

YOUR Inspection Report



BETTER GREEN HOME INSPECTION COMPANY HOME, TERMITE, AND ROOF INSPECTION. WE ARE A ONE STOP SHOP. FOR YOUR CONVENIENCE

FOR THE PROPERTY AT:

2720 H Street
Sacramento, CA 95816

PREPARED FOR:

JAMES QAQUNDAH

INSPECTION DATE:

Friday, September 10, 2010

PREPARED BY:

SEVAN TELLEZ



IN-DEMAND PROPERTY INSPECTIONS
7532 CANDLEWOOD WAY, Suite A
SACRAMENTO, CA 95822

415-760-6040
916-870-4588
Fax: 916-421-7490
www.indemandinspects.com
indemandproperty@gmail.com



September 13, 2010

Dear James Qaqundah,

RE: Report No. 1298
2720 H Street
Sacramento, CA
95816

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, which is included at the end of the report for your perusal, 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. We offer a full satisfaction guarantee, and will return your fee in full if you are not satisfied at any time.

Sincerely,

SEVAN TELLEZ
on behalf of
IN-DEMAND PROPERTY INSPECTIONS

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INVOICE

September 13, 2010

Client: James Qaqundah

Report No. 1298

For inspection at:

2720 H Street

Sacramento, CA

95816

on: Friday, September 10, 2010

Home Inspection

\$725.00

Total

\$725.00

PAID IN FULL - THANK YOU!

IN-DEMAND PROPERTY
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INSPECTION AGREEMENT

2720 H Street, Sacramento, CA September 10, 2010

Report No. 1298

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PARTIES TO THE AGREEMENT

Company

IN-DEMAND PROPERTY
INSPECTIONS
7532 CANDLEWOOD WAY, Suite
A
SACRAMENTO, CA 95822

Client

James Qaundah

This is an agreement between James Qaundah and IN-DEMAND PROPERTY INSPECTIONS.

PLEASE READ CAREFULLY BEFORE SIGNING.

The Inspection of this property is subject to the Limitations and Conditions set out in this Agreement. It is based on a visual examination of the readily accessible features of the building. The Inspection is performed in accordance with the Standards of Practice of our National Association. A copy of these Standards is available at [click here](#)

The Home Inspector's report is an opinion of the present condition of the property. The Inspection and report are not a guarantee, warranty or an insurance policy with regards to the property.

The inspection report is for the exclusive use of the client named above. No use of the information by any other party is intended.

LIMITATIONS AND CONDITIONS OF THE HOME INSPECTION

These Limitations and Conditions explain the scope of your Home Inspection. Please read them carefully before signing this Agreement.

The purpose of your Home Inspection is to evaluate the general condition of a property. This includes determining whether systems are still performing their intended functions.

There are limitations to the scope of this Inspection. It provides a general overview of the more obvious repairs that may be needed. It is not intended to be an exhaustive list. The ultimate decision of what to repair or replace is yours. One homeowner may decide that certain conditions require repair or replacement, while another will not.

1. The Home Inspection provides you with a basic overview of the condition of the property. Because your Home Inspector has only a limited amount of time to go through the property, the Inspection is not technically exhaustive. If you have concerns about any of the conditions noted, please consult the text that is referenced in the report.

Some conditions noted, such as foundation cracks or other signs of settling in a house, may either be cosmetic or may indicate a potential structural problem that is beyond the scope of the Home Inspection.

If you are concerned about any conditions noted in the report, we strongly recommend that you consult a qualified licensed contractor or engineering specialist. These professionals can provide a more detailed analysis of any conditions noted in the report at an additional cost.

THANK YOU FOR WORKING WITH IN-DEMAND PROPERTY INSPECTIONS

INSPECTION AGREEMENT

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2. A Home Inspection does not include identifying defects that are hidden behind walls, floors or ceilings. This includes wiring, structure, plumbing and insulation that is hidden or inaccessible.

Some intermittent conditions may not be obvious on a Home Inspection because they only happen under certain circumstances. As an example, your Home Inspector may not discover leaks that occur only during certain weather conditions or when a specific tap or appliance is being used in everyday life.

Home Inspectors will not find conditions that may only be visible when storage or furniture is moved. Inspectors do not remove wall coverings, including wallpaper, or lift flooring, including carpet to look underneath.

A Home Inspection is a sampling exercise with respect to house components that are numerous, such as bricks, windows and electrical receptacles. As a result, some conditions that are visible may go un-reported.

3. The Inspection does not include hazardous materials that may be in or behind the walls, floors or ceilings of the property, whether visible or not. This includes building materials that are now suspected of posing a risk to health such as phenol-formaldehyde and urea-formaldehyde based products, fiberglass insulation and vermiculite insulation. The Inspector does not identify asbestos roofing, siding, wall, ceiling or floor finishes, insulation or fire proofing. We do not look for lead or other toxic metals in such things as pipes, paint or window coverings.

The Inspection does not deal with environmental hazards such as the past use of insecticides, fungicides, herbicides or pesticides. The Inspector does not look for, or comment on, the past use of chemical termite treatments in or around the property.

4. We are not responsible for and do not comment on the quality of air in a building. The Inspector does not try to determine if there are irritants, pollutants, contaminants, or toxic materials in or around the building. The Inspection does not include spores, fungus, mold or mildew including that which may be concealed behind walls or under floors, for example. You should note that whenever there is water damage, there is a possibility that visible or concealed mold or mildew may be present unseen behind a wall, floor or ceiling.

If anyone in the home suffers from allergies or heightened sensitivity to quality of air, we strongly recommend that you consult a qualified Environmental Consultant who can test for toxic materials, mold and allergens.

5. Your Home Inspector does not look for, and is not responsible for, fuel oil, septic or gasoline tanks that may be buried on the property.

If fuel oil or other storage tanks remain on the property, you may be responsible for their removal and the safe disposal of any contaminated soil. If you suspect there is a buried tank, we strongly recommend that you retain a qualified Environmental Consultant to determine whether this is a potential problem.

6. We will have no liability for any claim or complaint if conditions have been disturbed, altered, repaired, replaced, or otherwise changed before we have had a reasonable period of time to investigate.

The liability of the Home Inspector (and the Home Inspection Company) arising out of this Inspection and Report, for any cause of action whatsoever, whether in contract or in negligence, is limited to a refund of the fees that you have been charged for this inspection, or \$1,000.00, whichever is greater.

THANK YOU FOR WORKING WITH IN-DEMAND PROPERTY INSPECTIONS

INSPECTION AGREEMENT

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I, James Qaqundah (Signature) _____, (Date) _____, have read, understood and accepted the terms of this agreement.

THANK YOU FOR WORKING WITH IN-DEMAND PROPERTY INSPECTIONS

SUMMARY

2720 H Street, Sacramento, CA September 10, 2010

Report No. 1298

www.indemandinspects.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

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](#)

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

2720 H Street, Sacramento, CA September 10, 2010

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SUMMARY

ROOFING

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Description

Sloped roofing material: • Composition shingles

Probability of leakage: • Low

Limitations

Roof inspection limited/prevented by:

- Lack of access (too high/steep)

DUE TO THE HEIGHT OF THE ROOF THE INSPECTOR WAS NOT ABLE TO ACCESS THE ROOF. RECOMMEND FURTHER EVALUATION BY A LICENSED ROOFING CONTRACTOR.

Inspection performed: • From the ground

Recommendations

SLOPED ROOFING \ Composition shingles

Condition: • RECOMMEND CUTTING BACK TREE BRANCHES OFF ROOF, AND CLEANING OFF DEBRIS TO PROLONG LIFE OF THE ROOFING MATERIAL.

Location: Various Exterior Roof

Task: Clean

Time: Regular maintenance

EXTERIOR

2720 H Street, Sacramento, CA September 10, 2010

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Description

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

Gutter & downspout type: • [Eave mounted](#)

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

Downspout discharge: • [Below grade](#) • [Above grade](#)

Lot slope: • [Away from house](#) • [Flat](#)

Wall surfaces : • [Fiber cement shingles](#)

Soffit and fascia: • [Wood](#)

Driveway: • Concrete

Walkway: • Concrete

Deck:

• Raised

REAR

• Railings

Porch:

• Wood

FRONT

Patio: • Concrete

Fence: • Wood • Wrought iron

Limitations

Inspection limited/prevented by:

• Storage

• Vines/shrubs/trees against wall

REAR

• Carpet

Upper floors inspected from: • Ground level

Exterior inspected from: • Ground level

Recommendations

ROOF DRAINAGE \ Gutters

Condition: • [Clogged](#)

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

Location: Various Exterior Roof

Task: Clean

Time: Regular maintenance

EXTERIOR

2720 H Street, Sacramento, CA September 10, 2010

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www.indemandinspects.com

SUMMARY

ROOFING

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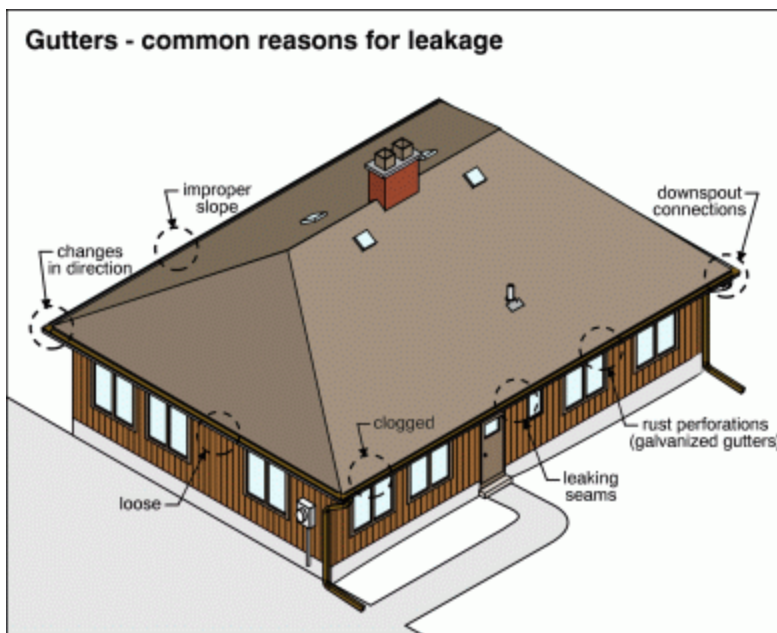
COOLING

INSULATION

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[Click on image to enlarge.](#)

ROOF DRAINAGE \ Downspouts

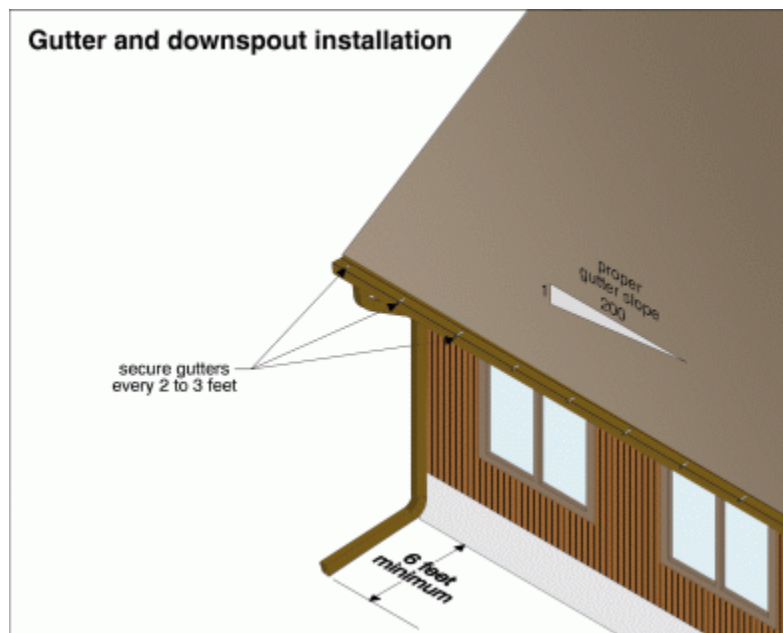
Condition: • Should discharge 6ft. from home

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

Location: Various Exterior

Task: Improve

Time: Regular maintenance



[Click on image to enlarge.](#)

EXTERIOR

2720 H Street, Sacramento, CA September 10, 2010

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SUMMARY

ROOFING

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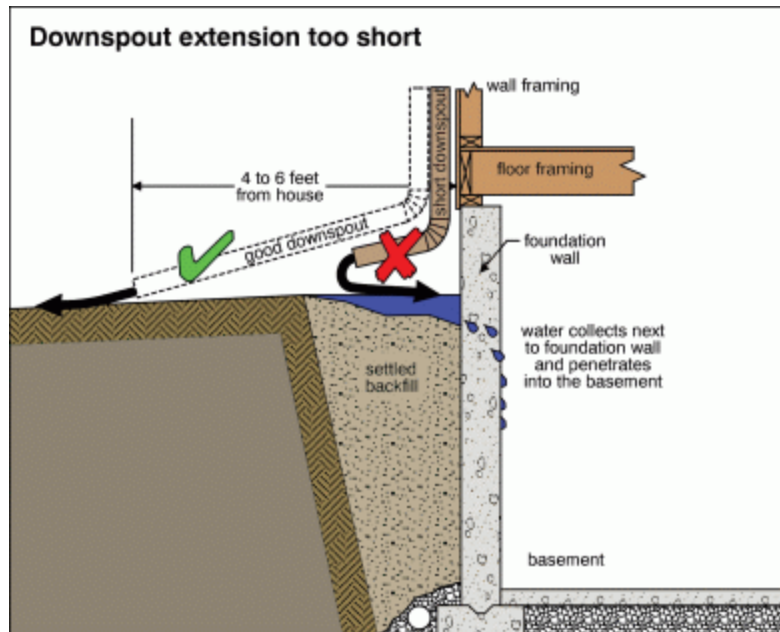
COOLING

INSULATION

PLUMBING

INTERIOR

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WALLS \ Soffits and fascia

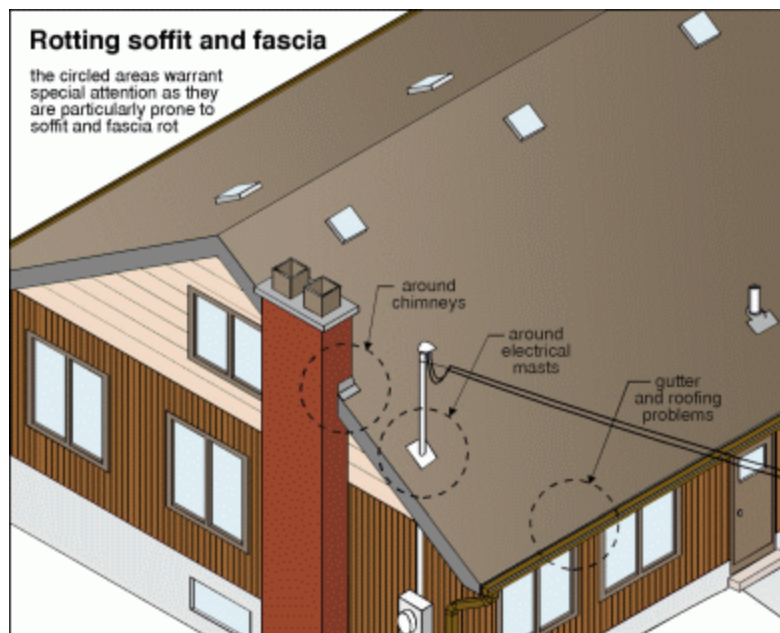
Condition: • [Paint or stain needed](#)

Implication(s): Cosmetic defects | Chance of water damage to contents, finishes and/or structure | Shortened life expectancy of material

Location: Front Exterior Roof

Task: Improve

Time: Regular maintenance



EXTERIOR

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WALLS \ Trim

Condition: • [Rot or insect damage](#)

RECOMMEND EVALUATION AND REPAIRS BY A LICENSED CONTRACTOR OR APPROPRIATE TRADESMAN DEALING WITH THAT ITEM OR SYSTEM. (STATE LICENSED PEST INSPECTOR)

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

Location: Front Exterior

Task: Further evaluation

Time: Immediate

Condition: • [Loose](#)

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

Location: Rear Exterior Wall Second Floor

Task: Repair

Time: Less than 1 year

WALLS \ Fiber cement siding

Condition: • [Mechanical damage](#)

RECOMMEND EVALUATION AND REPAIRS BY A LICENSED CONTRACTOR OR APPROPRIATE TRADESMAN DEALING WITH THAT ITEM OR SYSTEM.

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

Location: Various Exterior Wall

Task: Further evaluation

Time: Less than 1 year



1. CRACKED DAMAGED SHINGLES

EXTERIOR

2720 H Street, Sacramento, CA September 10, 2010

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Condition: • [Loose or missing pieces](#)

RECOMMEND EVALUATION AND REPAIRS BY A LICENSED CONTRACTOR OR APPROPRIATE TRADESMAN DEALING WITH THAT ITEM OR SYSTEM.

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

Location: Various Exterior Wall

Task: Repair or replace

Time: Immediate

EXTERIOR GLASS \ Glass (glazing)

Condition: • [Broken](#)

RECOMMEND EVALUATION AND REPAIRS BY A LICENSED CONTRACTOR OR APPROPRIATE TRADESMAN DEALING WITH THAT ITEM OR SYSTEM. (STATE LICENSED GLAZER)

Implication(s): Chance of water entering house | Chance of pests entering house | Increased heating and cooling costs | Reduced comfort

Location: Rear Attic

Task: Replace

Time: Less than 1 year

EXTERIOR GLASS \ Storms and screens

Condition: • THE WINDOW FRAME IS DAMAGED RECOMMEND EVALUATION AND REPAIRS BY A LICENSED CONTRACTOR OR APPROPRIATE TRADESMAN DEALING WITH THAT ITEM OR SYSTEM.

Location: Left Side Exterior Wall First Floor

Task: Repair or replace

Time: Less than 1 year

PORCHES, DECKS, STEPS, PATIOS AND BALCONIES \ Floors

Condition: • [Rot or insect damage](#)

RECOMMEND EVALUATION AND REPAIRS BY A LICENSED CONTRACTOR OR APPROPRIATE TRADESMAN DEALING WITH THAT ITEM OR SYSTEM. (STATE LICENSED PEST INSPECTOR)

Implication(s): Weakened structure | Chance of movement | Material deterioration

Location: Front Exterior Porch

Task: Further evaluation

Time: Immediate

PORCHES, DECKS, STEPS, PATIOS AND BALCONIES \ Handrails and guards

Condition: • [Loose](#)

THIS ITEM OR COMPONENT WARRANTS ADDITIONAL ATTENTION , REPAIR OR MONITORING.

Implication(s): Fall hazard

Location: Front Exterior Staircase

Task: Repair or replace

Time: Immediate

EXTERIOR

2720 H Street, Sacramento, CA September 10, 2010

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Condition: • [Ineffective](#)

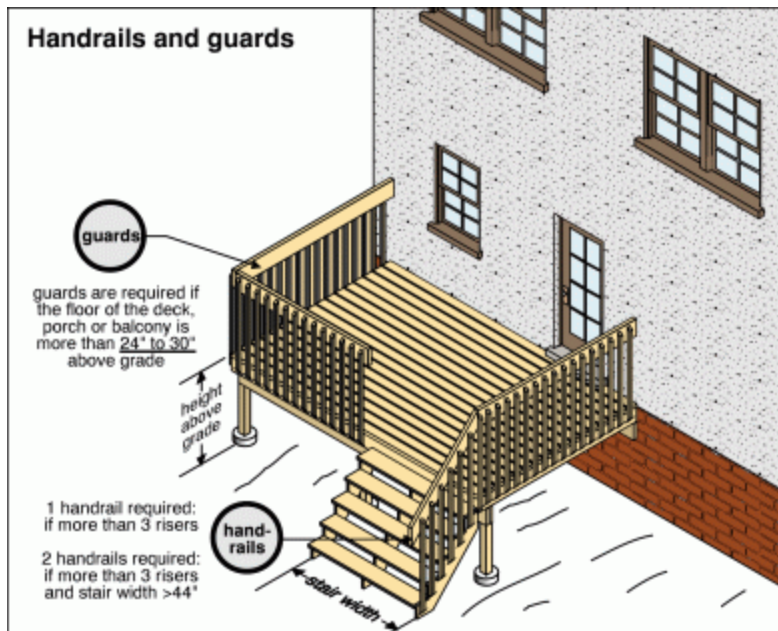
THIS ITEM OR COMPONENT WARRANTS ADDITIONAL ATTENTION , REPAIR OR MONITORING.

Implication(s): Fall hazard

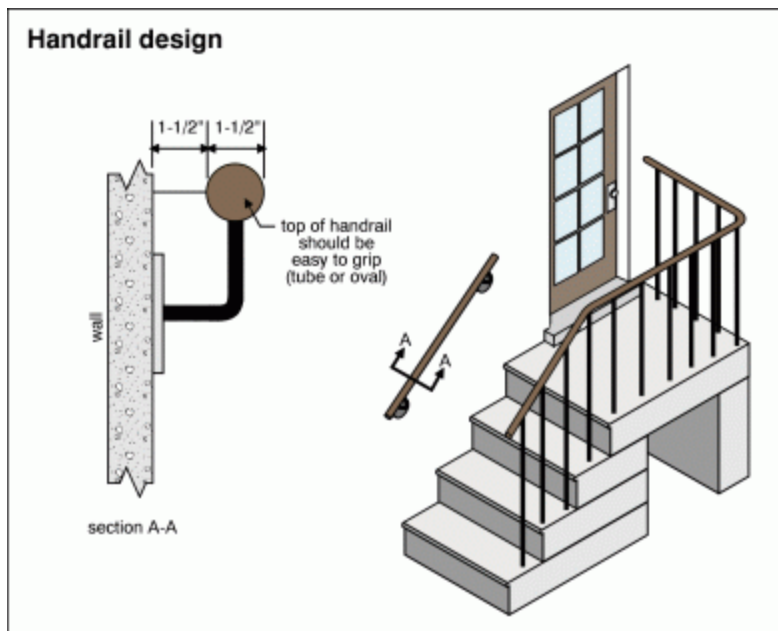
Location: Rear Exterior

Task: Correct

Time: Less than 1 year



[Click on image to enlarge.](#)



[Click on image to enlarge.](#)

EXTERIOR

2720 H Street, Sacramento, CA September 10, 2010

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ROOFING

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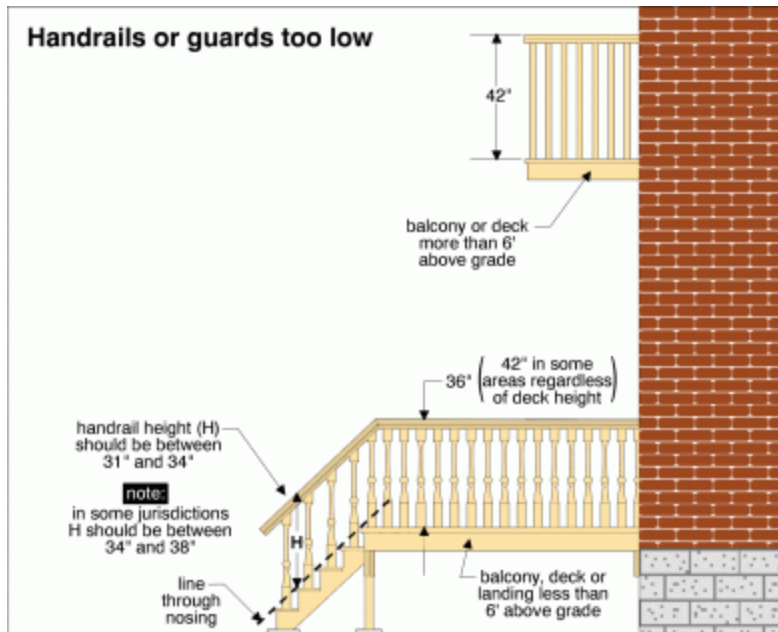
COOLING

INSULATION

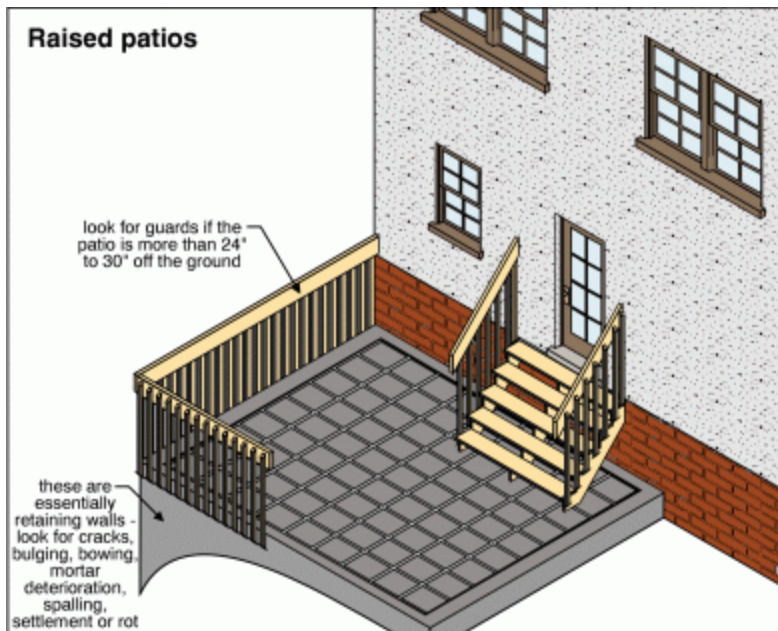
PLUMBING

INTERIOR

REFERENCE



[Click on image to enlarge.](#)



[Click on image to enlarge.](#)

LANDSCAPING \ Walk and driveway

Condition: • [Uneven \(trip hazard\)](#)

THIS ITEM OR COMPONENT WARRANTS ADDITIONAL ATTENTION , REPAIR OR MONITORING.

Implication(s): Physical injury

Location: Front Exterior

Task: Repair or replace

Time: Less than 1 year

EXTERIOR

2720 H Street, Sacramento, CA September 10, 2010

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SUMMARY

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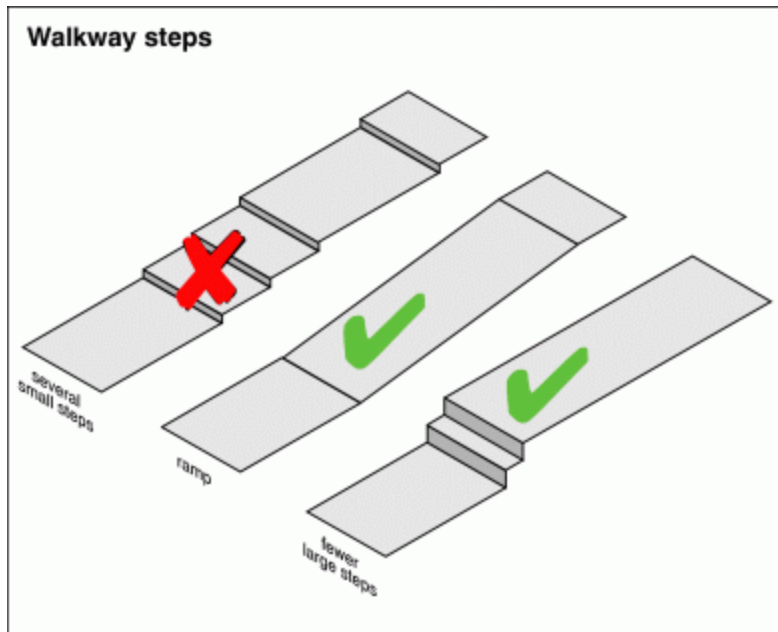
COOLING

INSULATION

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[Click on image to enlarge.](#)



2. TRIP HAZARD

LANDSCAPING \ General

Condition: • [Trees or shrubs too close to house](#)

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

Material deterioration

Location: Front Exterior

Task: Remove

Time: Discretionary

EXTERIOR

2720 H Street, Sacramento, CA September 10, 2010

Report No. 1298

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SUMMARY

ROOFING

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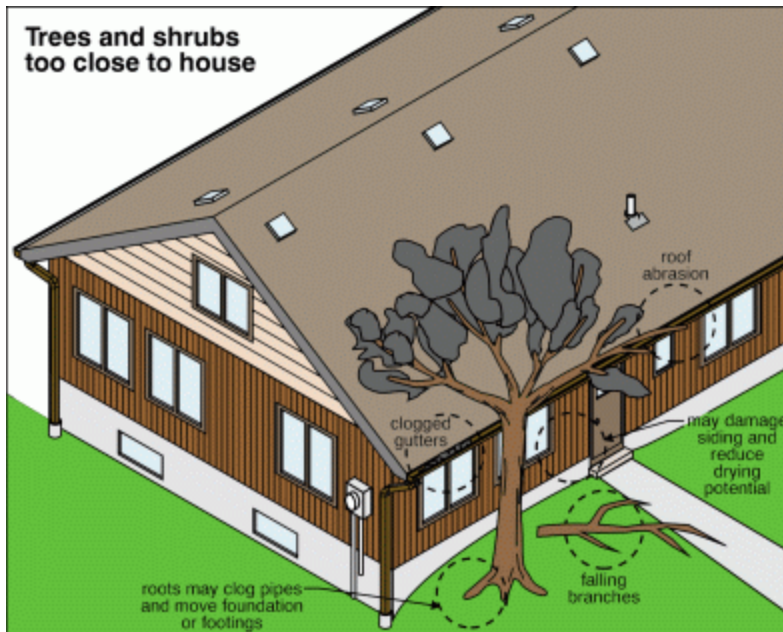
COOLING

INSULATION

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[Click on image to enlarge.](#)

Description

Configuration: • [Slab-on-grade](#)

Foundation material: • [Brick](#)

Floor construction: • [Joists](#) • Not visible

Exterior wall construction: • [Wood frame](#)

Roof and ceiling framing: • [Rafters/roof joists](#) • [Plank sheathing](#)

Recommendations

General

- RECOMMEND VERIFYING BUILDING PERMITS WITH LOCAL BUILDING DEPARTMENT.

Location: Attic Addition

FLOORS \ Joists

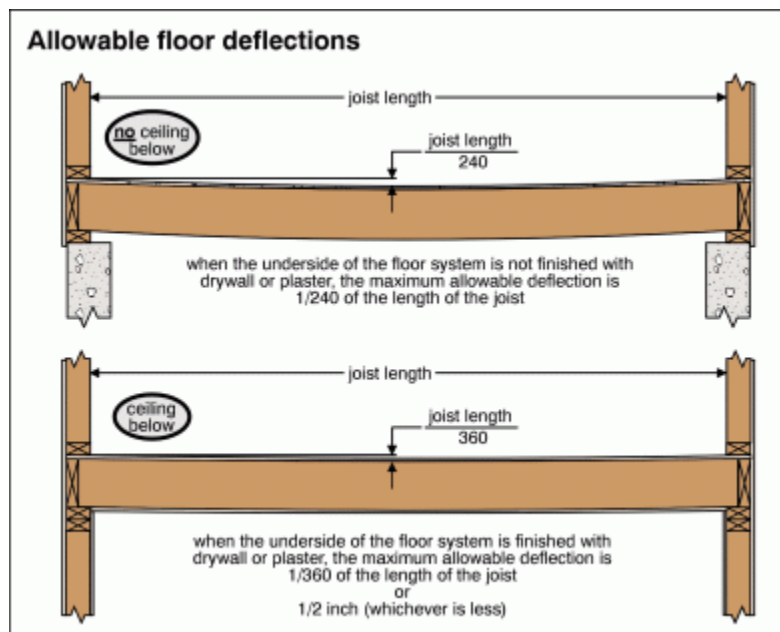
Condition: • [Sag or springy](#)

RECOMMEND EVALUATION AND REPAIRS BY A LICENSED CONTRACTOR OR APPROPRIATE TRADESMAN DEALING WITH THAT ITEM OR SYSTEM. (STATE LICENSED GENERAL CONTRACTOR) AND (STATE LICENSED STRUCTURAL ENGINEER)

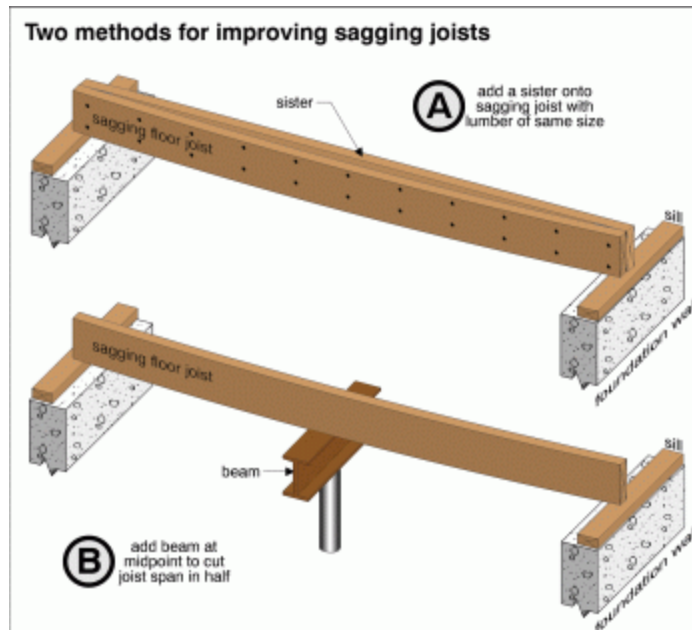
Location: Rear Attic

Task: Further evaluation

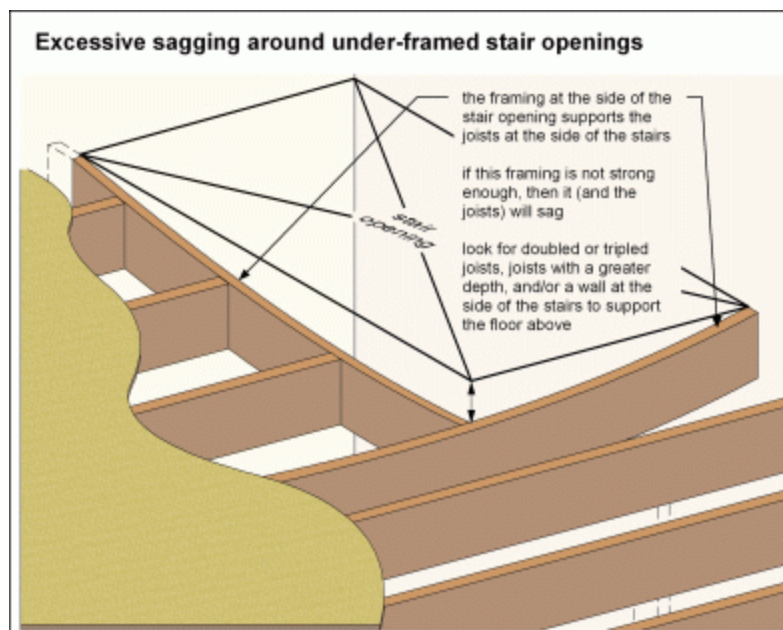
Time: Immediate



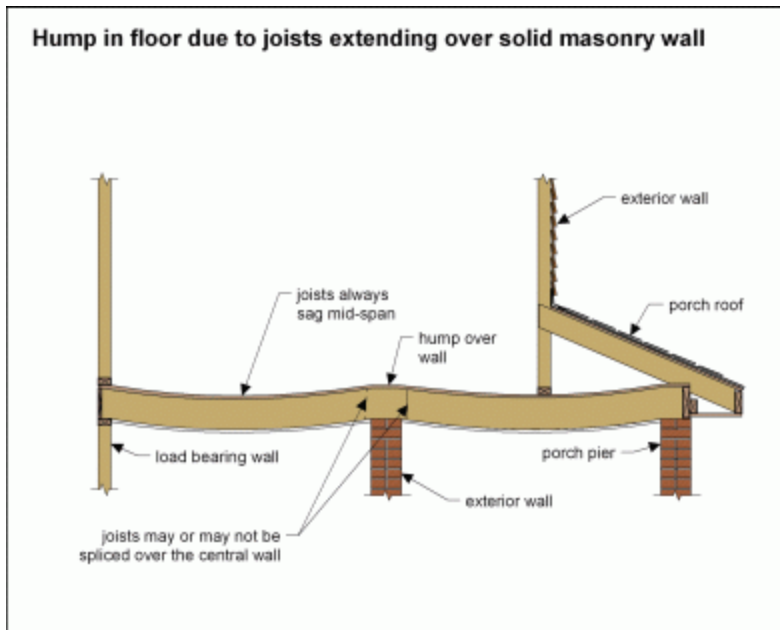
[Click on image to enlarge.](#)



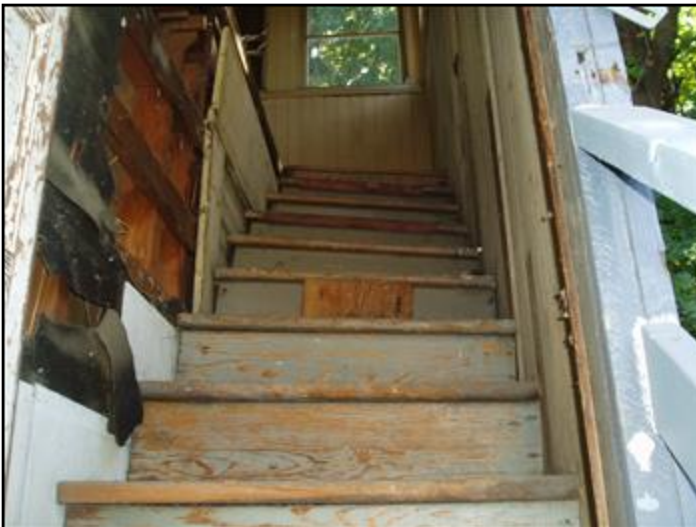
[Click on image to enlarge.](#)



[Click on image to enlarge.](#)



Click on image to enlarge.



3. SAG/LEANING STAIRWELL



4. SAG LEANING FLOOR

Condition: • [Poor end bearing, joist hanger connections](#)

RECOMMEND EVALUATION AND REPAIRS BY A LICENSED CONTRACTOR OR APPROPRIATE TRADESMAN DEALING WITH THAT ITEM OR SYSTEM. (STATE LICENSED GENERAL CONTRACTOR) AND (STATE LICENSED STRUCTURAL ENGINEER)

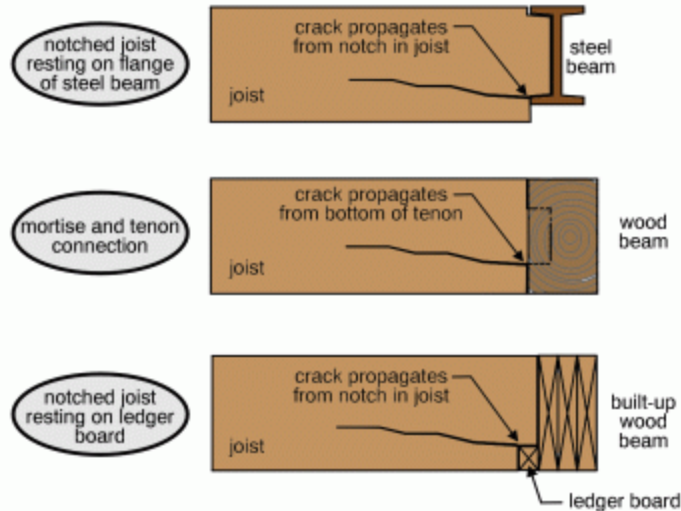
Implication(s): Weakened structure | Chance of structural movement

Location: Rear Attic

Task: Further evaluation

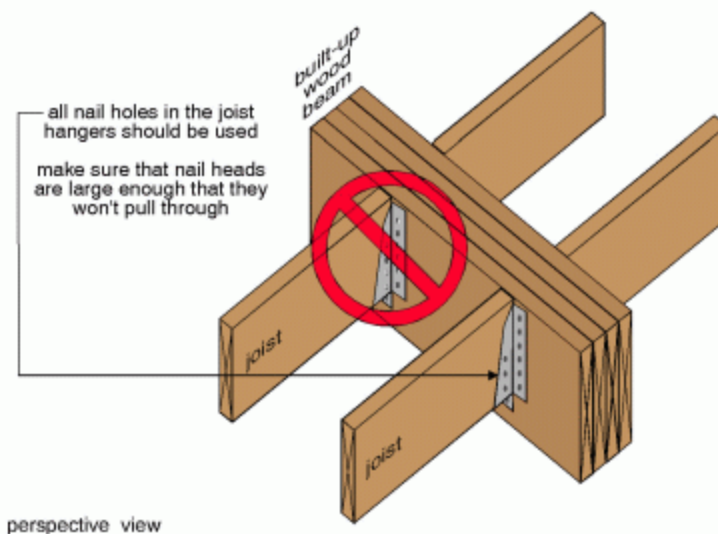
Time: Immediate

Examples of weak joist/beam connections

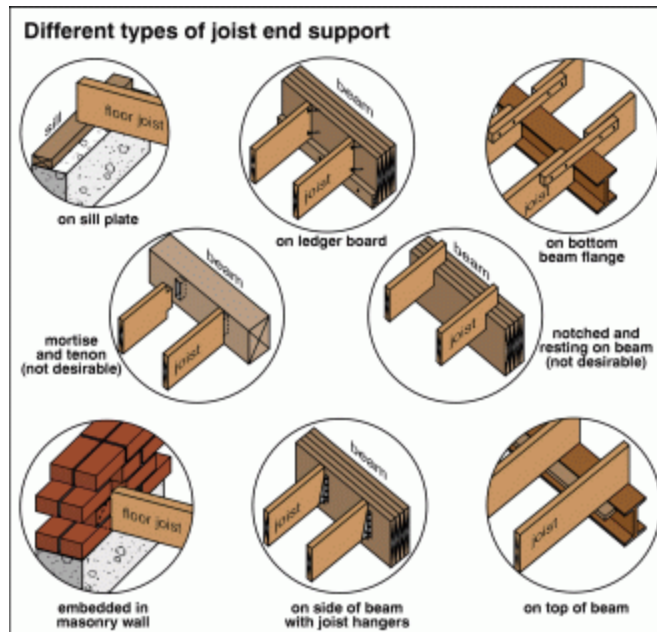


[Click on image to enlarge.](#)

Watch for insufficient nails in joist hangers



[Click on image to enlarge.](#)



[Click on image to enlarge.](#)



5. POOR SUPPORT OF ATTIC AREA

SUMMARY

ROOFING

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Description

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

Service size: • UNIT 3 UNABLE TO DETERMINE • UNIT 2 50 AMPS • UNIT 4 70 AMPS • UNIT 1 100 AMPS

Main disconnect/service box rating:

• [100 Amps](#)

UNIT 1

• [60 Amps](#)

UNIT 2

• [60 Amps](#)

UNIT 4

• [60 Amps](#)

UNIT 3

Main disconnect/service box type and location: • [Breakers - exterior wall](#) • [Fuses - exterior wall](#)

System grounding material and type: • [Not visible](#)

Distribution panel type and location: • [Breakers - exterior wall](#) • [Fuses - exterior wall](#)

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

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

Recommendations

SERVICE BOX, GROUNDING AND PANEL \ Distribution fuses/breakers

Condition: • [Double taps](#)

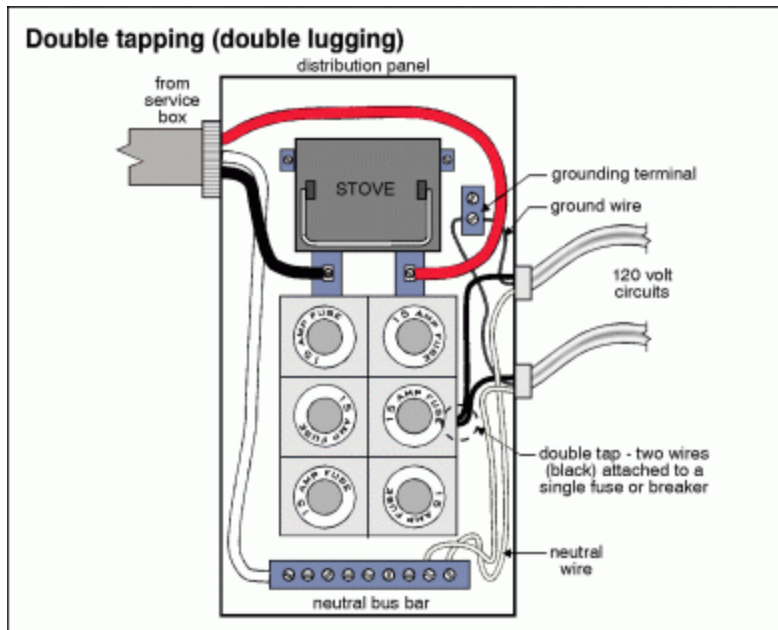
RECOMMEND EVALUATION AND REPAIRS BY A LICENSED CONTRACTOR OR APPROPRIATE TRADESMAN DEALING WITH THAT ITEM OR SYSTEM. (STATE LICENSED ELECTRICIAN)

Implication(s): Fire hazard

Location: Right Side Exterior Wall

Task: Correct

Time: Immediate



[Click on image to enlarge.](#)



6. DOUBLE TAP WIRES

DISTRIBUTION SYSTEM \ Lights

Condition: • [Inoperative](#)

RECOMMEND REPLACING LIGHT BULBS. IF LIGHTING IS STILL INOPERATIVE, RECOMMEND EVALUATION AND REPAIRS BY A LICENSED CONTRACTOR OR APPROPRIATE TRADESMAN DEALING WITH THAT ITEM OR SYSTEM. (STATE LICENSED ELECTRICIAN)

Implication(s): Inadequate lighting

Location: Various Exterior

Task: Repair or replace

Time: Less than 1 year

ELECTRICAL

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DISTRIBUTION SYSTEM \ Outlets (receptacles)

Condition: • [Inoperative](#)

RECOMMEND EVALUATION AND REPAIRS BY A LICENSED CONTRACTOR OR APPROPRIATE TRADESMAN DEALING WITH THAT ITEM OR SYSTEM. (STATE LICENSED ELECTRICIAN)

Implication(s): Equipment inoperative

Location: Rear First Floor Laundry Area

Task: Further evaluation

Time: Immediate

HEATING

2720 H Street, Sacramento, CA September 10, 2010

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SUMMARY

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Description

Fuel/energy source: • [Gas](#)

System type: • WALL UNIT

Recommendations

GAS FURNACE \ Gas piping

Condition: • [Inadequate support](#)

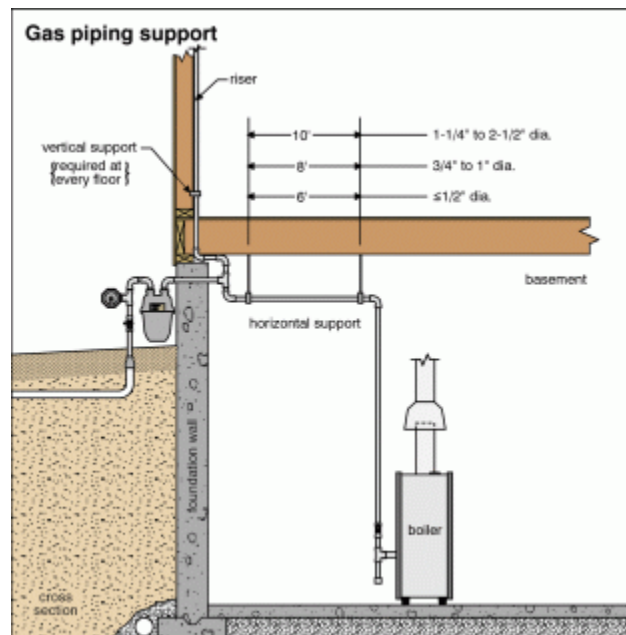
RECOMMEND EVALUATION AND REPAIRS BY A LICENSED CONTRACTOR OR APPROPRIATE TRADESMAN DEALING WITH THAT ITEM OR SYSTEM.

Implication(s): Equipment not operating properly | Fire or explosion

Location: Left Side Exterior Wall

Task: Correct

Time: Immediate



[Click on image to enlarge.](#)

COOLING & HEAT PUMP

2720 H Street, Sacramento, CA September 10, 2010

Report No. 1298

www.indemandinspects.com

SUMMARY

ROOFING

EXTERIOR

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Limitations

Window unit: • Window A/C excluded from inspection

INSULATION AND VENTILATION

2720 H Street, Sacramento, CA September 10, 2010

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Description

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

Attic/roof insulation amount/value: • Not determined

Attic/roof ventilation: • [Gable vent](#)

Wall insulation material: • Not determined

Wall insulation amount/value: • Not determined

Foundation wall insulation material: • Not determined

Foundation wall insulation amount/value: • [None found](#)

Air/vapor barrier: • [None found](#)

PLUMBING

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SUMMARY

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Description

Water supply source: • Public

Supply piping in house: • [Copper](#) • [Galvanized steel](#)

Main water shut off valve at the: • Exterior wall

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

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

Water heater type: • [Conventional](#)

Water heater manufacturer: • Bradford White

Tank capacity: • 75 gallons

Water heater approximate age: • UNABLE TO DETERMINE

Typical life expectancy: • 8 to 12 years

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

Waste disposal system: • [Public](#)

Waste piping in house: • [Plastic](#)

Gas piping: • Steel

Recommendations

WATER HEATER - GAS BURNER AND VENTING \ Venting system

Condition: • THE WATER HEATER FLUE IS IN REACH OF THE REAR SECOND FLOOR DECK. THE FLUE IS HOT AND CAN BE A SAFETY CONCERN. RECOMMEND COVERING OR RELOCATING FLUE.

Location: Rear Exterior Deck

Task: Correct

Time: Immediate



7. THE WATER HEATER FLUE

WASTE PLUMBING \ Traps - installation

Condition: • [Nonstandard shape or material](#)

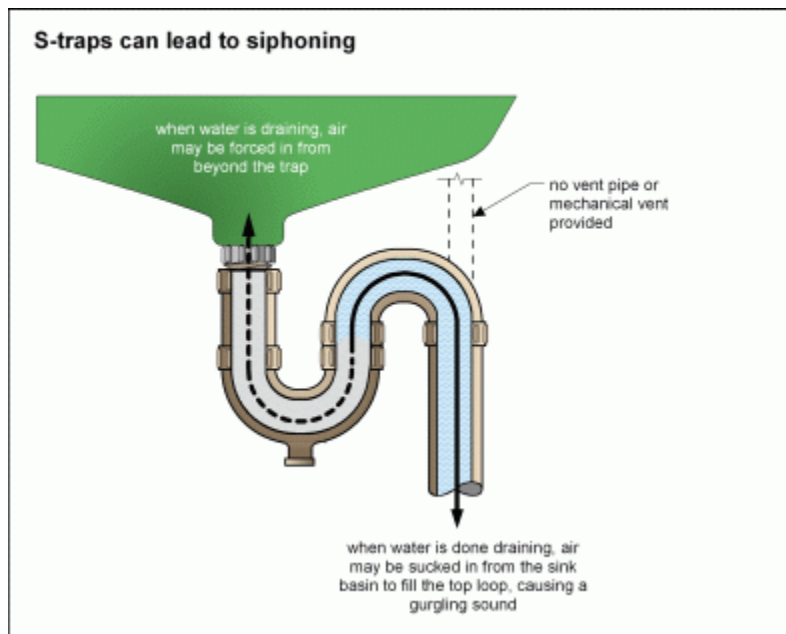
CORRUGATED DRAIN PIPING IS MORE PRONE TO CLOGGING AND LEAKING. RECOMMEND REPLACING WITH A SMOOTH WALL DRAIN PIPE.

Implication(s): Reduced operability | Fixtures slow to drain

Location: Center Unit# 3

Task: Replace

Time: Less than 1 year



[Click on image to enlarge.](#)

FIXTURES AND FAUCETS \ Basin, sink and laundry tub

Condition: • [Leak](#)

APPEARS THERE IS A LEAK UNDER THE KITCHEN SINK. RECOMMEND MONITORING AND CONSULTING A LICENSED PLUMBER FOR FURTHER EVALUATION.

Implication(s): Chance of water damage to contents, finishes and/or structure | Sewage entering the house

Location: Rear Unit# Kitchen

Task: Repair or replace

Time: Immediate

PLUMBING

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8. DRAIN LEAK

FIXTURES AND FAUCETS \ Faucet

Condition: • [Stiff or inoperative](#)

RECOMMEND EVALUATION AND REPAIRS BY A LICENSED CONTRACTOR OR APPROPRIATE TRADESMAN DEALING WITH THAT ITEM OR SYSTEM. (STATE LICENSED PLUMBER) COLD SIDE INOPERATIVE

Implication(s): System inoperative or difficult to operate

Location: Center Unit# 3 Bathroom

Task: Repair or replace

Time: Immediate

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Description

Major floor finishes:

- [Carpet](#)

UNIT 1

- [Carpet](#)

UNIT 4

- [Carpet](#)

UNIT 2

- [Carpet](#)

UNIT 3

- [Quarry tile](#)

UNIT 3

- [Quarry tile](#)

UNIT 2

- [Quarry tile](#)

UNIT 1

- Vinyl

UNIT 1

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

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

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

Glazing: • [Single](#)

Exterior doors - type/material: • [Wood](#)

Oven type: • Conventional

Oven fuel: • Gas

Range fuel: • Gas

Appliances: • UNIT# 3-4 NO DISHWASHER. UNIT#3- HOOD RANGE UNIT#-NO DISPOSAL

Appliances:

- Range hood

UNIT 1

- Dishwasher

UNIT 1

- Dishwasher

UNIT 4

- Waste disposal

UNIT 4

- Waste disposal

UNIT 1

Laundry facilities: • Hot/cold water supply • 120-Volt outlet • 240-Volt outlet • Waste standpipe

Limitations

Inspection limited/prevented by: • Carpet • Storage/furnishings • Storage in closets/cupboards

Not included as part of a home inspection: • Carbon monoxide detectors, security systems, central vacuum • Perimeter drainage tile around foundation, if any

Appliances:

- Self-cleaning features on ovens not tested
- Gas shut off

FURNACE PILOTS OFF AT VARIOUS UNITS. RECOMMEND CONSULTING PG&E FOR FREE SAFETY CHECK.

- Effectiveness of dishwasher drying cycle not tested
- Appliances are not moved during an inspection

Recommendations

WINDOWS \ Sashes

Condition: • [Inoperable](#)

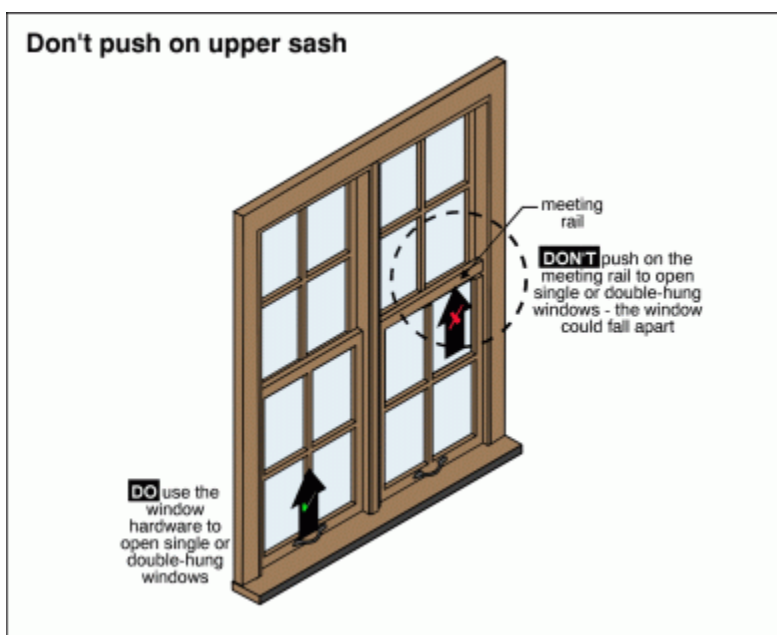
RECOMMEND EVALUATION AND REPAIRS BY A LICENSED CONTRACTOR OR APPROPRIATE TRADESMAN DEALING WITH THAT ITEM OR SYSTEM.

Implication(s): Equipment inoperative

Location: Various

Task: Repair or replace

Time: Less than 1 year



[Click on image to enlarge.](#)

INTERIOR

2720 H Street, Sacramento, CA September 10, 2010

Report No. 1298

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APPLIANCES \ Dishwasher

Condition: • Knobs missing or damaged

Implication(s): Reduced operability

Location: Center Unit# 4

Task: Replace

Time: Discretionary

APPLIANCES \ Waste disposal

Condition: • Noisy

THIS ITEM OR COMPONENT WARRANTS ADDITIONAL ATTENTION , REPAIR OR MONITORING.

Implication(s): Noise nuisance

Location: Unit# 3

Task: Repair or replace

Time: Discretionary

END OF REPORT

REFERENCE LIBRARY

2720 H Street, Sacramento, CA September 10, 2010

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REFERENCE

The links below connect you to a series of documents that will help you understand your home and how it works. The body of the report contains specific information about your home. Many report items have related links that provide you more information about that particular component or issue.

This Library is a broad reference tool. For example, if you want to know the difference between asphalt shingles and wood shingles, you can look in here. If you have a conventional furnace and are trying to decide whether to upgrade to a mid-efficiency or high-efficiency furnace, this information may be helpful. If your home does not have air conditioning, but you are thinking about adding it, there is helpful information for you in here.

The Library is broken into nine house systems: Roofing, Exterior, Structure, Electrical, Heating, Cooling, Insulation, Plumbing and Interior. Click on any link to read about that system.

- [1. Roofing and Chimney](#)
- [2. Exterior](#)
- [3. Structure](#)
- [4. Electrical](#)
- [5. Heating](#)
- [6. Cooling](#)
- [7. Insulation](#)
- [8. Plumbing](#)
- [9. Interior](#)