

## GENERAL DESCRIPTION:

Throughout this report, the terms "right" and "left" are used to describe the home as viewed from the street. The term "major visual defect" is defined in the Home Inspection Agreement, the terms of which are incorporated into this report. The HomeTeam inspects for evidence of structural failure and safety concerns only. The cosmetic condition of the paint, wall covering, carpeting, window coverings, etc., is not addressed. All conditions are reported, as they existed at the time of the inspection. **Passages in green type highlight that no major defects are present under the heading in which it appears. All passages in bold type are items of some concern and/or maintenance issues that warrant attention. Passages in red type are major safety issues and/or items of major financial concern. Passages in blue type are picture references.**

Routine maintenance and safety items are not within the scope of this inspection unless they otherwise constitute major, visually observable defects as defined in the Home Inspection Agreement. Although some maintenance and/or safety items may be disclosed, this report does not include all maintenance or safety items, and should not be relied upon for such items.

**Please see discussion on “houses built before 1979” at the back of this report.**

The inspected property (see picture #1) consisted of a one story wood-framed structure with wood and brick at the front area and stucco siding. **There were no major visual defects observed in the siding.**

The house was occupied at the time of the inspection. The approximate temperature at the time of the inspection was 44 degrees Fahrenheit, and the weather was sunny. The utilities were on at the time of the inspection. The buyer's agent, the Tenants and the Buyer were present during the inspection.

The home was situated on a lightly sloped lot. The grade at the sides and back was level. The general grade around the home appeared to be adequate to direct rainwater away from the foundation. The age of the home, as reported by the MLS was said to be 48 years old.

There was a concrete walkway leading to concrete entry way in the front of the home. **There were no major visual defects observed in the walkway or the entryway.**

There was a concrete driveway in the front of the home, which led to the garage. **Several cracks were observed in the driveway, which are not uncommon for a driveway of this age, (see discussion on cracks at the back of this report). There were no major visual defects observed in the driveway.**

### **GARAGE:**

The attached garage was designed for two cars with access provided by two

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overhead-style doors. The openers were manufactured by Craftsman and Genie. The automatic safety reverse ground level sensors on the sides of the garage door opening were missing or not functioning. **The automatic safety reverse photoelectric sensors on the sides of the garage door opening were not functioning or were not present. No pressure reverse was present. For safety reasons and by code, automatic garage doors should have a safety reverse mechanism.** The concrete garage floor was in good condition. **Several cracks were observed in the garage floor, which are not uncommon for a garage floor of this age, (see discussion on cracks at the back of this report).** A minor normal aged related crack was seen at the rear garage stem wall (see picture #3). **There were no major visual defects observed in the garage or the door mechanisms.**

#### **PATIO:**

There was a concrete patio and wood patio cover located at the rear of the home. A patio drain was seen on the right side of the patio. **Several cracks were observed in the patio, which are not uncommon for a patio of this age, (see discussion on cracks at the back of this report).** **There were no major visual defects observed to the patio or the cover.**

#### **ROOF STRUCTURE:**

The roof was a gable and valley design covered with wood shakes. Observation of the roof surfaces and flashing was performed from ground level, from a ladder and from the roof. There was one layer of shingles on the roof at the time of the inspection.

**There was moderate curling and moderate to serious surface wear observed on the roof shakes at the time of the inspection. Some shakes were loose and/or deteriorating. These conditions indicate the roof shakes were near end of their useful life.** The roof appears to be 20 to 25 years old.

This visual roof inspection is not intended as a warranty or an estimate on the remaining life of the roof. Any roof metal, especially the flashing and valleys, must be kept well painted with a paint specially formulated for the use.

The roof drainage system consisted of galvanized metal gutters and downspouts, which appeared to be functional at the time of the inspection. Gutters and downspouts should receive routine maintenance to prevent premature failure. **There were no major visual defects observed on the visible portions of the gutters or downspouts.**

#### **RETAINING WALL:**

A retaining wall was observed in the back yard behind the pool and pool equipment. **The section of the retaining wall behind the pool equipment has a major vertical crack, the top wall tile cap is loose and bowed up and the wall appears to be bowed and leaning forward. See picture #11. Recommend repairing the wall to**

**prevent further movement.**

### **FOUNDATION:**

The foundation for the home was a raised foundation with a crawl space, (see picture #15). The foundation was constructed of poured concrete. A single inspection cannot determine whether movement of a foundation has ceased. Any cracks should be monitored regularly. **Minor normal efflorescence was observed on the foundation, (which is not uncommon on a foundation of this age), indicating moisture seepage through the foundation in those areas over time.** There were no major visual defects observed on the visible portions of the foundation.

### **CRAWL SPACE:**

The crawl space (see picture #14,15,16) was accessible at the time of the inspection, and the ground was dry. The crawl space was accessed through a scuttle in the outside left area of the house. Because of its configuration and 20-inch low ground to joists height, it was not possible to inspect all areas of the crawl space. **The joist to ground height under the floor headers was only 15 inches and the clearance under the HVAC ducting was 1 to 9 inches. The crawl space should have a polyvinyl vapor barrier covering the surface to reduce moisture entering the house** and should be adequately vented at all times. Crawl space vents were present and the ground was dry. There were no major visual defects observed in the crawl space.

### **FLOOR STRUCTURE:**

The visible floor structure consisted of a 2 X 5 wood sub floor, supported by two-inch by six-inch wood joists spaced 48 inches on center resting on 4x6 inch floor headers. There were a 4 X 6 -inch wood support posts resting on concrete pier blocks. Anchor bolts were present. There were no major visual defects observed in the visible portions of the floor structure.

### **PLUMBING:**

The visible water supply lines throughout the home were galvanized and copper pipe, however observation of the plumbing system was very limited due to the style of construction. The water was supplied by a public water supply. The visible waste lines, which could be observed, consisted of cast iron and galvanized pipe. The home was connected to a public sewer system. All plumbing fixtures not permanently attached to a household appliance were operated and inspected for visible leaks. Water flow throughout the home was average. Water pressure was tested at an outdoor sillcock and found to be 79 pounds per square inch. The main water shut off is located on the left front of the house. There were no major visual defects observed in the visible portions of the plumbing system.

The gas meter was located on the left exterior wall. Although no actual testing was

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performed to detect the presence of gas fumes, there was no noticeable odor of gas detected at the time of the inspection.

There was a 40-gallon capacity, natural gas water heater (see picture # 12) located in the laundry area. The water heater was manufactured by GE, model number PG40T9XA and serial number GELN 0102135974. Information on the water heater indicated that it was manufactured 8 years ago. A temperature and pressure relief valve (T & P) was present. Because of the lime build-up typical of T & P valves, we do not test them. An overflow leg was present. It did terminate outside. Your safety depends on the presence of a T & P valve and an overflow leg terminating close to the floor or ground. The water heater was functional. The seismic restraints and the water heater flue/duct fastening were present. The hot water was measured at 119 degree Fahrenheit. **For safety reasons, hot water temperature should be set at no more than 120 degrees F.**

### **ELECTRIC SERVICE:**

The overhead electric service wire entered the home on the rear left wall. The electric meter and panel were located on the exterior wall, (see picture #8). The service wire entered a Westinghouse service panel, located on the exterior wall with a 200 amp and 120/240 volt rated capacity. The branch circuits within the panel were copper. These branch circuits and the circuit breaker to which they were attached appeared to be appropriately matched. The visible house wiring consisted primarily of the newer and older Romex type and appeared to be in good condition. A system ground appeared to be present.

A representative number of installed lighting fixtures, switches, and receptacles located throughout the home were inspected and were found to be functional. The grounding and polarity of receptacles within six feet of plumbing fixtures, and those attached to ground fault circuit interrupters (GFCI), if present, were also tested. All GFCI receptacles and GFCI circuit breakers should be tested monthly. There were GFCI protected circuits located in the house in the bathrooms and right rear bedroom only. The present and tested GFCI's were functional. A non-functional GFCI should be replaced with functional GFCI's. **Even though GFCI protected outlets may not have been required in all areas required by today's electric code (kitchen, garage, bathrooms, exterior) at the time of house construction, it is recommended to consult an Electrician concerning installing these protective devices where appropriate.**

Other electrical items noted: a mixture of 2 and mostly 3 prong outlets was observed in the house. The ungrounded 2 prongs outlets were most likely installed during the original house construction. However the 3 prong outlets, which should be grounded, do not test for ground function. This can be a safety issue if it is assumed that the 3 prong outlets are in fact grounded; the garage florescent lighting is not wired properly; no internal protective cover was seen in the AC disconnect box (see picture 7); the laundry area ceiling exhaust fan motor and cover are missing; the front left hall light does not

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function; the right wall GFCI receptacle in the right rear bedroom will not trip/test properly. Recommend consulting an Electrician concerning the above matters.

The electrical service appeared to be adequate. Electronic keypads, remote control devices, landscape lighting, telephone and television, and all electric company equipment were beyond the scope of this inspection.

#### **SMOKE ALARMS:**

**There was one smoke alarm found in the house, (see discussion on smoke detectors at the back of this report). For safety reasons, the smoke alarms should be tested upon occupancy. The batteries (if any) should be replaced with new ones when you move into the house, and tested on a monthly basis thereafter.**

#### **WINDOWS, DOORS, WALLS AND CEILINGS:**

A representative number of accessible windows and doors were operated and found to be functional. The primary windows were constructed of vinyl-clad aluminum, sliding and fixed styles, with double pane glass. Some single panel aluminum windows were observed. All exterior doors were operated and found to be functional. **The exterior door locks should be changed or rekeyed upon occupancy.** Possible problem areas may not be identified if the windows or doors have been recently painted. **There were no major defects observed in the windows or doors.**

The interior wall and ceiling surfaces were finished with drywall. Possible problem areas may not be identified if the interior wall and ceiling surfaces have been recently painted. **There were no major visual defects observed in the interior walls or ceilings.**

#### **LIVING LEVEL:**

The living level consisted of a living room, a family room, a dining room, a kitchen, a laundry area, 4 bedrooms and 3 bathrooms. The HomeTeam inspects for evidence of structural failure and safety concerns only. The cosmetic condition of the paint, wall covering, carpeting, window coverings, etc., is not addressed. **Items noted on the living level: the top step rise to the house from the garage is not equal to the bottom rise height and may pose a trip hazard; some of the step rises to the upper left rear garden area are not equal and may pose a trip hazard; the foyer to kitchen pocket door will not completely close; a hairline crack was seen in the left hall bathroom sink; the master toilet tank is loose.**

The visible portions of the cabinets and corian counter tops were in fair to good condition. The appliances were turned on to check operational function only. No warranty, express or implied, is given for the continued operational integrity of the appliances or their components. The kitchen contained the following appliances:

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The Jen-air electric range was inspected and did appear to be functional. The accuracy of the clock, timers and settings on ovens are not within the scope of this inspection.

The Jen-air range hood was inspected and did appear to be functional. The exhaust capacity is not within the scope of this inspection. Cleaning the fan and filter may increase the exhaust capability.

The Maytag dishwasher was observed through a complete cycle and did appear to be functional when set on the "wash" and "drain" cycle.

The disposal was inspected and did appear to be functional. The efficiency rating is not within the scope of the inspection.

### **FIREPLACE:**

There were three fireplaces in the home. The visual condition at the time of the inspection is indicated as follows.

A gas log fireplace (wood fireplace converted) was located in the family room. **The damper did appear to be functional, but difficult to operate, and little to moderate creosote build up was observed in the fireplace. The damper for the family room gas log converted fireplace should be secured in the open position to prevent gas fumes from entering the house.** The fireplace appeared to be in good condition.

A wood-burning fireplace was located in the living room. The damper did appear to be functional, but also difficult to operate. **Little to moderate creosote build up was observed in the living room fireplace and newspapers were seen stuffed between the firebox and flue, which should be removed to prevent fire hazard.** The firebox appeared to be in fair to good condition.

A wood-burning BBQ type fireplace was located in the family room. **The damper did appear to be functional, but also difficult to operate.** Little creosote build up was observed in the fireplace. The firebox appeared to be in good condition.

**For safety reasons, a fireplace and the chimney or pipe to which it is vented should be cleaned and re-inspected, as there may be hidden defects, not fully visible at the time of the inspection.** The fireplace did appear to be operational.

### **ATTIC STRUCTURE:**

The garage and main attics were accessed through fold down stairs in the garage, (see picture #4,5,6). The attic above the living space was insulated with loose fill insulation, approximately 7-inches in depth. Ventilation throughout the attic was provided by roof vents. The roof structure consisted of two-inch by six-inch wood rafters spaced 24 inches on center and standard board sheathing.

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Because of the configuration of the rafters and the ductwork, which limited access, it was not possible to inspect all areas of the attic. There was no moisture visible in the attic space. The absence of visible indications of moisture is not necessarily conclusive evidence that the roof is free from leaks. The only way to be sure a roof does not leak is to inspect the underside of the roof during a heavy rain. **There were no major visual defects observed in the attic or roof structure**

## **HVAC INSPECTION REPORT:**

**Annual/move in maintenance of the heating and cooling equipment is essential for safe and efficient performance, which will maximize the system's useful life.**

The results of our visual and operational inspection of the heating and air conditioning system are described below. Periodic preventive maintenance is recommended to keep this unit in good working condition.

The home was heated by a Trane natural gas forced air furnace, Serial Number 850633099, Model Number TDD120A960A0 that is 11 years old. The unit was located in the hall closet of the home. It has an approximate net heating capacity of 120,000 BTUH. After a few minutes of operation, the furnace output temperature was measured a 118 degrees Fahrenheit. **The heating system was found to be functional.**

NOTE: Without removing the burners to gain complete access, and with the limited viewing area of the heat exchanger, a thorough inspection is not possible.

### **AIR CONDITIONER:**

The electric outdoor air conditioner condensing unit was a Trane, Model Number and Serial Number could not be read, thus the age could not be determined (most likely the age of the furnace or older). The unit is located at the left side of the home. Periodic preventive maintenance is recommended to keep this unit in good working condition. **The cooling system could not be tested due to the low ambient temperature within the last 24 hours. Testing the AC unit under these conditions may damage the compressor.**

### **DUCTWORK:**

Airflow throughout the house may be balanced by adjusting any dampers in the supply ducts, or by adjusting the supply registers.

### **FILTER TYPE:**

**Washable/disposable filters should be cleaned/replaced on a monthly basis to maintain the efficiency of the system. The efficiency rating is not within the scope of this inspection.** The two filters were located in the ceiling hallways of the home.

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## **CONTROLS:**

The control for the heating and air-conditioning system was a 24-volt thermostat located on the wall in the hallway by the living room. The thermostat was manufactured by Lux and was found to be in working order.

There were no major defects in the heating/cooling system that could be determined at this time.

## **POOL INSPECTION REPORT:**

The inspection is of conditions, which are present and visible at the time of inspection. Latent defects are not within the scope of the inspection. Through this report the terms "right" and "left" are used to describe the pool as viewed facing the pool from the street.

Routine maintenance and safety items are not within the scope of this inspection unless they otherwise constitute visually observable defects as defined in the Home Inspection Agreement. Although some maintenance and/or safety items may be disclosed, this report does not include all maintenance or safety items, and should not be relied upon for such items. This is not a code inspection report. This report does not address the insurability of the pool, spa or hot tub. Identifying items included in manufacturer recalls are not within the scope of the inspection.

We do not inspect for leaks. We do not dismantle or open equipment. We do not uncover or excavate any lines or determine the presence of sub-surface leaks, fill the pool or spa with water if water is below the skimmer. We do not determine the presence of sub-surface water tables. We do not inspect computer controls, covers, chlorinators, ionization devices or fiber optic lighting.

**Please check with local municipal authorities/codes as to the residential pool requirements, if any, concerning new federal regulations concerning the proper safety drain covers, which are designed to prevent suction entrapment at underwater pool drains.**

Please read the report carefully. If any item is unclear, you should request that the inspector provide clarification. Items listed in this report should be repaired prior to closing. Pool conditions change with time and use. Since this report is provided for the specific benefit of the client(s), any secondary readers of this information should hire a licensed inspector to perform an inspection to meet your specific needs and to obtain current information concerning this pool.

Acceptance and/or use of this report imply acceptance of the Home Inspection Agreement and the terms stated therein. The above named client has acknowledged that the inspection report is intended for the CLIENT's sole, confidential, and exclusive

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use and is not transferable in any form. The HomeTeam Inspection Service assumes no responsibility for the use or misinterpretation by third parties.

This report is based upon a visual inspection and does not constitute a guarantee or warranty of any kind. This inspection does not eliminate the need for routine maintenance, or purport to evaluate the system design. Please note that this is a cursory inspection. Also note that pools may have inherent defects that may not be visible at the time of inspection and should be inspected by a certified expert for further evaluation.

The pool is constructed of gunite and the surface was in good condition at the time of inspection with no visible cracks, bulges or stains. [See picture #9](#). The tile/coping was in good condition with some minor cracking/patching between the coping and deck. **Minor normal aged related concrete cracking was seen in several areas on the pool deck.** A surface drain was seen on the right side of the pool deck. A patio drain was seen on the right side of the patio area.

The pool water appeared to be level around the pool and at least one inch above the skimmer inlet. The skimmer basket and weir (flapper) was present and in fair to good condition. **No pool float (diverter) valve was seen, which is necessary to divert water between the skimmer and bottom drain.** The pool diving board appeared to be older but in good condition.

A pool sweep booster pump was present and appeared to be operational. **A small leak was seen at the booster pump outlet hose connection. The pool sweep was operational but was slow to start and appeared to be a little slower than normal when in operation.** The Intermatic pool timers for the main pump and booster pump were operational. [See picture #10](#). All pool equipment valves and gages were operational and both pumps are electrically bonded. The sta-rite pool filter and pressure gage were operational. Information on the filter housing indicated that the filter is a cartridge type. **Please note that all types of pool filtering equipment require periodic cleaning/replacement for proper pool function.**

The Pool light was operational, appeared to be in good condition and is protected by a GFCI breaker located in the main panel. The pool light switch is located to the right of the main electrical panel.

The yard surrounding the pool is fenced with two gates on the left and right front sides of the yard. **The yard gates are not self-closing and the latch on the left gate is below 48 inches in height. It is important for the gates to be self-closing and to have the gate latches at sufficient height to prevent small children from entering the pool area. No door or pool alarms were seen in the pool area.**

The pool was heated by a solar panel heating system, which appeared to be in good condition and operational with no leaks detected. The solar panels are operated by

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activating an automatic control system, which opens a valve that allows water to enter the solar piping system. **Please note that the valves on the pipes leading to the solar panels must be in the on position before activating the solar control system to prevent damage to the piping and/or pump.**

## SUMMARY OF REPAIR/SAFETY ITEMS\*

For a summary repair items or items of concern, see the passages bolded in black. Safety concerns or major financial concerns are bolded in red. Passages in blue are picture references. The following is a list of defects. We strongly recommend you have the appropriate licensed Contractor further evaluate the defect and the entire system in question before close of escrow.

The automatic safety reverse photoelectric sensors on the sides of the garage door opening were not functioning or were not present. No pressure reverse was present. For safety reasons and by code, automatic garage doors should have a safety reverse mechanism.

A minor normal aged related crack was seen at the rear garage stem wall (see picture #3).

There was moderate curling and moderate to serious surface wear observed on the roof shakes at the time of the inspection. Some shakes were loose and/or deteriorating. These conditions indicate the roof shakes were near end of their useful life.

The section of the retaining wall behind the pool equipment has a major vertical crack, the top wall tile cap is loose and bowed up and the wall appears to be bowed and leaning forward. See picture #11. Recommend repairing the wall to prevent further movement.

Other electrical items noted: a mixture of 2 and mostly 3 prong outlets was observed in the house. The ungrounded 2 prongs outlets were most likely installed during the original house construction. However the 3 prong outlets, which should be grounded, do not test for ground function. This can be a safety issue if it is assumed that the 3 prong outlets are in fact grounded; the garage florescent lighting is not wired properly; no internal protective cover was seen in the AC disconnect box (see picture 7); the laundry area ceiling exhaust fan motor and cover are missing; the front left hall light does not function; the right wall GFCI receptacle in the right rear bedroom will not trip/test properly. Recommend consulting an Electrician concerning the above matters.

There was one smoke alarm found in the house, (see discussion on smoke detectors at the back of this report).

Items noted on the living level: the top step rise to the house from the garage is not

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equal to the bottom rise height and may pose a trip hazard; some of the step rises to the upper left rear garden area are not equal and may pose a trip hazard; the foyer to kitchen pocket door will not completely close; a hairline crack was seen in the left hall bathroom sink; the master toilet tank is loose.

The damper for the family room gas log converted fireplace should be secured in the open position to prevent gas fumes from entering the house.

Little to moderate creosote build up was observed in the fireplace and newspapers were seen stuffed between the firebox and flue, which should be removed to prevent fire hazard.

No pool float (diverter) valve was seen, which is necessary to divert water between the skimmer and bottom drain.

A small leak was seen at the booster pump outlet hose connection. The pool sweep was operational but was slow to start and appeared to be a little slower than normal when in operation.

The yard gates are not self-closing and the latch on the left gate is below 54 inches in height. It is important for the gates to be self-closing and to have the gate latches at sufficient height to prevent small children from entering the pool area. No door or pool alarms were seen in the pool area.

\*Please note that this summary list is not necessarily inclusive, but is meant only as an aid to list the important items of concern in this report. Please refer to the body of this report for items that may not be included in the summary.

**Cracks**—It is the nature of many construction materials to crack as they expand and contract, particularly with exposure to moisture, as they get wet and dry out. The more common of these materials include concrete, asphalt, stucco, brick, mortar, concrete block, plaster, sheetrock (also known as Gypsum™ and drywall), and stone.

Common cracks are typically, but not always, defined as hairline cracks less than one-eighth inch wide or less than twelve inches in length. Diagonal cracks at door and window corners typically are of the least concern. Almost by definition, concrete and stucco will crack, simply because the material shrinks and cracks as it dries and cures. Common cracks in concrete and stucco are also called shrinkage cracks.

Major cracks are typically, but not always, defined as more than one-eighth inch wide, more than twelve inches in length, excessive in number, unusual (stair-step, V-shaped, straight horizontal, or straight vertical), or in unusual locations (such as middle of a wall with no doors or windows nearby). If major cracks are present or appear, Client should

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seek additional evaluation from a qualified civil engineer specializing in foundations and structures. Some major cracks occur simply due to neglect and ignorance about how to take care of common cracks. In other words, a common crack can become a major crack if it is ignored.

In Sacramento County, due to the type of weather and rainfall patterns we have, if the affected structure is over ten years of age, cracks PROBABLY do not pose any threat of significant additional short-term damage with NORMAL CLIMATE, NORMAL RAINFALL, and NORMAL SEISMIC ACTIVITY. However, cracks and areas around all cracks should be repaired and monitored on a regular basis, especially during periods of high rainfall or immediately after seismic activity. A qualified civil engineer should evaluate any additional damage. If Client is unfamiliar with common cracks, Client should seek the specialized services of a qualified civil engineer for further evaluation and information. Major settlement cracks, particularly in the foundation, walls, ceilings, and/or attached porches/patios, should be inspected BEFORE CLOSE OF ESCROW to help protect your investment in this piece of real estate. Major settlement cracks in driveways, walkways, and other areas typically are more cosmetic than of a critical failure nature but should still be evaluated by a qualified professional. Recommend repair and/or replacement of affected components and regular monitoring and maintenance to seal and weatherproof cracks to help prevent additional damage and accelerated deterioration.

Although you might be willing to accept a house with more than its fair share of common and major cracks in various areas, the person who seeks to purchase your house somewhere down the road may not be so accepting, thereby leaving you to make repairs then, at which time additional damage might have occurred due to ongoing neglect. It is in your best interest to take care of both common and major cracks now.

**The information listed below is intended to inform the client concerning matters that may be beyond the scope of this inspection and of items of general interest and educational value.**

Current Code provides that: "**Smoke detectors** shall be installed in each sleeping room, outside of each separate sleeping area in the immediate vicinity of the bedrooms and on each additional story of the dwelling..." "All detectors shall be interconnected such that the actuation of one alarm will actuate all the alarms..." Required smoke detectors shall receive their primary power from the building wiring...and when primary power is interrupted, shall receive power from a battery." The inspection of smoke detector function and operation was not performed.

**Asbestos** containing materials may be found in **houses built before 1979**, however these materials are not generally hazardous unless disturbed, handled or altered. Items that may contain asbestos are some types of roofing, siding, insulation for ducts, 9-inch by 9-inch floor tiles, "popcorn ceilings", paint etc. Since there is no way to identify an asbestos containing material from a visual inspection, if any concern exists as to the nature of any material in question, we highly recommend that the material be tested by a qualified laboratory before the close of escrow.

Placement of a **fire extinguisher** is recommended in a readily accessible location near the kitchen and / or garage and an emergency escape plan should be developed. All family members should be aware of extinguisher locations and how to operate them. Fire extinguishers should be checked each month to assure that they are fully charged and that the expiration date has not passed.

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**Appliances** were tested using operating controls only for a short period. Thermostats, timers, self-cleaning cycles and other features and controls are not tested for operation. It should be noted that older appliances may have a short remaining life expectancy. Most appliances over 10 years old are generally considered beyond their life expectancy and may be prone to failure at any time, including heating and cooling appliances. According to the National Association of Home Builders the average life expectancy (in years) of appliances are: dishwashers (9), microwave ovens (9), electric ranges (13), gas ranges (15), electric water heaters (11), gas water heaters (10), electric furnaces (15), gas furnaces (18). Refrigerators, washers, dryers and similar non-built in (not permanently attached) appliances are not inspected for operation, as they are not included in the "general scope" of this inspection.

It is the goal of the inspection to provide the client with information about the property. Although identifying and listing the superior qualities of this home in comparison to others may provide a more balanced overall picture, this report is focused exclusively on meeting the primary purpose for which most inspections are requested: for the identification of defects. Our report is based on the information available to us at the time of the inspection. Should additional information become available, we reserve the right to determine the effect, if any of the information on our opinions and conclusions, and to revise our opinions and conclusions, if necessary as warranted by the discovery of additional information. **The aforementioned information is a professional opinion. What repairs will be undertaken, if any, must be discussed and agreed upon between the buyer and the seller. Please note that although no one may have ever been injured by an existing unsafe condition observed in this home, there is no guaranty that a future injury will not happen.**

A key point that must be understood is that the inspector has an obligation to report conditions "not functioning", "in need of repair" or "visible existing or recognized hazards". Although systems and appliances were functioning as described in this report, operation should be verified prior to closing.

**The inspection is not intended to detect all defects, existing or potential.** No future predictions can be made. Unexpected repairs should be anticipated. This inspection and / or report should not be considered a guarantee or warranty of any kind. Excluded from the inspection are warranties or guarantees of future performance or certification that items: comply with any code, specifications, ordinances, deed restrictions, manufacturer's installation instructions or are of the correct capacity.

**As noted above, this inspection was not performed to determine compliance with any building codes; however, generally acceptable building practices are used as a reference when conducting the inspection.**

The items listed in this report are based on interpretations of acceptable industry practice, which may include codes, standards, manufacturer's guidelines, conscientious workmanship and common sense. The aforementioned interpretations are considered the MINIMUM guidelines.

This report is for the confidential and exclusive use of the client and may not be transferred to any other party. The HomeTeam Inspection Service assumes no liability to unauthorized third parties for the content of this report. All third parties should obtain their own inspections by the inspector of their choice. In addition, opinions rendered in this report are based on observations of apparent performance and are the sole opinions of the inspector, based on his education and experience. Therefore, it should be understood that there may be differences of opinion between this inspector and other inspectors. As with all homes, ongoing maintenance is required and improvements to the systems of the home will be needed over time. **Please remember that there is no such thing as a perfect home.** A regular program of home maintenance is important and can help identify and correct problems before they become serious. Preventative maintenance can extend the life of materials and equipment and maintain the home's value.

Information regarding product recalls may be obtained from the Consumer Product Safety Commission (CPSC). The CPSC is an independent federal regulatory agency that was created in 1972 by Congress in the Consumer Product Safety Act. In that law, Congress directed the Commission to "protect the public against unreasonable risks of injuries and deaths associated with consumer products." They have the

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jurisdiction over approximately 15,000 different types of consumer products, including HVAC equipment, water heaters, and appliances. They may be contacted at (800) 638-2772 or <http://www.cpsc.gov>. Their address is: Consumer Product Safety Commission, Washington, D.C. 20207.

This report was prepared on a computer. Infrequently, a word or part of a sentence may be accidentally deleted or altered during editing. Should you encounter such a condition or any other sentence structure irregularity, please contact The HomeTeam Inspection Service as soon as possible. The necessary corrections will be made and you will be provided with a corrected report.

***THE ATTACHED INSPECTION AGREEMENT IS AN IMPORTANT PART OF THIS INSPECTION REPORT AND DEFINES THE AGREEMENT BETWEEN THE CLIENT AND HOMETEAM INSPECTION SERVICE. THIS REPORT IS INCOMPLETE WITHOUT THE INSPECTION AGREEMENT.***

***THANK YOU FOR THE OPPORTUNITY TO SERVE YOU. IT IS OUR PREFERENCE TO HAVE OUR CLIENT PRESENT AT THE TIME OF THE INSPECTION. IF YOUR PRESENCE WAS NOT POSSIBLE, PLEASE CONTACT US IF YOU HAVE ANY QUESTIONS OR REQUIRE FURTHER EXPLANATION.***