



YOUR INSPECTION REPORT

"Inspected once, inspected right."

PREPARED BY:

Nestor Garcia - NACHI12071205



FOR THE PROPERTY AT:

321 Home Inspection Blvd.
Fresno, CA 93711

PREPARED FOR:

SAMPLE REPORT

INSPECTION DATE:

Sunday, November 25, 2012



One Source Real Estate Inspection
25661 Vine Rd.
Madera, CA 93638

559.481.6141

www.onesourceinspections.com
info@onesourceinspection.com





February 22, 2015

Dear Sample Report,

RE: Report No. 1284, v.3
321 Home Inspection Blvd.
Fresno, CA
93711

Thanks very much for choosing us to perform your home inspection. The inspection itself and the attached report comply with the requirements of the Standards of Practice of our national Association. This document defines the scope of a home inspection.

Clients sometimes assume that a home inspection will include many things that are beyond the scope. We encourage you to read the Standards of Practice so that you clearly understand what things are included in the home inspection and report.

The report has been prepared for the exclusive use of our client. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the party named herein .

The report is effectively a snapshot of the house, recording the conditions on a given date and time. Home inspectors cannot predict future behavior, and as such, we cannot be responsible for things that occur after the inspection. If conditions change, we are available to revisit the property and update our report.

The report itself is copyrighted, and may not be used in whole or in part without our express written permission.

Again, thanks very much for choosing us to perform your home inspection.

Sincerely,

Nestor Garcia - NACHI12071205
on behalf of
One Source Real Estate Inspection

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INVOICE

February 22, 2015

Client: Sample Report

Report No. 1284, v.3

For inspection at:

321 Home Inspection Blvd.

Fresno, CA

93711

on: Sunday, November 25, 2012

Home/Termite Inspection: Starting at

\$0.00

Crawlspace Inspection

\$0.00

PAID IN FULL - THANK YOU!

One Source Real Estate Inspection
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Madera, CA 93638
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SUMMARY

321 Home Inspection Blvd., Fresno, CA November 25, 2012

Report No. 1284, v.3

www.onsourceinspections.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

MOLD

APPENDIX

This Summary outlines potentially significant issues from a cost or safety standpoint. This section is provided as a courtesy and cannot be considered a substitute for reading the entire report. Please read the complete document.

[Priority Maintenance Items](#)

Electrical

DISTRIBUTION SYSTEM \ Outlets (receptacles)

Condition: • [GFI test faulty](#)

Implication(s): Electric shock

Location: Various

Task: Correct

Time: Immediate

Heating

GAS FURNACE \ Venting system

Condition: • [Poor slope](#)

Furnace exhaust system is terminating in crawlspace allowing flue gases to enter home. Recommend a qualified HVAC contractor to correct. HAZARD (Dangerous to human life)

Implication(s): Equipment not operating properly | Hazardous combustion products entering home

Location: Crawl Space

Task: Correct

Time: Immediate

Insulation and Ventilation

FOUNDATION \ Crawlspace ventilation

Condition: • Obstructed

Implication(s): Chance of condensation damage to finishes and/or structure

Location: Various

Task: Improve

Time: Immediate

Plumbing

WATER HEATER - ELECTRIC \ Elements

Condition: • Evidence of leaking at bottom element

Evidence of leaking at bottom elements. Recommend further evaluation by a qualified contractor.

Location: Exterior Wall

Task: Further evaluation

Time: Immediate

SUMMARY

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Mold

SUSPECT \ General

Condition: • Stains

Suspect stains / moisture to underneath of attic roof sheathing. Recommend further evaluation by a qualified contractor..

Location: Northeast Attic

Task: Further evaluation

Time: Immediate

This concludes the Summary section.

The remainder of the report describes each of the home's systems and also details any recommendations we have for improvements. Limitations that restricted our inspection are included as well.

The suggested time frames for completing recommendations are based on the limited information available during a pre-purchase home inspection. These may have to be adjusted based on the findings of specialists.

[Home Improvement - ballpark costs](#)

ROOFING

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Description

Sloped roofing material: • [Asphalt shingles](#)

Probability of leakage: • Low

Limitations

Inspection performed: • By walking on roof

Recommendations

RECOMMENDATIONS \ Overview

1. **Condition:** • No roofing recommendations are offered as a result of this inspection.

EXTERIOR

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Description

Gutter & downspout material: • [Aluminum](#)

Gutter & downspout discharge: • [Above grade](#)

Lot slope: • [Away from building](#)

Wall surfaces: • [Stucco](#)

Soffit and fascia: • [Wood](#)

Driveway: • Asphalt

Walkway: • Concrete

Porch: • Concrete

Limitations

Inspection limited/prevented by: • Storage • Car/storage in garage

Recommendations

LANDSCAPING \ Lot grading

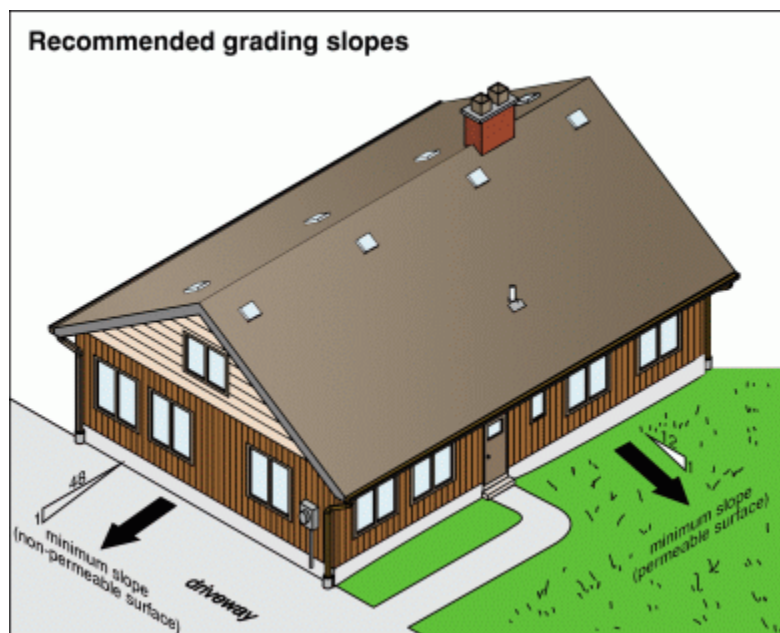
2. Condition: • [Improper slope](#)

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Various Exterior

Task: Improve

Time: Immediate



[Click on image to enlarge.](#)

EXTERIOR

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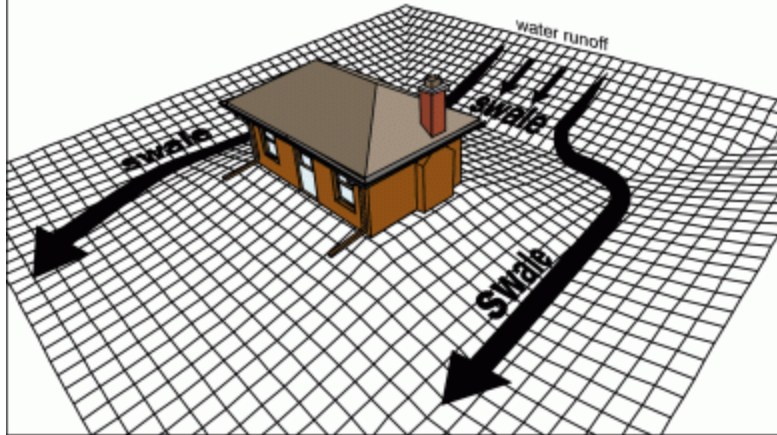
INTERIOR

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Swales

when the overall lot drainage is toward the house, swales can be used to direct surface water away from the foundation



[Click on image to enlarge.](#)

STRUCTURE

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Description

Configuration: • [Crawl space](#)

Foundation material: • [Poured concrete](#) • [Wood](#)

Floor construction: • [Joists](#) • Wood columns • Subfloor - plank

Exterior wall construction: • Not visible

Roof and ceiling framing: • [Rafters/roof joists](#) • [Plank sheathing](#) • [OSB \(Oriented Strand Board\) sheathing](#)

Limitations

Attic/roof space: • Entered but access was limited

Crawl space: • Entered but access was limited

Recommendations

RECOMMENDATIONS \ Overview

3. Condition: • No structure recommendations are offered as a result of this inspection.

ELECTRICAL

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Description

Service entrance cable and location: • [Overhead](#)

Service size: • [100 Amps \(240 Volts\)](#)

Main disconnect/service box type and location: • [Breakers - first floor](#)

System grounding material and type: • [Copper - water pipe and ground rod](#)

Distribution wire material and type: • [Copper - non-metallic sheathed](#) • [Aluminum to major appliances](#)

Type and number of outlets (receptacles): • [Grounded - typical](#)

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI): • [GFCI - bathroom and exterior](#) • [AFCI - panel](#)

Smoke detectors: • [Present](#)

Carbon monoxide (CO) detectors: • Present

Limitations

Circuit labels: • The accuracy of the circuit index (labels) was not verified.

Recommendations

DISTRIBUTION SYSTEM \ Outlets (receptacles)

4. Condition: • [GFI test faulty](#)

Implication(s): Electric shock

Location: Various

Task: Correct

Time: Immediate

HEATING

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Description

Fuel/energy source: • [Gas](#)

System type: • [Furnace](#)

Furnace manufacturer: • Bryant

Heat distribution: • [Ducts and registers](#)

Approximate capacity: • [55,000 BTU/hr](#)

Efficiency: • [Conventional](#)

Approximate age: • [7 years](#)

Typical life expectancy: • Furnace (conventional or mid-efficiency) 18 to 25 years

Main fuel shut off at: • Meter

Failure probability: • [Medium](#)

Supply temperature: • 105°

Return temperature: • 70°

Temperature difference: • 35°

Fireplace: • [Gas fireplace](#)

Chimney/vent: • [Metal](#)

Chimney liner: • [Metal](#)

Limitations

Data plate on equipment: • Missing

Recommendations

GAS FURNACE \ Venting system

5. Condition: • [Poor slope](#)

Furnace exhaust system is terminating in crawlspace allowing flue gases to enter home. Recommend a qualified HVAC contractor to correct. HAZARD (Dangerous to human life)

Implication(s): Equipment not operating properly | Hazardous combustion products entering home

Location: Crawl Space

Task: Correct

Time: Immediate

HEATING

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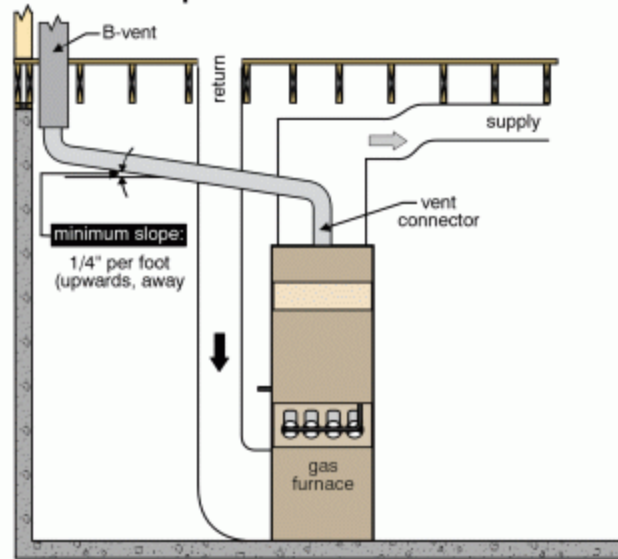
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Vent connector slope



[Click on image to enlarge.](#)



1. Poor slope / terminating in crawlspace

COOLING & HEAT PUMP

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Description

Air conditioning type: • [Air cooled](#)

Manufacturer: • Amana

Cooling capacity: • [36,000 BTU/hr](#)

Compressor type: • Electric

Compressor approximate age: • 8 years

Typical life expectancy: • 10 to 15 years

Failure probability: • [Medium](#)

Supply temperature: • 80°

Return temperature: • 60°

Temperature difference: • 20° • This suggests good performance.

Limitations

System data plate: • Incomplete

Recommendations

RECOMMENDATIONS \ Overview

6. Condition: • No air conditioning or heat pump recommendations are offered as a result of this inspection.

INSULATION AND VENTILATION

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Description

Attic/roof insulation material: • [Glass fiber](#)

Attic/roof insulation amount/value: • [R-32](#)

Attic/roof ventilation: • [Roof and soffit vents](#) • [Gable vent](#)

Crawlspace ventilation: • [Wall Vents](#)

Limitations

Attic inspection performed: • From access hatch

Crawl space inspection performed: • By entering space, but access was limited

Recommendations

ATTIC/ROOF \ Hatch

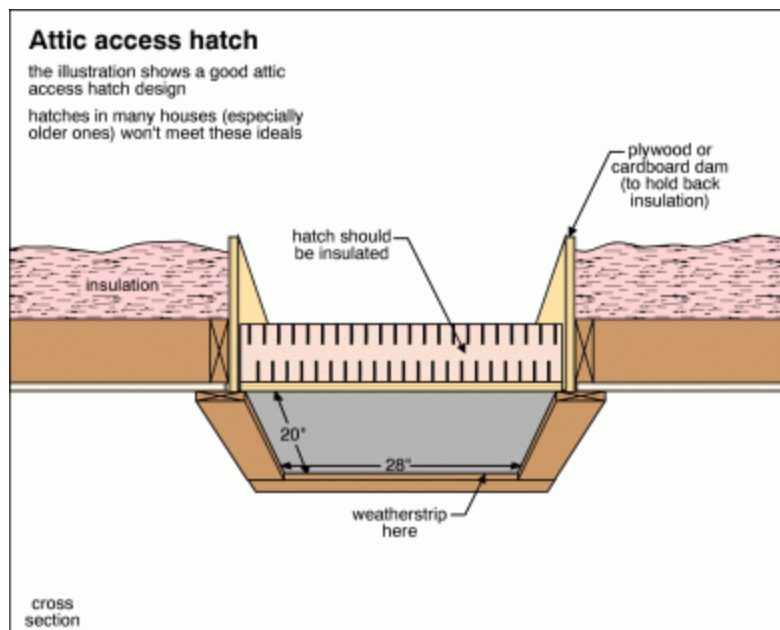
7. Condition: • [Not insulated and not weatherstripped](#)

Implication(s): Chance of condensation damage to finishes and/or structure | Increased heating and cooling costs | Reduced comfort

Location: Attic

Task: Improve

Time: Discretionary



[Click on image to enlarge.](#)

FOUNDATION \ Crawlspace ventilation

8. Condition: • Obstructed

Implication(s): Chance of condensation damage to finishes and/or structure

Location: Various

INSULATION AND VENTILATION

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Task: Improve

Time: Immediate

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Description

Water supply source: • Public

Service piping into building: • [Copper](#)

Supply piping in building: • Polybutylene (PB)

Main water shut off valve at the: • North

Water flow and pressure: • [Functional](#)

Water heater fuel/energy source: • [Gas](#)

Water heater type: • [Conventional](#)

Water heater manufacturer: • American Water Heater Group

Tank capacity: • [40 gallons](#)

Water heater approximate age: • 25 years

Typical life expectancy: • 20 to 25 years

Water heater failure probability: • [High](#)

Waste piping in building: • [ABS plastic](#)

Floor drain location: • Near laundry area

Gas piping: • Steel

Main fuel shut off valve at the: • North

Limitations

Items excluded from a building inspection: • Well • Septic system

Recommendations

WATER HEATER - ELECTRIC \ Elements

9. Condition: • Evidence of leaking at bottom element

Evidence of leaking at bottom elements. Recommend further evaluation by a qualified contractor.

Location: Exterior Wall

Task: Further evaluation

Time: Immediate

PLUMBING

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2. Evidence of leaking at bottom element

INTERIOR

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Description

Major floor finishes: • [Carpet](#) • Tile

Major wall finishes: • [Plaster/drywall](#)

Windows: • [Fixed](#) • [Single/double hung](#) • Vinyl

Glazing: • [Double](#)

Exterior doors - type/material: • Hinged • [Sliding glass](#) • [Plastic/fiberglass](#) • Garage door - metal

Doors: • Inspected

Oven type: • Convection

Oven fuel: • Propane

Range fuel: • Electricity

Appliances: • Range hood • Dishwasher • Waste disposal • Microwave oven

Laundry facilities: • Hot/cold water supply • 240-Volt outlet • Waste standpipe • Gas piping

Kitchen ventilation: • Range hood • Discharges to exterior

Bathroom ventilation: • Exhaust fan

Laundry room ventilation: • Exhaust fan

Counters and cabinets: • Inspected

Stairs and railings: • Inspected

Limitations

Not tested/not in service: • Range

Recommendations

RECOMMENDATIONS \ Overview

10. Condition: • No interior recommendations are offered as a result of this inspection.

MOLD

Report No. 1284, v.3

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SUMMARY

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Recommendations

SUSPECT \ General

11. Condition: • Stains

Suspect stains / moisture to underneath of attic roof sheathing. Recommend further evaluation by a qualified contractor..

Location: Northeast Attic

Task: Further evaluation

Time: Immediate



3. Suspect Stains

END OF REPORT

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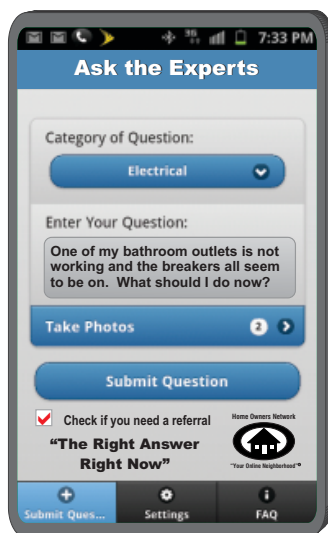
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