

Safe Keeping Home Inspection  
827 Plumosa Ave.  
Vista, CA 92081



1234 Your Home Lane  
Anywhere, USA 29080

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## Definitions

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

Acceptable	Functional with no obvious signs of defect.
Not Present	Item not present or not found.
Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
Marginal	Item is not fully functional and requires repair or servicing.
Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.

## General Information

### Property Information

Property Address 1234 Your Street  
City Anywhere State CA Zip 12345  
Contact Name Home Owner  
Phone 760.123.4567 Fax 760.234.5678

### Client Information

Client Name Home Owner  
Client Address 1234 Your Street  
City ANYWHERE State CA Zip 12345  
Phone 760.123.4567 Fax 760.456.6789  
E-Mail myemail@hotmail.com

### Inspection Company

Inspector Name Steve Roseberry  
Company Name Safe Keeping Home Inspection  
Company Address 827 Plumosa Ave.  
City Vista State CA Zip 92081  
Phone 760.846.8044 Fax 760.734.6810  
E-Mail SafeKeepingHomeInspections@gmail.com  
File Number SAMPLE FILE  
Amount Received Agreed cost

### Conditions

Others Present Buyer Property Occupied Vacant  
Estimated Age 1955 Est. Entrance Faces North  
Inspection Date 05/15/2009  
Start Time 8:10 am End Time 12:20 pm  
Electric On Yes  
Gas/Oil On Yes  
Water On Yes  
Temperature 66 degrees  
Weather Clear Soil Conditions Dry  
Space Below Grade Crawl Space  
Building Type Single family Garage Attached  
Sewage Disposal City How Verified Need to Verify City Sewer Hookup  
Water Source City How Verified Need to Verify With City Unable to Locate Meter  
Additions/Modifications Unknown  
Permits Obtained N/A How Verified Need to Verify With City Unable to Locate Meter

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## General Information (Continued)

### Inspection Agreement

Company Name Safe Keeping Home Inspection  
Company Address 827 Plumosa Ave.  
City Vista State CA Zip 92081

Client Name: Home Owner  
Address: 1234 Your Street  
City, State Zip: ANYWHERE, CA 12345  
Property Address: 1234 Your Street  
City State Zip Anywhere, CA 12345

### General Property Conditions

#### PLEASE NOTE:

This report is the exclusive property of Safe Keeping Home Inspections and the client whose name appears herewith, and its use by any unauthorized persons is strictly prohibited.

You have contracted with Safe Keeping Home Inspections to perform a real estate inspection in accordance with the standards of practice established by the California Real Estate Inspection Association [ CREIA ], attached hereto, and is limited to those items specified herein.

Please acknowledge that the inspector is a generalist, and that further investigation of a reported condition by an appropriate specialist may provide additional information which can affect your decisions in the real estate transaction. If this is a real estate purchase, you should obtain further evaluation of reported conditions before removing any investigation contingency and prior to the close of the transaction. This report is of a building inspection and not an environmental evaluation. Our inspection is not intended to detect, identify or disclose any health or environmental conditions regarding this building or property, including, but not limited to: the presence of asbestos, radon, lead, urea-formaldehyde, fungi, molds, mildew, PCBs, or other toxic, reactive, combustible, or corrosive contaminants, materials, or substances in the air, water, soil, or building materials. We are not liable for injury, health risks, or damage caused or contributed to by these conditions.

This written report will document any material defects discovered in the building's systems and components which, in the opinion of the inspector, are safety hazards, are not functioning properly, or appear to be at the end of their service lives. As client, it is your duty to read the entire written report when it is received and promptly call the inspector with any questions or concerns regarding the inspection or this written report. This written report shall be the final and exclusive findings of the inspector.

Photographs - During the physical inspection, the inspector will take numerous digital photographs. The photos may be of the interior and exterior surfaces of a property and include close-ups of specific components or devices, or images of a room, wall or area. Not all photographs taken at the time of the inspection will be used in the report, and not all defects will be photographed. The photos are utilized as a means to visually aid in describing conditions and material defects within the reports, as a note-taking tool for the inspector to aid in the subsequent report writing, and/or as a record of conditions of the property at the time of the inspection. Photographs included in the report are not meant as a substitute for written words. The complete file of photographs is available to the contracted client upon request and at no cost.

## General Information (Continued)

It is the client's duty to insure that any material defects, and the related components and/or systems noted in the report, be evaluated or inspected and repaired as needed by appropriately licensed or qualified contractors or specialists, before removing any investigation contingency and prior to the close of any transaction. Licensed and qualified specialists may well identify additional defects, or recommend upgrades, that could affect your evaluation of the property.

### SCOPE OF WORK

The real estate inspection performed for our client(s) is a survey and basic operation of the systems and components of a building in accordance with the Standards of Practice established by the California Real Estate Inspection Association [CREIA]. The Standards of Practice are included in the contract signed by the client(s) before completion of our inspection service, a copy of which is attached herein. The inspector will meet and usually exceed these minimum standards by surveying the basic operation of systems and components which can be reached, entered, or viewed without difficulty, without moving obstructions, or requiring any action which may result in damage to the property or personal injury to the inspector. The purpose of the real estate inspection is to provide our client(s) with a written report containing information on the general condition of the building(s). Cosmetic and aesthetic conditions are not considered.

This written report will document any material defects discovered in the building's systems and components which, in the opinion of the inspector, are safety hazards, are not functioning properly, or appear to be at the end of their service lives. The observations and opinions expressed within this report are those of Safe Keeping Home Inspections and supercede any alleged verbal comments. As client, it is your duty to read the entire written report when it is received and promptly call the inspector with any questions or concerns regarding the inspection or this written report. This written report shall be the final and exclusive findings of the inspector.

It is the client's duty to insure that any material defects, and the related components and/or systems noted in the report, be evaluated or inspected and repaired as needed by appropriately licensed or qualified contractors or specialists. Any further evaluations recommended or advised (as denoted below) within the report shall be completed before removing any inspection or investigation contingencies and prior to the close of the real estate transaction. Licensed and qualified specialists may well identify additional defects, or recommend upgrades, that could affect your evaluation of the property.

Narratives within the report are color-coded and separated into four types; "Informational", "Functional Components", "Recommendations", and "Safety Hazard or Needs Service". The categorization of narrative comments should not be the sole determining factor in making decisions for actions, lack of actions, further investigations, and/or repairs.

Signature

Inspection Date: Home Owner

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## Lots and Grounds

1. Defective	Driveway: Asphalt, concrete Heaves in concrete causing trip hazard, A qualified contractor is recommended to evaluate and estimate repairs
2. Marginal	Walks: Concrete
3. Acceptable	Steps/Stoops: Concrete
4. Marginal	Patio: Concrete
5. Defective	Deck: Untreated wood
6. Not Present	Balcony:
7. Marginal	Grading: Minor slope
8. Not Present	Swale: Pooling due to improper drainage
9. Acceptable	Vegetation: Shrubs/Weeds
10. Not Present	Window Wells:
11. Not Present	Retaining Walls:
12. Not Present	Basement Stairwell:
13. Not Present	Basement Stairwell Drain:
14. Not Present	Exterior Surface Drain:
15. Marginal	Fences: Wood ,chainlink
16. Not Inspected	Lawn Sprinklers:

## Exterior Surface and Components

### Whole house Exterior Surface

1. Defective	Type: Stucco
2. Acceptable	Trim: Wood
3. Acceptable	Fascia: Wood Paint peeling
4. Acceptable	Soffits: Wood
5. Not Inspected	Door Bell: N/A
6. Marginal	Entry Doors: Wood Door nearing end of life span
7. Marginal	Patio Door: Metal sliding Jamb at lock loose
8. Marginal	Windows: Aluminum slider Cracked, broken or missing glass, A qualified glazier is recommended to evaluate and estimate repairs
9. Marginal	Window Screens: Vinyl mesh
10. Acceptable	Exterior Lighting: Surface mounted lamps front and rear
11. Defective	Exterior Electric Outlets: 110 VAC Inoperative at time of inspection, Non-GFCI outlet
12. Acceptable	Hose Bibs: Rotary
13. Acceptable	Gas Meter: Exterior surface mount at side of home
14. Acceptable	Main Gas Valve: Located at gas meter

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## Roof

### Main Roof Surface

1. Method of Inspection: On roof
2. Acceptable Material: Asphalt shingle
3. Type: Gable
4. Approximate Age: Unknown age of roofing material
5. Marginal Flashing: Galvanized Improper installation of bathroom exhaust fan vent in middle of valley
6. Marginal Valleys: Asphalt shingle A qualified roofing contractor is recommended to evaluate and estimate repairs. Vent in middle of valley.
7. Defective Skylights: Plastic A qualified roofing contractor is recommended to evaluate and estimate repairs. Possible future water leaks do to installation of skylight. Deterioration of plastic dome Recommend repair now.
8. Acceptable Plumbing Vents: Cast Iron
9. Acceptable Electrical Mast: Mast with tie back at roof No drip loop for wires entering masthead
10. Marginal Gutters: Aluminum Need cleaning
11. Marginal Downspouts: Aluminum Need to direct water away from building.

### North Chimney

12. Marginal Chimney: Metal pipe A qualified contractor is recommended to evaluate and estimate repairs. Further evaluation by certified chimney sweep. Non fire rated drywall in garage. Safety issue
13. Marginal Flue/Flue Cap: Metal A qualified contractor is recommended to evaluate and estimate repairs
14. Marginal Chimney Flashing: Galvanized Deteriorated cap . Repair needed

## Garage/Carport

### Attached Garage

1. Type of Structure: Attached Car Spaces: 2
2. Acceptable Garage Doors: Steel
3. Defective Door Operation: Mechanized
4. Defective Door Opener: Unknown
5. Marginal Exterior Surface: Stucco
6. Acceptable Roof: Asphalt shingle
7. Acceptable Roof Structure: 4x6 beams covered by 2x6 tounge and groove
8. Marginal Service Doors: non fire rated A qualified contractor is recommended to evaluate and estimate repairs Non fire rated. safety issue
9. Acceptable Ceiling: Exposed framing
10. Defective Walls: Exposed framing A qualified contractor is recommended to evaluate and estimate repairs. Non fire rated drywall for chimney. Safety issue
11. Marginal Floor/Foundation: Poured slab Minor floor cracks noted-seal cracks
12. Acceptable Hose Bibs: Rotary no anti siphon valves present .Safety issue
13. Marginal Electrical: None Non-GFCI circuit, A licensed electrician is recommended to evaluate and estimate repairs
14. Not Present Smoke Detector: none present missing smoke detector
15. Marginal Gutters: Aluminum Need cleaning
16. Marginal Downspouts: Aluminum Direct water away from building

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## Electrical

Recommend further evaluation by licensed electrical contractor

1. Service Size Amps: 100 Volts: 110-240 VAC
  2. Marginal Service: Copper
  3. Marginal 120 VAC Branch Circuits: Copper
  4. Marginal 240 VAC Branch Circuits: Copper
  5. Acceptable Aluminum Wiring: located at ground wire only
  6. Acceptable Conductor Type: Non-metallic sheathed cable
  7. Marginal Ground: Plumbing ground only
- On side of house by garage Electric Panel \_\_\_\_\_
8. Marginal Manufacturer: unable to determine
  9. Maximum Capacity: 100 Amps
  10. Not Present Main Breaker Size: No single main breaker exists
  11. Acceptable Breakers: Copper
  12. Marginal GFCI: Not present  
Further evaluation needed Evaluation by a licensed electrician is recommended. Recommend installation of GFCI at bathroom, kitchen, garage, and exterior plugs.
  13. Is the panel bonded? Yes

## Structure

1. Marginal Structure Type: Wood frame
2. Marginal Foundation: Poured small crack in exterior stem wall by front planter box
3. Acceptable Differential Movement: No movement or displacement noted
4. Acceptable Beams: Solid wood
5. Acceptable Bearing Walls: Frame
6. Acceptable Joists/Trusses: post and beam
7. Marginal Piers/Posts: Poured piers and wood posts
8. Acceptable Floor/Slab: Dimensional wood
9. Acceptable Subfloor: Dimensional wood

## Attic

Hallway Attic \_\_\_\_\_

1. Method of Inspection: In the attic
2. Acceptable Roof Framing: 4x6 beams covered by 2x6 tounge and groove
3. Not Present Sheathing:
4. Acceptable Ventilation: Gable and soffit vents
5. Marginal Insulation: Batts Insufficient insulation present, Insulation batts have fallen out of position-properly reinstall, Recommend additional insulation be installed
6. Marginal Insulation Depth: 6"
7. Marginal Vapor Barrier: Paper
8. Marginal Wiring/Lighting: 110 VAC Exposed wire splices. Recommend further evaluation be qualified electrical contractor
9. Not Present Moisture Penetration:
10. Not Present Bathroom Fan Venting: None

## Crawl Space

### South Crawl Space

1. Method of Inspection: In the crawl space
2. Acceptable      Unable to Inspect: Fully Inspected
3. Marginal        Access: Open Missing crawl space door. Repair needed.
4. Defective       Moisture Penetration: Moisture present at time of inspection **A qualified contractor is recommended to evaluate and estimate repairs. Broken waste water pipe from laundry and kitchen drains. Safety issue. Also open splice from electrical wire coming from conduit.**
5. Moisture Location: Under a large portion of crawlspace
6. Not Present     Moisture Barrier: None present
7. Marginal        Ventilation: Vents Many vents ripped or missing. Repairs needed so that pests and animals may not enter crawl space.
8. Not Present     Insulation: None present
9. Not Present     Vapor Barrier: None present
10. Marginal       Electrical: 110 VAC A licensed electrician is recommended to evaluate and estimate repairs. Exposed splice at Romex coming from conduit.

## Fireplace/Wood Stove

### Living Room Fireplace

1. Defective        Fireplace Construction: Prefab Fireplace and components need cleaning and inspection prior to use, A qualified contractor is recommended to evaluate and estimate repairs
2. Type: Wood burning
3. Marginal        Smoke Chamber: Metal A qualified contractor is recommended to evaluate and estimate repairs, Needs repair prior to use
4. Marginal        Flue: Metal A qualified contractor is recommended to evaluate and estimate repairs, Recommend cleaning and reinspection
5. Defective        Damper: Metal Broken
6. Acceptable      Hearth: Raised

## Heating System

### Hallway closet Heating System

1. Acceptable      Heating System Operation: Appears functional Cleaning recommended, Service recommended
2. Manufacturer: Unknown manufacturer
3. Model Number: GMP875-3    Serial Number: 9889643756
4. Type: Forced air    Capacity: 75,000
5. Area Served: Whole building    Approximate Age: ansi 1993
6. Fuel Type: Natural gas
7. Acceptable       Heat Exchanger: 3 Burner Recommend inspection by a qualified heating specialist
8. Unable to Inspect: Fully Inspected
9. Defective        Blower Fan/Filter: Direct drive with reusable filter Filter is extremely dirty, A qualified contractor is recommended to evaluate and estimate repairs, Requires maintenance. Filter is a bad fit. Recommend cleaning of intake cavity.
10. Marginal        Distribution: metal duct with fiberglass insulation no register in middle bedroom thus no heat to bedroom. Recommend adding a vent.

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## Heating System (Continued)

- 11. Acceptable      Circulator: N/A
- 12. Acceptable      Flue Pipe: Single wall
- 13. Acceptable      Thermostats: Individual
- 14. Tank Location: N/A
- 15. Suspected Asbestos: Yes possible asbestos vent pipe from hvac to roof. Lab testing of the suspected asbestos material is required to determine the presence of asbestos, Recommend inspection by a qualified asbestos contractor

## Plumbing

- 1. Acceptable      Service Line: Copper Water meter not located. Do not know location.
- 2. Marginal        Main Water Shutoff: West side of house. Pressure regulator installed, A licensed plumber is recommended to evaluate and estimate repairs. Water shut off was not operated due to age of valve.
- 3. Acceptable      Water Lines: Copper
- 4. Defective        Drain Pipes: ABS and CAST IRON A licensed plumber is recommended to evaluate and estimate repairs, Sewer odor noted. Leaking cast iron pipe from laundry and kitchen. Not connected. Some new abs replacement of old cast iron has been started but not completed. Sewage is now draining into crawl space. Safety issue
- 5. Marginal        Service Caps: Accessible Very old rusted and corroded cleanouts.
- 6. Marginal        Vent Pipes: Cast iron
- 7. Marginal        Gas Service Lines: Cast iron Line does meet acceptable standards. Gas lines in crawl space are not galvanized pipe and have heavy corrosion. Near end of serviceable life span.

### Garage Water Heater

- 8. Defective      Water Heater Operation: Inadequate Missing flue vent pipe. Missing TPR drain line. Missing gas drip leg. Insufficient combustion air available.
- 9. Manufacturer: unknown
- 10. Model Number: unknown
- 11. Type: Natural gas Capacity: 40 Gal.
- 12. Approximate Age: ansi 1997 Area Served: Whole building
- 13. Marginal        Flue Pipe: Single wall Pipe does not meet minimum requirements for conditions
- 14. Defective      TPRV and Drain Tube: Copper Missing drain tube. Recommend further evaluation by licensed plumbing contractor.

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## Bathroom

### Hall Bathroom Bathroom

1. Acceptable Ceiling: Texture paint
2. Acceptable Walls: Paint
3. Acceptable Floor: Ceramic tile
4. Marginal Doors: Hollow wood Doors are near end of serviceable life span
5. Acceptable Windows: Aluminum slider
6. Marginal Electrical: 110 VAC GFCI Faulty GFCI outlet-replace
7. Defective Counter/Cabinet: Composite and wood A qualified contractor is recommended to evaluate and estimate repairs, Moisture damage
8. Acceptable Sink/Basin: Porcelain
9. Acceptable Faucets/Traps: Unknown faucet with pvc p-trap
10. Marginal Shower/Surround: Marble tiles
11. Marginal Toilets: 1 1/2 Gallon Tank Tank lid covered by countertop makes future repairs difficult.
12. Not Present Ventilation: No ventilation No ventilation present. A exhaust fan would help remove excess moisture.

### Master Bathroom

13. Acceptable Closet: Single
14. Acceptable Ceiling: Texture paint
15. Acceptable Walls: Paint
16. Acceptable Floor: Ceramic tile
17. Marginal Doors: pocket door Doors need trimming/adjustment
18. Acceptable Windows: Aluminum slider
19. Marginal Electrical: 110 VAC GFCI A licensed electrician is recommended to evaluate and estimate repairs
20. Defective Counter/Cabinet: Laminate and wood Moisture damage, A qualified contractor is recommended to evaluate and estimate repairs
21. Acceptable Sink/Basin: Granite/Porcelain
22. Acceptable Faucets/Traps: Unknown faucet with pvc p-trap A licensed plumber is recommended to evaluate and estimate repairs. Recommend replacement of old shutoff valves and supply lines.
23. Acceptable Shower/Surround: Marble tiles
24. Acceptable Toilets: 1 1/2 Gallon Tank Future toilet repair will be difficult due to the countertop covering lid.
25. Acceptable HVAC Source: Heating system register
26. Not Present Ventilation: Window recommend installing a exhaust fan for moisture removal.

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## Kitchen

### 1st Floor Kitchen

1. Marginal **Cooking Appliances:** Unknown Appliances are past there serviceable life span.
2. Marginal **Ventilator:** Unknown Not properly vented. Flex duct is not a recommended exhaust pipe. Further evaluation needed.
3. Defective **Disposal:** In-Sinkerator A licensed plumber is recommended to evaluate and estimate repairs, Inoperative. Pour draining and leaking.
4. Not Inspected **Dishwasher:** N/a A licensed plumber is recommended to evaluate and estimate repairs, Inoperative at time of inspection
5. Air Gap Present? Yes
6. Not Inspected **Microwave:** Unknown Past serviceable life span.
7. Marginal **Sink:** Porcelain Coated
8. Defective **Electrical:** Part gfci plugs and part non gfci plugs. **A licensed electrician is recommended to evaluate and estimate repairs, Non-GFCI circuit -recommend GFCI circuit be installed, Suggest evaluation by licensed electrician, faulty wiring, non operational GFCI**
9. Marginal **Plumbing/Fixtures:** Stainless Steel
10. Marginal **Counter Tops:** Formica Water damage present under the counter, A qualified contractor is recommended to evaluate and estimate repairs
11. Marginal **Cabinets:** Laminate and composite materials A qualified contractor is recommended to evaluate and estimate repairs, Surface laminate loose or peeling
12. Marginal **Pantry:** Single
13. Acceptable **Ceiling:** Exposed framing
14. Acceptable **Walls:** Painted drywall
15. Marginal **Floor:** Ceramic tile
16. Acceptable **Doors:** Aluminum sliding door
17. Acceptable **Windows:** Aluminum slider

## Bedroom

### Front Bedroom

1. Defective **Closet:** Single **Water stains noted at closet interior wall. Further evaluation needed. Possible microbial growth. Possible safety issue**
2. Marginal **Ceiling:** Exposed framing
3. Defective **Walls:** Painted drywall **Evidence of past or present water leakage, Evidence of past or present water staining, Mold present-potential health concern-needs removal/correction. Hardwood flooring is buckled near moisture damage area. Possible Safety issue**
4. Acceptable **Floor:** Carpet covering hardwood flooring. Floor shows evidence of previous water penetration/stains.
5. Marginal **Doors:** Hollow wood
6. Acceptable **Windows:** Aluminum slider
7. Marginal **Electrical:** 110 VAC **Non grounded plugs, A licensed electrician is recommended to evaluate and estimate repairs**
8. Acceptable **HVAC Source:** Heating system register
9. Not Present **Smoke Detector:** none present **Evaluation by a fire alarm certified licensed electrician is recommended, Recommend adding smoke alarms in all bedrooms, halls and kitchen areas.**

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## Bedroom (Continued)

### Middle bedroom Bedroom

- 10. Acceptable Closet: Single
- 11. Acceptable Ceiling: Exposed framing
- 12. Acceptable Walls: Painted drywall
- 13. Marginal Floor: Carpet covering hardwood flooring.
- 14. Acceptable Doors: Hollow wood
- 15. Acceptable Windows: Aluminum slider
- 16. Marginal Electrical: 110 VAC **Open or missing ground, A licensed electrician is recommended to evaluate and estimate repairs**
- 17. Not Present HVAC Source: None No heat duct. Recommend installation of heat duct to service bedroom.
- 18. Not Present Smoke Detector: none present **Evaluation by a fire alarm certified licensed electrician is recommended, Recommend adding smoke alarms in all bedrooms, halls and kitchen areas.**

### Master Bedroom

- 19. Acceptable Closet: Large
- 20. Acceptable Ceiling: Exposed framing
- 21. Acceptable Walls: Painted drywall
- 22. Acceptable Floor: Carpet covering hardwood flooring.
- 23. Acceptable Doors: Aluminum sliding door
- 24. Acceptable Windows: Aluminum slider
- 25. Marginal Electrical: 110 VAC **A licensed electrician is recommended to evaluate and estimate repairs, Open or missing ground**
- 26. Acceptable HVAC Source: Heating system register
- 27. Not Present Smoke Detector: none present

## Living Space

### Living Room Living Space

- 1. Acceptable Closet: Single
- 2. Defective Ceiling: Exposed framing A qualified contractor is recommended to evaluate and estimate repairs, Evidence of possible truss uplift-repair as required, monitor for further movement, Hole in ceiling where old fireplace used to be.
- 3. Acceptable Walls: Painted drywall
- 4. Marginal Floor: Hardwood Gapping in hardwood flooring noted, Worn wood floor finish
- 5. Acceptable Doors: Solid wood
- 6. Marginal Windows: Wood double hung
- 7. Marginal Electrical: 110 VAC **Open or missing ground, A licensed electrician is recommended to evaluate and estimate repairs**
- 8. Acceptable HVAC Source: Heating system register
- 9. Not Inspected Smoke Detector: Battery operated Recommend adding smoke alarms in all bedrooms, halls and kitchen areas.

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## Laundry Room/Area

### Garage Laundry Room/Area

- |                 |   |
|-----------------|---|
| 1. Acceptable   | <b>Ceiling:</b> Exposed framing   |
| 2. Defective    | <b>Walls:</b> plaster walls Cracks present, in need of repairs.   |
| 3. Marginal     | <b>Floor:</b> Poured This inspection does not cover any damage concealed by carpeting, rugs or furniture. One noted small crack in floor.           |
| 4. Defective    | <b>Doors:</b> Hollow wood Door damaged by moisture. Replace exterior door with a exterior rated door.   |
| 5. Marginal     | <b>Electrical:</b> 110 VAC/220 VAC Open or missing ground, A licensed electrician is recommended to evaluate and estimate repairs, Non-GFCI circuit |
| 6. Not Present  | <b>Smoke Detector:</b> none present   |
| 7. Not Present  | <b>Laundry Tub:</b>   |
| 8. Not Present  | <b>Laundry Tub Drain:</b>   |
| 9. Acceptable   | <b>Washer Hose Bib:</b> Rotary  |
| 10. Acceptable  | <b>Washer and Dryer Electrical:</b> 110-120 VAC   |
| 11. Marginal    | <b>Dryer Vent:</b> Plastic flex Missing small animal cover. Louvers missing   |
| 12. Marginal    | <b>Dryer Gas Line:</b> Cast iron  |
| 13. Defective   | <b>Washer Drain:</b> Wall mounted drain A licensed plumber is recommended to evaluate and estimate repairs. Missing p trap for drainline.           |
| 14. Not Present | <b>Floor Drain:</b>   |

## Marginal Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

### Lots and Grounds

1. Walks: Concrete
2. Patio: Concrete
3. Grading: Minor slope
4. Fences: Wood ,chainlink

### Exterior Surface and Components

5. Entry Doors: Wood Door nearing end of life span
6. Patio Door: Metal sliding Jamb at lock loose
7. Windows: Aluminum slider Cracked, broken or missing glass, A qualified glazier is recommended to evaluate and estimate repairs
8. Window Screens: Vinyl mesh

### Roof

9. Flashing: Galvanized Improper installation of bathroom exhaust fan vent in middle of valley
10. Valleys: Asphalt shingle A qualified roofing contractor is recommended to evaluate and estimate repairs. Vent in middle of valley.
11. Gutters: Aluminum Need cleaning
12. Downspouts: Aluminum Need to direct water away from building.
13. North Chimney Chimney: Metal pipe A qualified contractor is recommended to evaluate and estimate repairs. Further evaluation by certified chimney sweep. Non fire rated drywall in garage. Safety issue
14. North Chimney Flue/Flue Cap: Metal A qualified contractor is recommended to evaluate and estimate repairs
15. North Chimney Chimney Flashing: Galvanized Deteriorated cap . Repair needed

### Garage/Carport

16. Attached Garage Exterior Surface: Stucco
17. Attached Garage Service Doors: non fire rated A qualified contractor is recommended to evaluate and estimate repairs Non fire rated. safety issue
18. Attached Garage Floor/Foundation: Poured slab Minor floor cracks noted-seal cracks
19. Attached Garage Electrical: None Non-GFCI circuit, A licensed electrician is recommended to evaluate and estimate repairs
20. Attached Garage Gutters: Aluminum Need cleaning
21. Attached Garage Downspouts: Aluminum Direct water away from building

### Electrical

22. Service: Copper
23. 120 VAC Branch Circuits: Copper
24. 240 VAC Branch Circuits: Copper
25. Ground: Plumbing ground only
26. On side of house by garage Electric Panel Manufacturer: unable to determine
27. On side of house by garage Electric Panel GFCI: Not present  
Further evaluation needed Evaluation by a licensed electrician is recommended.  
Recommend installation of GFCI at bathroom, kitchen, garage, and exterior plugs.

## Marginal Summary (Continued)

### Structure

- 28. Structure Type: Wood frame
- 29. Foundation: Poured small crack in exterior stem wall by front planter box
- 30. Piers/Posts: Poured piers and wood posts

### Attic

- 31. Hallway Attic Insulation: Batts Insufficient insulation present, Insulation batts have fallen out of position-properly reinstall, Recommend additional insulation be installed
- 32. Hallway Attic Insulation Depth: 6 "
- 33. Hallway Attic Vapor Barrier: Paper
- 34. Hallway Attic Wiring/Lighting: 110 VAC Exposed wire splices. Recommend further evaluation be qualified electrical contractor

### Crawl Space

- 35. South Crawl Space Access: Open Missing crawl space door. Repair needed.
- 36. South Crawl Space Ventilation: Vents Many vents ripped or missing. Repairs needed so that pests and animals may not enter crawl space.
- 37. South Crawl Space Electrical: 110 VAC A licensed electrician is recommended to evaluate and estimate repairs. Exposed splice at Romex coming from conduit.

### Fireplace/Wood Stove

- 38. Living Room Fireplace Smoke Chamber: Metal A qualified contractor is recommended to evaluate and estimate repairs, Needs repair prior to use
- 39. Living Room Fireplace Flue: Metal A qualified contractor is recommended to evaluate and estimate repairs, Recommend cleaning and reinspection

### Heating System

- 40. Hallway closet Heating System Distribution: metal duct with fiberglass insulation no register in middle bedroom thus no heat to bedroom. Recommend adding a vent.

### Plumbing

- 41. Main Water Shutoff: West side of house. Pressure regulator installed, A licensed plumber is recommended to evaluate and estimate repairs. Water shut off was not operated due to age of valve.
- 42. Service Caps: Accessible Very old rusted and corroded cleanouts.
- 43. Vent Pipes: Cast iron
- 44. Gas Service Lines: Cast iron Line does meet acceptable standards. Gas lines in crawl space are not galvanized pipe and have heavy corrosion. Near end of serviceable life span.
- 45. Garage Water Heater Flue Pipe: Single wall Pipe does not meet minimum requirements for conditions

### Bathroom

- 46. Hall Bathroom Bathroom Doors: Hollow wood Doors are near end of serviceable life span
- 47. Hall Bathroom Bathroom Electrical: 110 VAC GFCI Faulty GFCI outlet-replace
- 48. Hall Bathroom Bathroom Shower/Surround: Marble tiles
- 49. Hall Bathroom Bathroom Toilets: 1 1/2 Gallon Tank Tank lid covered by countertop makes future repairs difficult.
- 50. Master Bathroom Doors: pocket door Doors need trimming/adjustment
- 51. Master Bathroom Electrical: 110 VAC GFCI A licensed electrician is recommended to evaluate and estimate repairs

## Marginal Summary (Continued)

### Kitchen

52. 1st Floor Kitchen Cooking Appliances: Unknown Appliances are past there serviceable life span.
53. 1st Floor Kitchen Ventilator: Unknown Not properly vented. Flex duct is not a recommended exhaust pipe. Further evaluation needed.
54. 1st Floor Kitchen Sink: Porcelain Coated
55. 1st Floor Kitchen Plumbing/Fixtures: Stainless Steel
56. 1st Floor Kitchen Counter Tops: Formica Water damage present under the counter, A qualified contractor is recommended to evaluate and estimate repairs
57. 1st Floor Kitchen Cabinets: Laminate and composite materials A qualified contractor is recommended to evaluate and estimate repairs, Surface laminate loose or peeling
58. 1st Floor Kitchen Pantry: Single
59. 1st Floor Kitchen Floor: Ceramic tile

### Bedroom

60. Front Bedroom Ceiling: Exposed framing
61. Front Bedroom Doors: Hollow wood
62. Front Bedroom Electrical: 110 VAC Non grounded plugs, A licensed electrician is recommended to evaluate and estimate repairs
63. Middle bedroom Bedroom Floor: Carpet covering hardwood flooring.
64. Middle bedroom Bedroom Electrical: 110 VAC Open or missing ground, A licensed electrician is recommended to evaluate and estimate repairs
65. Master Bedroom Electrical: 110 VAC A licensed electrician is recommended to evaluate and estimate repairs, Open or missing ground

### Living Space

66. Living Room Living Space Floor: Hardwood Gapping in hardwood flooring noted, Worn wood floor finish
67. Living Room Living Space Windows: Wood double hung
68. Living Room Living Space Electrical: 110 VAC Open or missing ground, A licensed electrician is recommended to evaluate and estimate repairs

### Laundry Room/Area

69. Garage Laundry Room/Area Floor: Poured This inspection does not cover any damage concealed by carpeting, rugs or furniture. One noted small crack in floor.
70. Garage Laundry Room/Area Electrical: 110 VAC/220 VAC Open or missing ground, A licensed electrician is recommended to evaluate and estimate repairs, Non-GFCI circuit
71. Garage Laundry Room/Area Dryer Vent: Plastic flex Missing small animal cover. Louvers missing
72. Garage Laundry Room/Area Dryer Gas Line: Cast iron

## Defective Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

### Lots and Grounds

1. Driveway: Asphalt, concrete Heaves in concrete causing trip hazard, A qualified contractor is recommended to evaluate and estimate repairs
2. Deck: Untreated wood

### Exterior Surface and Components

3. Whole house Exterior Surface Type: Stucco
4. Exterior Electric Outlets: 110 VAC Inoperative at time of inspection, Non-GFCI outlet

### Roof

5. Skylights: Plastic A qualified roofing contractor is recommended to evaluate and estimate repairs. Possible future water leaks do to installation of skylight. Deterioration of plastic dome Recommend repair now.

### Garage/Carport

6. Attached Garage Door Operation: Mechanized
7. Attached Garage Door Opener: Unknown
8. Attached Garage Walls: Exposed framing A qualified contractor is recommended to evaluate and estimate repairs. Non fire rated drywall for chimney. Safety issue

### Crawl Space

9. South Crawl Space Moisture Penetration: Moisture present at time of inspection A qualified contractor is recommended to evaluate and estimate repairs. Broken waste water pipe from laundry and kitchen drains. Safety issue. Also open splice from electrical wire coming from conduit.

### Fireplace/Wood Stove

10. Living Room Fireplace Fireplace Construction: Prefab Fireplace and components need cleaning and inspection prior to use, A qualified contractor is recommended to evaluate and estimate repairs
11. Living Room Fireplace Damper: Metal Broken

### Heating System

12. Hallway closet Heating System Blower Fan/Filter: Direct drive with reusable filter Filter is extremely dirty, A qualified contractor is recommended to evaluate and estimate repairs, Requires maintenance. Filter is a bad fit. Recommend cleaning of intake cavity.

### Plumbing

13. Drain Pipes: ABS and CAST IRON A licensed plumber is recommended to evaluate and estimate repairs, Sewer odor noted. Leaking cast iron pipe from laundry and kitchen. Not connected. Some new abs replacement of old cast iron has been started but not completed. Sewage is now draining into crawl space. Safety issue
14. Garage Water Heater Water Heater Operation: Inadequate Missing flue vent pipe. Missing TPR drain line. Missing gas drip leg. Insufficient combustion air available.
15. Garage Water Heater TPRV and Drain Tube: Copper Missing drain tube. Recommend further evaluation by licensed plumbing contractor.

### Bathroom

16. Hall Bathroom Bathroom Counter/Cabinet: Composite and wood A qualified contractor is recommended to evaluate and estimate repairs, Moisture damage

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## Defective Summary (Continued)

17. Master Bathroom Counter/Cabinet: Laminate and wood Moisture damage, A qualified contractor is recommended to evaluate and estimate repairs

### Kitchen

18. 1st Floor Kitchen Disposal: In-Sinkerator A licensed plumber is recommended to evaluate and estimate repairs, Inoperative. Pour draining and leaking.
19. 1st Floor Kitchen Electrical: Part gfci plugs and part non gfci plugs. A licensed electrician is recommended to evaluate and estimate repairs, Non-GFCI circuit -recommend GFCI circuit be installed, Suggest evaluation by licensed electrician, faulty wiring, non operational GFCI

### Bedroom

20. Front Bedroom Closet: Single Water stains noted at closet interior wall. Further evaluation needed. Possible microbial growth. Possible safety issue
21. Front Bedroom Walls: Painted drywall Evidence of past or present water leakage, Evidence of past or present water staining, Mold present-potential health concern-needs removal/correction. Hardwood flooring is buckled near moisture damage area. Possible Safety issue

### Living Space

22. Living Room Living Space Ceiling: Exposed framing A qualified contractor is recommended to evaluate and estimate repairs, Evidence of possible truss uplift-repair as required, monitor for further movement, Hole in ceiling where old fireplace used to be.

### Laundry Room/Area

23. Garage Laundry Room/Area Walls: plaster walls Cracks present, in need of repairs.
24. Garage Laundry Room/Area Doors: Hollow wood Door damaged by moisture. Replace exterior door with a exterior rated door.
25. Garage Laundry Room/Area Washer Drain: Wall mounted drain A licensed plumber is recommended to evaluate and estimate repairs. Missing p trap for drainline.