

Markus von Euw Home Inspection
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Report: Example Residential Address:

Confidential Inspection Report

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Prepared for:



Prepared by: Markus von Euw Home Inspection
20885 Redwood Road #334
Castro Valley, CA 94546
510-427-1605 bayhomeinspection@gmail.com

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GENERAL INFORMATION

Client & Site Information:

This inspection only has a few scattered items filled out, so you can experiment with adjusting your print layout in File > Page Setup, and practicing completing additional items and forms. Or you may wish to create your own sample report instead.

If this inspection was linked to an Office Management job, job information would automatically merge into the report header at print time.

Inspection Date:

Client:

Mr Larry Brown
45 Old House Lane
Withered Heights, IL 67543

800-555-1212.

Inspection Site:

89 Luxury Plaza Road
New Haven, CT 23456.

Building Characteristics:

Main Entry Faces:

Northeast.

Payment Information:

Paid By:

About Rated Items:

Items not found in this report are beyond the scope of this inspection and should not be considered inspected at this time. Please read the entire report for important details. Inspected items may be generally rated as follows:

OK = "Serviceable" = Item is functional and we did not observe conditions that would lead us to believe problems existed with this system or component. Some serviceable items may show wear and tear. Other conditions may be noted in the body of the report.

MM = "Marginal/Maintenance" = Item warrants attention or monitoring, or has a limited remaining useful life expectancy and may require replacement in the not too distant future. Further evaluation or servicing may be needed by a qualified licensed contractor or specialty tradesman dealing with that item or system.

RR = "Repair or Replace" = Item, component, or unit is not functioning as intended and needs repair or replacement. Further evaluation is needed by a qualified licensed contractor or specialty tradesman dealing with that item or system.

REPORT LIMITATIONS

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report. The inspection is performed in compliance with generally accepted standard of practice, a copy of which is available upon request.

Systems and conditions which are not within the scope of the inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with tradespeople or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association in accordance with its Construction Industry Arbitration Rules then obtaining, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

ELECTRICAL SYSTEM

We are not electricians and in accordance with the standards of practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, every electrical deficiency or recommended upgrade should be regarded as a latent hazard that should be serviced as soon as possible, along with evaluation and certification of the entire system as safe by a licensed contractor. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed before the close of escrow, because an electrician could reveal additional deficiencies or recommend additional upgrades for which we disclaim any responsibility. Any electrical repairs or upgrades should be made by a licensed electrician. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Smoke Alarms should be installed within 15 feet of all bedroom doors, and tested regularly.

Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. The inspector is not required to insert any tool, probe, or testing device inside the panels, test or operate any over-current device except for ground fault interrupters, nor dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels. Any ancillary wiring or system that is not part of the primary electrical distribution system is not part of this inspection but may be mentioned for informational purposes only, including but not limited to low voltage systems, security system devices, heat detectors, carbon monoxide detectors, telephone, security, cable TV, intercoms, and built in vacuum equipment.

Service:

	OK	MM	RR	
<i>Type & Condition:</i>	þ	..	..	Overhead.
<i>Grounding Equipment:</i>	þ	..	..	Grounded via plumbing and rod in ground.

Electrical Distribution Panels:

Main Panel Location: þ Garage, Appears serviceable.

Main Panel Observations: Circuit and wire sizing correct so far as visible, Grounding system is present, Multiple wires are connected to a single lug on a circuit breaker where only one wire should be connected, Missing strain relief at panel, Have a licensed electrician make further evaluation and corrections as needed.



<i>110 Volt Circuits:</i>	12.			
<i>220 Volt Circuits:</i>	6.			
<i>Subpanel #1:</i>	þ	..	..	Located in the Air conditioner.
<i>Subpanel #2:</i>	þ	..	..	Located in the Utility room.

Conductors:

<i>Entrance Cables:</i>	þ	..	..	Aluminum- OK.
<i>Branch Wiring:</i>	..	..	þ	Copper, Wiring has been altered, Connections not made within junction boxes- Hazard condition exists, Cables inadequately attached or protected. Have a licensed electrician make improvements as needed.

Switches & Fixtures:

General: þ A representative sampling of switches was tested. As a whole, switches throughout the house are in serviceable condition. However, one in the garage is exposed and dangerous. Repairs needed. Lights are not operational in some areas, possibly due to bad bulbs.

Electrical Outlets:

General: þ Ground Fault Circuit Interrupter (GFCI) outlets are recommended for installation at exterior, garage, bath rooms & kitchen outlets. Loose/Damaged outlets are viewed in a couple instances in the living

room.

Kitchen Interior:

A representative sampling of switches and outlets was tested. As a whole, outlets and switches throughout the room are in serviceable condition.

Garage Walls:

A representative sampling of switches and outlets was tested. As a whole, outlets and switches throughout the house are in serviceable condition.

PLUMBING SYSTEM

Water quality or hazardous materials (lead) testing is available from local testing labs, and not included in this inspection. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection, nor can the presence of mineral build-up that may gradually restrict their inner diameter and reduce water volume. Plumbing components such as gas pipes, potable water pipes, drain and vent pipes, and shut-off valves are not generally tested if not in daily use. The inspector cannot state the effectiveness or operation of any anti-siphon devices, automatic safety controls, water conditioning equipment, fire and lawn sprinkler systems, on-site water quality and quantity, on-site waste disposal systems, foundation irrigation systems, spa and swimming pool equipment, solar water heating equipment, or observe the system for proper sizing, design, or use of materials.

The water pressure within pipes is commonly confused with water volume, but whereas high water volume is good high water pressure is not. Therefore a regulator is recommended whenever street pressure exceeds 80 psi. However, regardless of pressure, leaks will occur in any system, and particularly in one with older galvanized pipes, or one in which the regulator fails and high pressure begins to stress washers and diaphragms within various components.

Waste and drainpipes pipe condition is usually directly related to their age. Older ones are subject to damage through decay and root movement, whereas the more modern ABS ones are virtually impervious to damage, although some rare batches have been alleged to be defective. Older homes with galvanized or cast iron supply or waste lines can be obstructed and barely working during an inspection but later fail under heavy use. If the water is turned off or not used for periods of time (such as a vacant house waiting for closing), rust or deposits within the piping can further clog the piping system. However, inasmuch as significant portions of drainpipes are concealed, we can only infer their condition by observing the draw at drains at the time of inspection. Nonetheless, blockages will still occur in the life of any system.

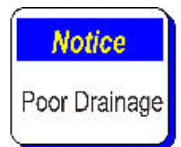
The temperature pressure relief valve at the upper portion of the water heater is a required safety valve which should be connected to a drain line of proper size terminating just above floor elevation. If no drain is located in the floor a catch pan should be installed with a drain extending to a safe location. The steam caused by a blow-off can cause scalding. Improper installations should be corrected.

See Bathrooms section of report for information about plumbing and fixtures in those areas.

Fixtures & Drain

Kitchen Sink: OK MM RR
p . . .

Stainless Steel, Minor wear noted, Low water volume is noted, A licensed plumber should be called to make further evaluation and repairs as needed. Problem could be faucet, cutoff valve, or piping related.



Hose Bibs / Hookups/Sink Faucets:

Laundry: p . . .



Plumbing appears serviceable, but also appears handyman installed.

Waste Lines/Sink Drains:

Laundry:

There is no trap on the drain line. Drain line empties into the rear yard and is considered a sanitary nuisance by local officials. Consider connecting this drain lin to the main drain system serving the house.



KITCHEN - APPLIANCES

We may test kitchen appliances for basic functionality, but cannot evaluate them for their performance nor for the variety of their settings or cycles. Appliances older than ten years may exhibit decreased efficiency. Even if general comments are made, these items are not inspected: free-standing appliances, refrigerators, freezers, ice makers, trash-compactors, built-in toasters, coffee-makers, can-openers, blenders, instant hot-water dispensers, water-purifiers, barbecues, grills, or rotisseries, timers, clocks, thermostats, the self-cleaning and cooking capability of ovens, and concealed or countertop lighting, which is convenient but often installed after the initial construction and not wired to national electrical standards. These items should be considered outside the scope of the inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing.

Range/ Cooktop / Oven:

<i>Type & Condition:</i>	OK	MM	RR	
	p	Electric, Free-standing, Appears serviceable.

Ventilation:

<i>Type & Condition:</i>	p	Internal, Light is inoperative.
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Refrigerator:

<i>Type & Condition:</i>	..	p	..	Electric, Older model appliance, Refrigerator is not level, Door gasket is worn.
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Kitchen Interior:

<i>Counters & Cabinets:</i>	p	Counters are Formica (plastic laminate), with minor wear or cracking, Caulking is needed in the vicinity of the sink. Base cabinet kick plate is missing some areas.
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INTERIOR ROOMS

Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and the testing of a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, move furnishings or possessions, lift carpets or rugs, empty closets or cabinets, nor comment on cosmetic deficiencies. We may not comment on cracks that appear around windows and doors, along lines of framing members or along seams of drywall and plasterboard. These are typically caused by minor movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist. Floor covering damage or stains may be hidden by furniture, and the condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage. Testing, identifying, or identifying the source of environmental pollutants or odors (including but not limited to lead, mold, allergens, odors from household pets and cigarette smoke) is beyond the scope of our service, but can become equally contentious or difficult to eradicate. We recommend you carefully determine and schedule whatever remedial services may be deemed advisable or necessary before the close of escrow.

Doors:

Kitchen Interior: Hardware operational, but door could use repainting. Looks like one coat of paint only is present at this point in time.

Windows:

Kitchen Interior: The screen for this window needs repair.

Walls:

Kitchen Interior: There is some minor cracking in the sheetrock. Most likely this is due to slight settlement or shrinkage.

Floors:

Kitchen Interior: Good - The floor covering is newer, and it should provide years of service.

Closets:

Kitchen Interior: Due to stored items in the closet, it is not possible to determine the condition of the walls and the ceiling that are not visible.



LAUNDRY AREA

Laundry appliances are not tested or moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if turned. See Plumbing and Electrical pages for more details about those types of system components.

Laundry:

<i>Location:</i>	Service area main floor.
	OK MM RR
<i>Fuel System:</i>	p " " Electric only.

GARAGE - CARPORT

Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas. Garage door openings are not standard, so you may wish to measure the opening to ensure that there is sufficient clearance to accommodate your vehicles. It is not uncommon for moisture to penetrate garages, particularly with slabs on-grade construction, and this may be apparent in the form of efflorescence or salt crystal formations on the concrete. You may want to have any living space above the garage evaluated further by a structural engineer, as it may be seismically vulnerable.

Type:

Attached, One car.

Roof:

<i>Condition:</i>	OK MM RR	
	p " "	Same as house.

Ceilings:

<i>Condition:</i>	p " "	Blemishes noted. Cosmetic repairs and trim needed to improve appearance.
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Garage Door:

<i>Material - Condition:</i>	p " "	New door, metal with storm strapping.
<i>Door Operator:</i>	" " p	Automatic door opener(s)- not operational, due to a lack of power. An electrical outlet should be installed in the ceiling.



<i>Service Doors:</i>	p " "	Door hardware needs some adjustment or repair for it to function appropriately. The latch or strike plate needs to be adjusted so that the door will latch correctly.
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Garage Walls:

<i>Type & Condition:</i>	p " "	Recently repainted.
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Floor:

<i>Condition:</i>	p " "	Painted.
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