The air conditioning condenser unit is not mounted or secured to the platform properly. We recommend it be secured or mounted as necessary.
3. The fins that are part of the coil at the exterior condenser unit show deterioration. This may be a cosmetic condition, but it could be a sign of other problems beyond the scope of our inspection. We recommend consulting a licensed HVAC contractor for further evaluation.

## LIMITATIONS:

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.

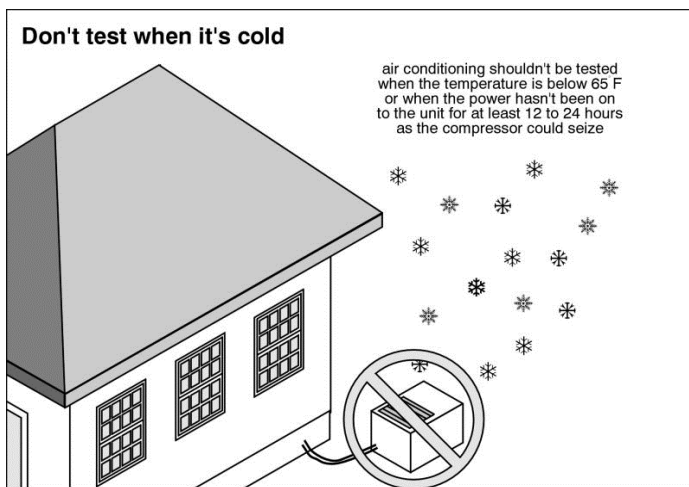


Illustration 6D

# Insulation/Ventilation

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## ITEM DESCRIPTIONS:

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Exterior Walls Insulation	• Unknown
Attic/Roof Insulation	• Fiberglass • Depth in inches: 12
Attic/Roof Ventilation	• Roof Vents • Gable vents • Fascia vents
Crawlspace Insulation	• Fiberglass • Depth in inches: 8
Crawl Space Ventilation	• Exterior wall vent(s)

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## COMMENTS:

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This is a well insulated home.

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

1. Missing and/or loose floor insulation was noted in one or more areas of the crawl space. We recommend all loose, missing and/or damaged insulation be replaced.

## 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:

<b>Water Supply Source</b>	• Public
<b>Service Pipe</b>	• Copper Pipe
<b>Main Water Valve Location</b>	• Exterior Front
<b>Supply Piping</b>	• Copper Pipe
<b>Waste Disposal System</b>	• Public
<b>Drain/Waste/Vent</b>	• Plastic
<b>Cleanout Location</b>	• Crawl space • Exterior
<b>Main Gas Valve Location</b>	• Exterior Side
<b>Water Heaters</b>	• Manufacturer: State • Capacity: 75 Gallons • Approximate Age: 18 Year(s) • Gas • Location: Garage
<b>Seismic Gas Shut-off</b>	• Not Present
<b>Excess Flow Gas Shut-off</b>	• Not Present

## COMMENTS:

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

The plumbing system appears to be in good condition.

The plumbing system requires some minor improvements. We recommend a licensed plumbing contractor be consulted to undertake the improvements recommended below.

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

- ! 1. The master bathroom tub faucet and/or handles are leaking. We recommend all leaks be repaired. (See Photo 11)
2. We recommend that the bathroom hydro tub be cleaned and the lines flushed on a regular bases to avoid bacteria collecting in the system. Bacteria in the lines can present a health or safety issue.
3. The hall bathroom tub faucet handles are loose and should be tightened.
4. There is a gap between the tub spout and downstairs hall bathroom bath tub walls which should be sealed to prevent moisture intrusion.
5. The toilet in the master bathroom continues to run after flushing. This condition is wasteful of water. We recommend the toilet be corrected.
6. There is evidence of a past leaks and corrosion but no active leakage was noted to the exterior of the laundry sink and drain piping. This area should be monitored for leakage. Upgrading this piping and connections should also be considered.
- ! 7. Due to the water heater closet being locked or heater being inaccessible at the time of our inspection, the water heater was not inspected. With access and an opportunity for a complete inspection, conditions in need of attention may be discovered. We recommend further inspection of the water heater by appropriate trades when access is provided. (See Photo 7)
8. The water heaters energy and/or water source was shut off and was not operational. We cannot offer opinions about its performance or general state of repair. We recommend inspection by the appropriate trades when the utilities have been restored.

## MAINTENANCE ITEMS & GENERAL INFORMATION

9. Abandoned plumbing was noted in one or more areas of the crawl space. We recommend all abandoned or unused plumbing be removed.
10. The typical life cycle for a water heater is 8-12 years. As is not uncommon in homes of this age, the water heating system is older and may be approaching the end of its useful life. Some units will last longer; others can fail prematurely. Although operating, the need for replacement should be expected in the near future. Please be aware that shutting the gas off to this unit for any reason may cause this unit to fail.

## LIMITATIONS:

This is a visual inspection to the accessible areas only.

- 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.
- 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.



# Interior

## ITEM DESCRIPTIONS:

<b>Kitchen Appliances Tested</b>	• Built in Electric Oven • Gas Cooktop • Dishwasher • Trash Compactor • Waste Disposer • Exhaust Hood
<b>Laundry Facilities/ hookup</b>	• 240 Volt Circuit for Dryer • 120 Volt Circuit for Washer • Gas Piping for Dryer • Hot and Cold Water Supply for Washer • Waste Standpipe for Washer • Laundry Sink drain for Washer • Dryer vent noted
<b>Wall Finishes</b>	• Drywall/Plaster
<b>Ceiling Finishes</b>	• Drywall/Plaster
<b>Floor</b>	• Carpet • Tile/Stone • Wood • Vinyl
<b>Doors</b>	• Hollow Core • Raised Panel • French • Sliding
<b>Window style and Glazing</b>	• Sliders • Fixed Pane • Double Pane
<b>Fireplace/Wood Stove</b>	• Zero Clearance • Gas
<b>Other Components Tested</b>	• Smoke Detector • Door Bell • Carbon Monoxide Detector

## COMMENTS:

The interior finishes of the home are considered to be in average condition.

The doors and windows are of average quality.

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

### INTERIOR

- ! 1. A significant crack was observed at the hallway ceiling. We recommend the owner contact the appropriate tradesperson for repair of the surface and the underlying material as well. (See Photo 8)
- ! 2. Evidence of prior leakage was noted at the hallway skylight. It should be monitored and repaired as necessary. (See Photo 10)
3. The fireplace chimney should be inspected and cleaned prior to operation. (See Illustration 8A)
4. The operation of some of the sliding windows is rough. We recommend they be cleaned, lubricated and adjusted for smoother operation.
5. The door at the downstairs front bedroom swings either outward or inward, opening or closing of its' own volition. This is a sign that the doorframe is out of plumb. This may involve only minor carpentry adjustments. There may also be hidden conditions, which may be found with further investigation. Interested parties should have this area examined more thoroughly by the appropriate trades.
6. One or more interior doors do not latch properly. We recommend that hinges, latches and strike plates be adjusted to restore full operation.
7. One or more of the interior door(s) rubs on the frame/jamb. We recommend all rubbing doors be trimmed, planed or adjusted as necessary to improve operation.
8. One or more interior doors have been removed. We recommend that doors be installed in all necessary openings and checked for proper operation.
9. The hardwood flooring in the dining room is worn at the more heavily traveled areas, but could probably be refinished with a very satisfactory result. We recommend refinishing before the surfaces are damaged.
10. There appears to be a slope in the family room interior floors. This may be the result of support system settlement or support system modifications. Individual perception and sensitivity to floor sloping and/or settlement varies greatly. Measurement and evaluation of floor slope and/or settlement is beyond the scope of this inspection. For additional information, we recommend contacting the appropriate trades.
11. 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.
12. Various interior doors, windows and electrical outlets were partially inaccessible due to storage at the time of our inspection. With access and an opportunity for a complete inspection, conditions in need of attention may be discovered. We recommend the storage be removed and these areas further inspected.
13. The installation of the floor base board is incomplete in the kitchen. We recommend all incomplete interior trim be replaced for cosmetic purposes.
14. The fireplace is presently equipped for decorative ceramic gas logs only. If wood or other solid fuels are to be burned the logs should be removed and if applicable the flexible gas line replaced.

**KITCHEN**

15. Cracked, deteriorated and/or missing caulk and grout at the kitchen tile countertop and/or backsplash should be replaced. A flexible caulking material is recommended.
16. The kitchen faucet and/or handle is loose and should be properly caulked and tighten.
17. The kitchen cabinets are in serviceable condition. Several of the doors and drawers need adjustment or minor repairs for smoother operation and proper fit.
18. The kitchen cabinet shows evidence of typical minor wear.
19. One or more control knobs on the cooktop were damaged or missing. We recommend all damaged or missing knobs be repaired or replaced by a qualified appliance technician.

**BATHROOMS**

20. Cracked, deteriorated and/or missing caulk and grout at the master bathroom tile countertop and/or backsplash should be replaced. A flexible caulking material is recommended.
21. Cracked, deteriorated and/or missing grout and caulk in 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.
22. Cracked, deteriorated and/or missing grout and caulk in the master 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 compendious grout.
23. Cracked, deteriorated and/or missing grout and caulk in the hall bathroom shower 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 compendious grout.
24. The basin drain stopper in the hall bathroom was missing or not functioning properly. We recommend adjustment, repair or replacement.
25. The basin drain stopper in the master bathroom was missing or not functioning properly. We recommend adjustment, repair or replacement.
26. The tub in the downstairs hall bathroom bath shows evidence of heavy wear and/or chipping. It may be desirable to refinish or repair it for cosmetic considerations and/or prolong the life of the tub.
27. The window and sill of the downstairs hall bathroom tub/shower enclosure should be protected from moisture. Windows in bathtub/shower enclosures have a reputation for allowing leakage behind the walls, causing water damage. Damage caused by water seepage cannot be determined by this visual observation.
28. The tub/shower door in the downstairs hall bathroom and master bathroom are not installed or adjusted properly. We recommend it be properly reinstalled and/or adjusted to function properly.
29. The bathroom sliding glass tub/shower enclosure was observed to be sticking. It should be improved as necessary to operate freely. Cleaning, adjusting and lubricating the slider usually improves there operation.
30. 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.**

- ! 31. California law requires that all homes have a State Fire Marshall approved Carbon Monoxide Detector installed outside of the sleeping quarters and on each level of the home, for all real estate transactions. At the time of this inspection a Carbon Monoxide Detector was located in the laundry room. As a carbon monoxide detector was not noted in all of the recommended locations additional detectors should be installed.
- ! 32. The installation of smoke detectors in each bedroom and/or on every level of the structure is required for added safety.
33. 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. It would be wise to consider the installation of carbon monoxide detectors within the home.
34. The doorbell was inoperative at the time of this inspection. We recommend it be repaired.

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

35. 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.

**KITCHEN**

36. 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.

**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. The testing of smoke detectors and carbon monoxide detectors is limited to the alarm function only. 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.

- Furniture, storage, appliances and/or wall hangings restricted the inspection of the interior.
- No access was gained to the wall cavities of the home.
- Kitchen appliances were operated unless noted otherwise. However they were not inspected for installation according to manufacturer specifications and were not evaluated for performance, efficiency or adequacy during their operation.
- 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.
- Fireplace screens or doors were not inspected and are excluded from this report
- The adequacy of the fireplace draw cannot be determined during a visual inspection.
- 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.
- The washing machine faucets were visually inspected however they were not tested.
- The fireplace was visually inspected however the gas burner was not tested.

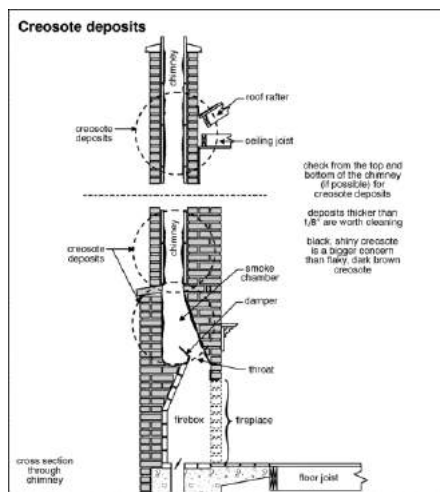


Illustration 8A



# 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

# 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**

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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: 3/22/2013

Invoice No: LIV231982P

## Invoice

### Bill To:

### Property Information:

Address: 1000 Anywhere Street  
Sacramento CA, 95831

Report No: 108611 TPR

Escrow#:

### Billing Information:

Inspection: 3/15/2013 Original	\$0.00
Total Due:	\$0.00

**DUE UPON RECEIPT**

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

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