



# YOUR INSPECTION REPORT

*The best home inspection experience available.*

**PREPARED BY:**

Nestor Garcia

**FOR THE PROPERTY AT:**

1234 InterNACHI Certified  
Madera, CA

**PREPARED FOR:**

ONE SOURCE INSPECTION

**INSPECTION DATE:**

Wednesday, January 1, 2014



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

559.481.6141

[www.onesourceinspection.com](http://www.onesourceinspection.com)

[info@onesourceinspection.com](mailto:info@onesourceinspection.com)





January 29, 2014

Dear ONE SOURCE INSPECTION,

RE: Report No. 1072  
1234 InterNACHI Certified  
Madera, CA

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  
on behalf of  
One Source Real Estate Inspection

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## INVOICE

January 29, 2014

Client: ONE SOURCE INSPECTION

Report No. 1072  
For inspection at:  
1234 InterNACHI Certified  
Madera, CA

on: Wednesday, January 1, 2014

ONE SOURCE BRONZE: Our Premium Full Detail Inspection of Property, Professional, computerized reports with summary page and Subscription to Home Owners Network.	\$165.00
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Total	<u>\$165.00</u>
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# SUMMARY

1234 InterNACHI Certified , Madera, CA January 1, 2014

Report No. 1072

[www.onesourceinspection.com](http://www.onesourceinspection.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](#)

## Roofing

### SLOPED ROOFING \ Clay/concrete/fiber cement

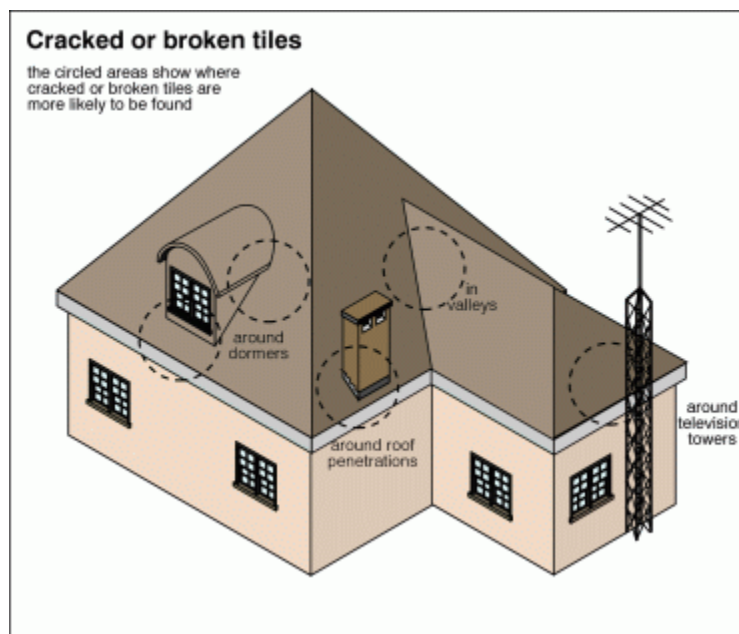
**Condition:** • [Missing, loose or broken pieces](#)

**Implication(s):** Chance of water damage to contents, finishes and/or structure | Damage or physical injury due to falling materials

**Location:** North Exterior Roof

**Task:** Repair or replace

**Time:** Immediate



[Click on image to enlarge.](#)

### FLAT ROOFING \ Roll roofing

**Condition:** • [Damage, punctures, tears](#)

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

**Location:** Northeast Exterior

**Task:** Repair or replace

**Time:** Immediate

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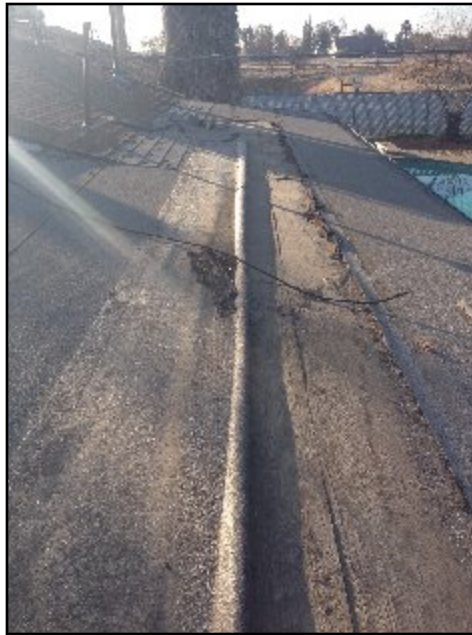
COOLING

INSULATION

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1. Damage, punctures, tears

## Electrical

### SERVICE DROP AND SERVICE ENTRANCE \ Service conductors

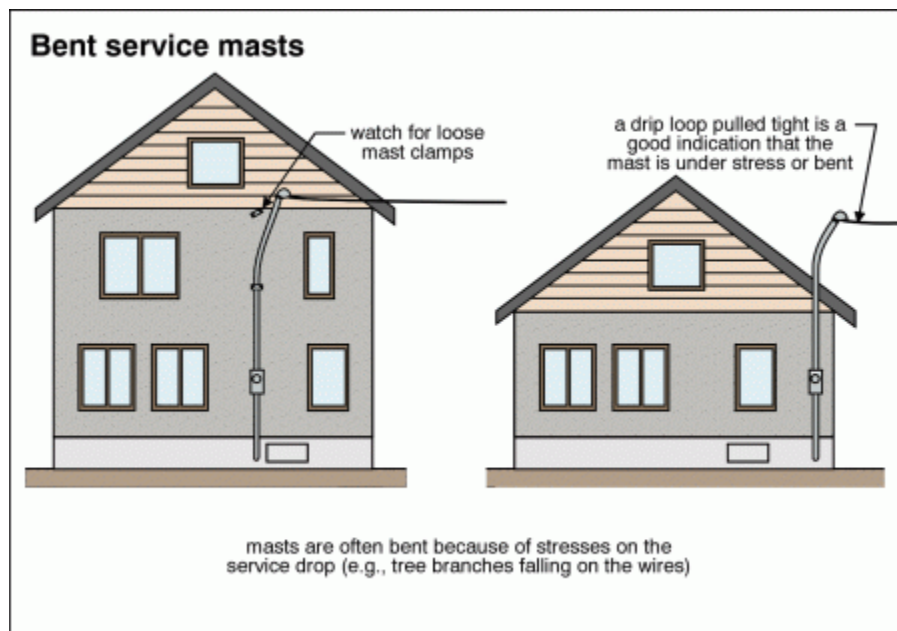
**Condition:** • [Mast bent](#)

**Implication(s):** Electric shock | Interruption of electrical service

**Location:** Southeast Exterior Roof

**Task:** Repair or replace

**Time:** Immediate



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2. Mast bent



3. Mast bent

**Condition:** • [Wires too close to roof](#)

Recommend further evaluation by qualified electrical contractor.

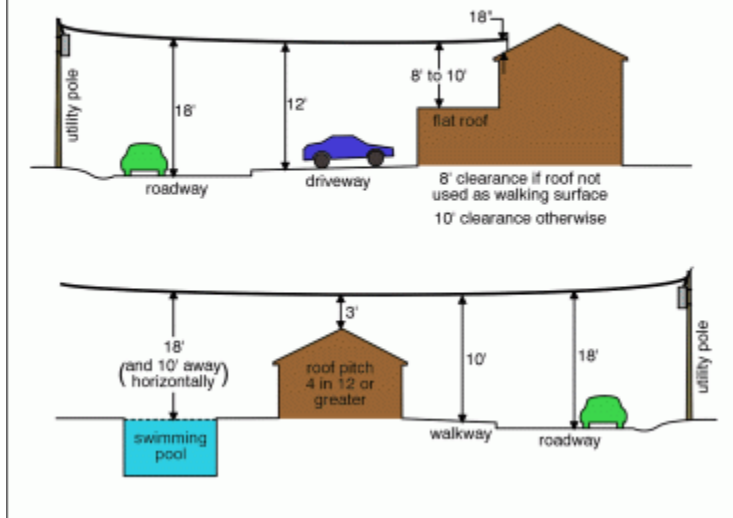
**Implication(s):** Electric shock | Interruption of electrical service

**Location:** North Exterior Roof

**Task:** Further evaluation

**Time:** Immediate

## Service drop clearances



[Click on image to enlarge.](#)

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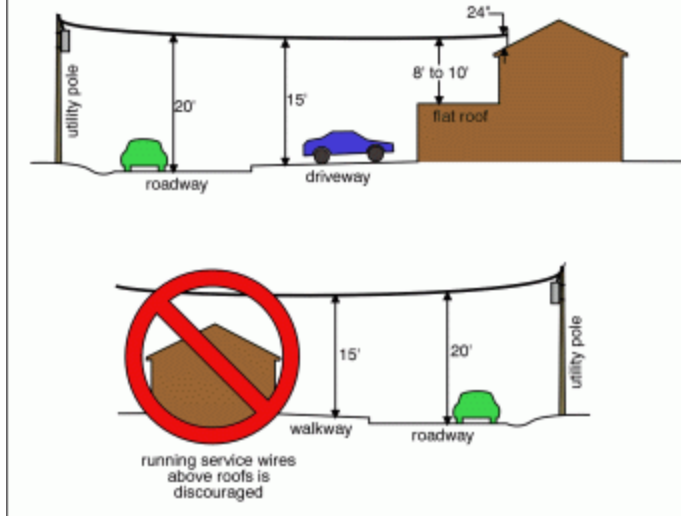
INSULATION

PLUMBING

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## Service drop clearances (Canada)



[Click on image to enlarge.](#)

## Inadequate wire clearance over roofs



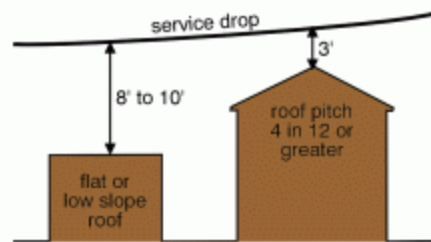
### UNITED STATES

check to ensure that the clearances indicated below have been provided



### CANADA

installing wires over roofs is not generally allowed except by special permission



[Click on image to enlarge.](#)

## Cooling & Heat Pump

### AIR CONDITIONING \ Life expectancy

Condition: • [Near end of life expectancy](#)

Implication(s): Equipment failure | Reduced comfort

Location: Center Exterior Roof

Task: Further evaluation Service

Time: Discretionary

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## Interior

### CARPENTRY \ Cabinets

**Condition:** • [Water damage](#)

Dry / Wet stains throughout all water sink false bottom boards, shower floor pans, and around tub enclosures.

Recommend further evaluation by qualified termite contractor

**Implication(s):** Cosmetic defects

**Location:** East First Floor Kitchen Bathroom

**Task:** Repair or replace Further evaluation

**Time:** Immediate



4. Water damage

### STAIRS \ Guardrails

**Condition:** • [Loose](#)

**Implication(s):** Fall hazard

**Location:** Center First Floor Living Room

**Task:** Repair or replace

**Time:** Immediate

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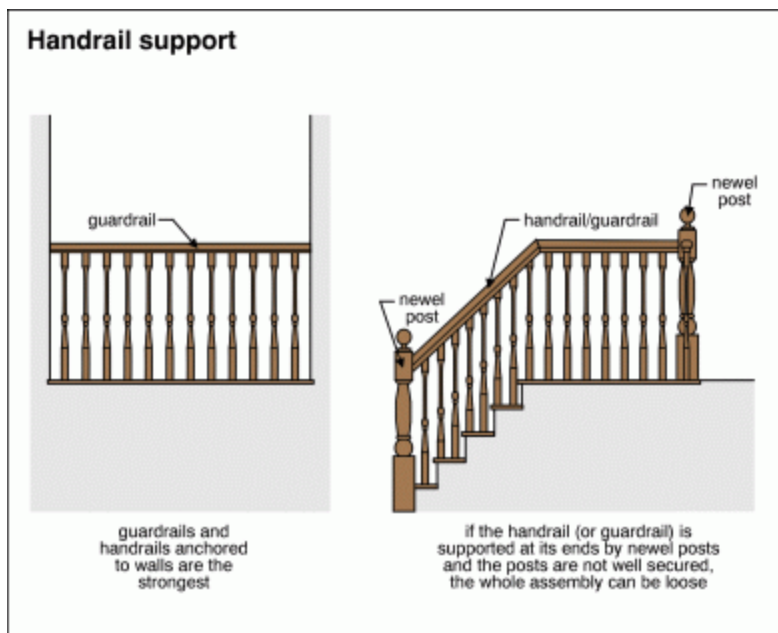
COOLING

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[Click on image to enlarge.](#)



5. Loose

## GARAGE \ Man-door into garage

**Condition:** • [No self closer](#)

**Implication(s):** Hazardous combustion products entering home

**Location:** North First Floor Kitchen

**Task:** Provide

**Time:** Immediate

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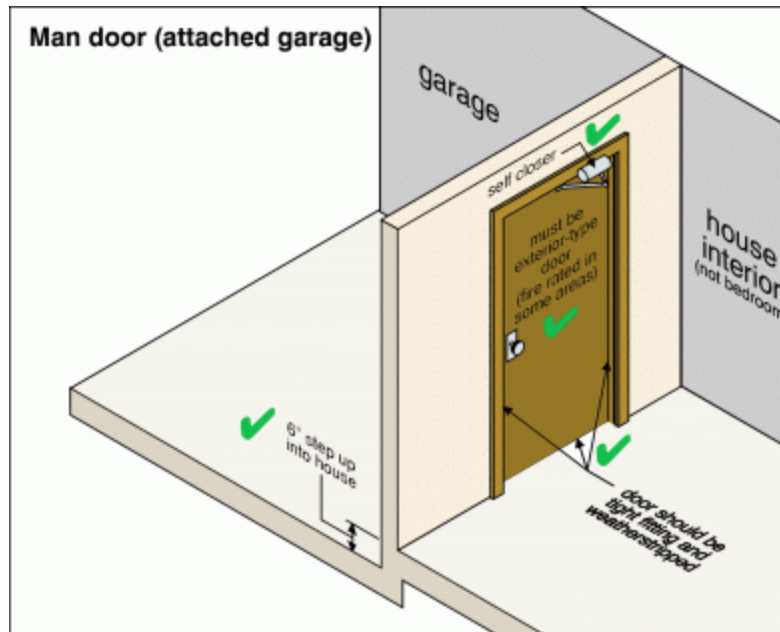
COOLING

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[Click on image to enlarge.](#)

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:** • [Concrete tile](#)

**Flat roofing material:** • [Roll roofing](#)

**Probability of leakage:** • High

## Limitations

**Inspection performed:** • By walking on roof

## Recommendations

### SLOPED ROOFING \ Clay/concrete/fiber cement

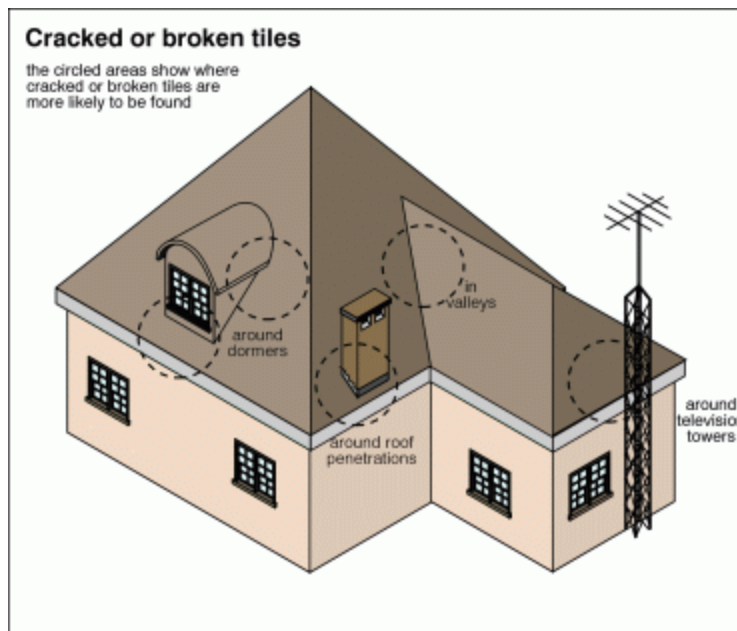
**1. Condition:** • [Missing, loose or broken pieces](#)

**Implication(s):** Chance of water damage to contents, finishes and/or structure | Damage or physical injury due to falling materials

**Location:** North Exterior Roof

**Task:** Repair or replace

**Time:** Immediate



[Click on image to enlarge.](#)

### FLAT ROOFING \ Roll roofing

**2. Condition:** • [Damage, punctures, tears](#)

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

**Location:** Northeast Exterior

**Task:** Repair or replace

**Time:** Immediate

# ROOFING

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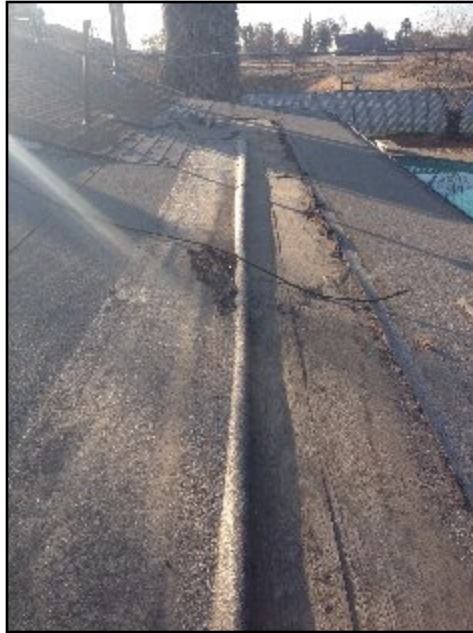
COOLING

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6. *Damage, punctures, tears*

# EXTERIOR

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## Description

Gutter & downspout material: • [Galvanized steel](#)

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

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

Lot slope: • [Away from building](#)

Wall surfaces : • [Stucco](#)

Soffit and fascia: • [Wood](#)

Driveway: • Concrete

Walkway: • Pavers

## Limitations

Exterior inspected from: • Ground level

# STRUCTURE

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## Description

**Configuration:** • [Slab-on-grade](#)

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

**Floor construction:** • [Concrete](#)

**Exterior wall construction:** • [Wood frame, brick veneer](#)

**Roof and ceiling framing:** • [Trusses](#) • [OSB \(Oriented Strand Board\) sheathing](#)

## Limitations

**Inspection limited/prevented by:** • Wall, floor and ceiling coverings • Insulation

**Attic/roof space:** • Inspected from access hatch

**Knee wall areas:** • Inspected from access hatch

**Percent of foundation not visible:** • 95 %

**Not included as part of a building inspection:** • Visible mold evaluation is not included in the building inspection report

## Description

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

**Service size:** • [200 Amps \(240 Volts\)](#)

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

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

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

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

**Smoke detectors:** • [Present](#)

**Carbon monoxide (CO) detectors:** • Present

## Limitations

**Inspection limited/prevented by:** • Restricted access • Insulation

**System ground:** • Continuity not verified • Quality of ground not determined

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

## Recommendations

### **SERVICE DROP AND SERVICE ENTRANCE \ Service conductors**

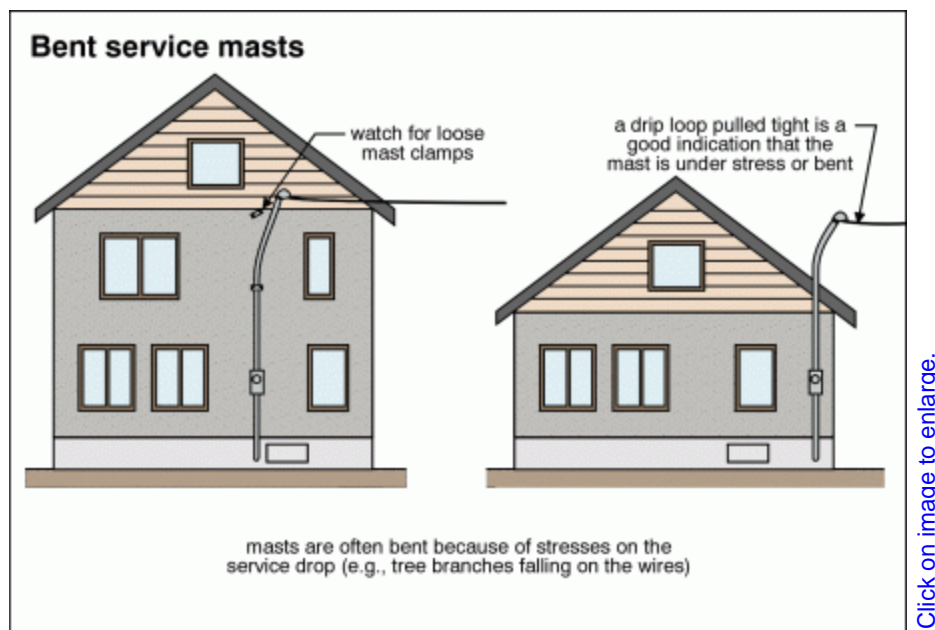
**3. Condition:** • [Mast bent](#)

**Implication(s):** Electric shock | Interruption of electrical service

**Location:** Southeast Exterior Roof

**Task:** Repair or replace

**Time:** Immediate





7. Mast bent



8. Mast bent

**4. Condition:** • [Wires too close to roof](#)

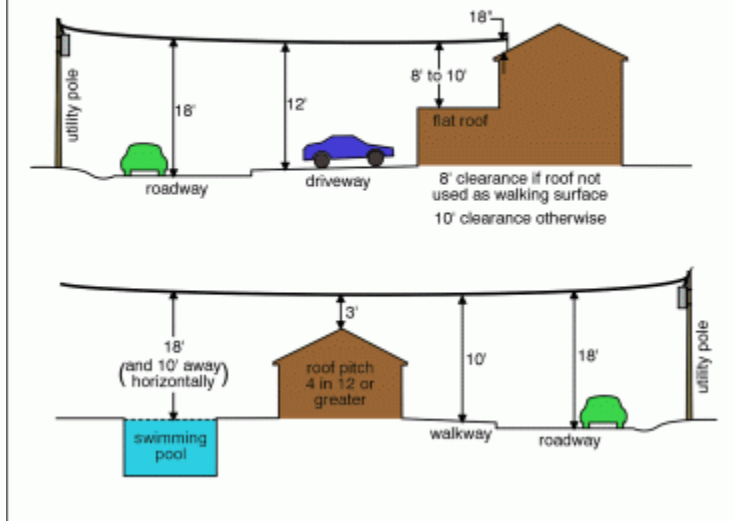
Recommend further evaluation by qualified electrical contractor.

**Implication(s):** Electric shock | Interruption of electrical service

**Location:** North Exterior Roof

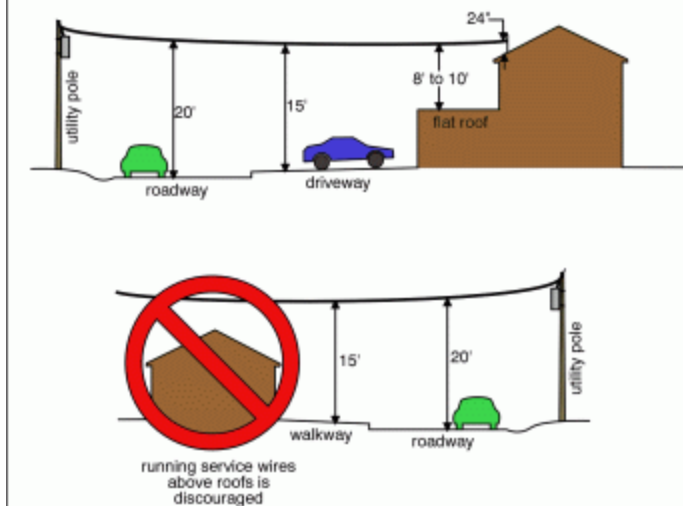
**Task:** Further evaluation

**Time:** Immediate

**Service drop clearances**

[Click on image to enlarge.](#)

## Service drop clearances (Canada)

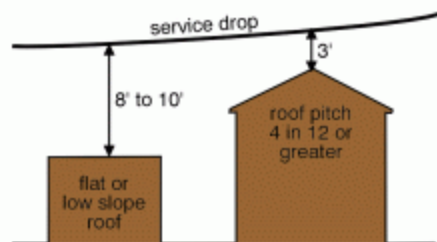
[Click on image to enlarge.](#)

## Inadequate wire clearance over roofs



## UNITED STATES

check to ensure that the clearances indicated below have been provided



## CANADA

installing wires over roofs is not generally allowed except by special permission

[Click on image to enlarge.](#)

# HEATING

1234 InterNACHI Certified , Madera, CA January 1, 2014

Report No. 1072

[www.onesourceinspection.com](http://www.onesourceinspection.com)

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## Description

**Fuel/energy source:** • [Gas](#)

**System type:** • [Furnace](#)

**Furnace manufacturer:** • Carrier

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

**Approximate capacity:** • [75,000 BTU/hr](#)

**Efficiency:** • [Conventional](#)

**Approximate age:** • [24 years](#)

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

**Main fuel shut off at:** • Next to Unit

**Supply temperature:** • 125°

**Return temperature:** • 80°

**Temperature difference:** • 45°

## Limitations

**Inspection prevented/limited by:** • The heating system was inspected by using normal operating controls. We inspected for material defects.

This inspection is not a guarantee or warranty of the system.

**Safety devices:** • Not tested as part of a building inspection

**Heat loss calculations:** • Not done as part of a building inspection

**Heat exchanger:** • Not visible

## Recommendations

### GAS FURNACE \ Life expectancy

**5. Condition:** • [Near end of life expectancy](#)

**Implication(s):** Equipment failure | No heat for house

**Location:** Center Exterior Roof

**Task:** Further evaluation Service

### GAS FURNACE \ Mechanical air filter

**6. Condition:** • [Dirty](#)

**Implication(s):** Increased heating costs | Reduced comfort

**Location:** Center First Floor Hallway Bathroom

**Task:** Replace

**Time:** Discretionary

# COOLING & HEAT PUMP

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## Description

**Cooling capacity:** • 3 Tons

**Compressor approximate age:** • 24 years

**Failure probability:** • [High](#)

## Limitations

**Inspection limited/prevented by:** • Low outdoor temperature

**Heat gain/loss calculations:** • Not done as part of a building inspection

**Heat gain calculations:** • Not done as part of a building inspection

**Heat pump only tested in:** • Heating mode

**Window unit:** • Window A/C excluded from inspection

## Recommendations

**AIR CONDITIONING \ Life expectancy**

**7. Condition:** • [Near end of life expectancy](#)

**Implication(s):** Equipment failure | Reduced comfort

**Location:** Center Exterior Roof

**Task:** Further evaluation Service

**Time:** Discretionary

# 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](#)

Attic/roof air/vapor barrier: • [Not visible](#)

## Limitations

Inspection prevented by no access to: • Roof space • Knee wall areas

Attic inspection performed: • From access hatch

Roof space inspection performed: • From access hatch

Roof ventilation system performance: • Not evaluated

Air/vapor barrier system: • Continuity not verified

Mechanical ventilation effectiveness: • Not verified

## Recommendations

### ATTIC/ROOF \ Hatch

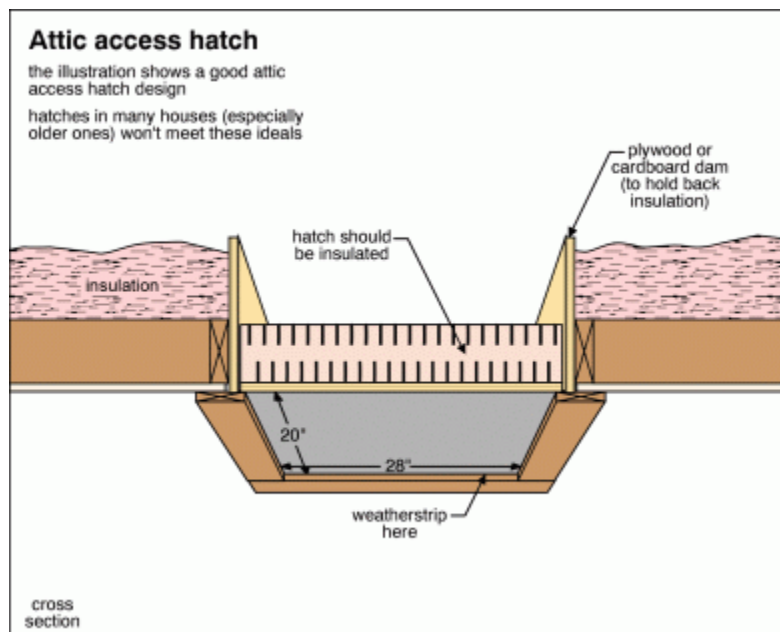
8. Condition: • [Not insulated](#)

Implication(s): Increased heating and cooling costs | Reduced comfort

Location: West First Floor Bedroom

Task: Improve

Time: Discretionary



[Click on image to enlarge.](#)

## Description

**Water supply source:** • Public

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

**Supply piping in building:** • [Galvanized steel](#)

**Main water shut off valve at the:** • South

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

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

**Water heater type:** • [Conventional](#)

**Water heater manufacturer:** • Rheem

**Tank capacity:** • [40 gallons](#)

**Water heater approximate age:** • 17 years

**Typical life expectancy:** • 8 to 12 years

**Waste disposal system:** • [Public](#)

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

**Floor drain location:** • Near laundry area

**Gas piping:** • Steel

## Limitations

**Items excluded from a building inspection:** • Well • Water quality • Septic system • Isolating/relief valves & main shut-off valve • Concealed plumbing • Tub/sink overflows • Water treatment equipment • Water heater relief valves are not tested

## Recommendations

**WATER HEATER \ Life expectancy**

**9. Condition:** • [Near end of life expectancy](#)

**Implication(s):** No domestic hot water

**Location:** South First Floor Garage

**Task:** Monitor

**Time:** Discretionary

# INTERIOR

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## Description

**Major floor finishes:** • [Carpet](#) • [Ceramic](#)

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

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

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

**Glazing:** • [Double](#)

**Exterior doors - type/material:** • [French](#) • [Solid wood](#) • Garage door - metal

## Limitations

**Inspection limited/prevented by:** • Storage/furnishings • New finishes/paint • Storage in closets/cupboards

**No access to:** • Family room • Master bedroom • Garage

**Not tested/not in service:** • Waste disposal • Trash compactor • Central vacuum

**Not included as part of a building inspection:** • Carbon monoxide detectors, security systems, central vacuum • Cosmetic issues • Appliances

**Percent of foundation not visible:** • 95 %

## Recommendations

### FLOORS \ Carpet on floors

**10. Condition:** • [Stains](#)

**Implication(s):** Cosmetic defects

**Location:** Throughout First Floor

### CARPENTRY \ Cabinets

**11. Condition:** • [Water damage](#)

Dry / Wet stains throughout all water sink false bottom boards, shower floor pans, and around tub enclosures.

Recommend further evaluation by qualified termite contractor

**Implication(s):** Cosmetic defects

**Location:** East First Floor Kitchen Bathroom

**Task:** Repair or replace Further evaluation

**Time:** Immediate



9. Water damage

## STAIRS \ Guardrails

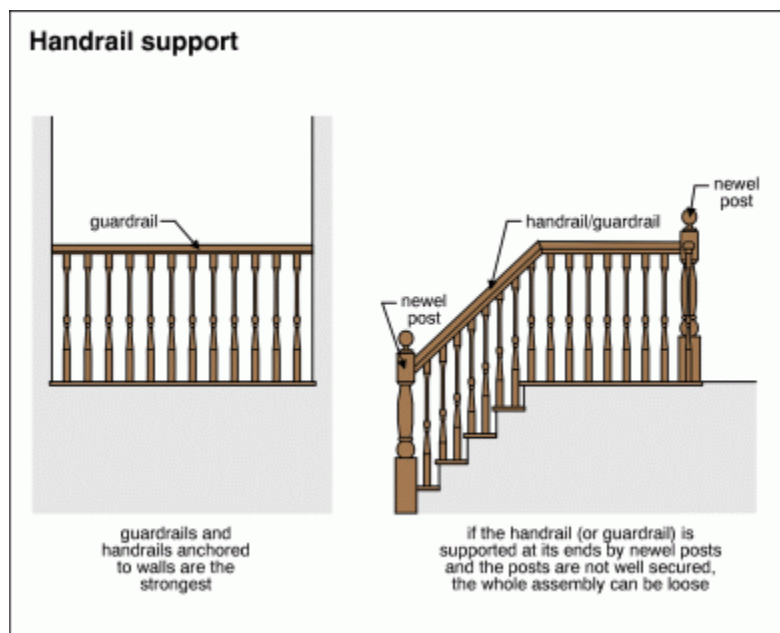
12. Condition: • [Loose](#)

Implication(s): Fall hazard

Location: Center First Floor Living Room

Task: Repair or replace

Time: Immediate



[Click on image to enlarge.](#)



10. Loose

## GARAGE \ Man-door into garage

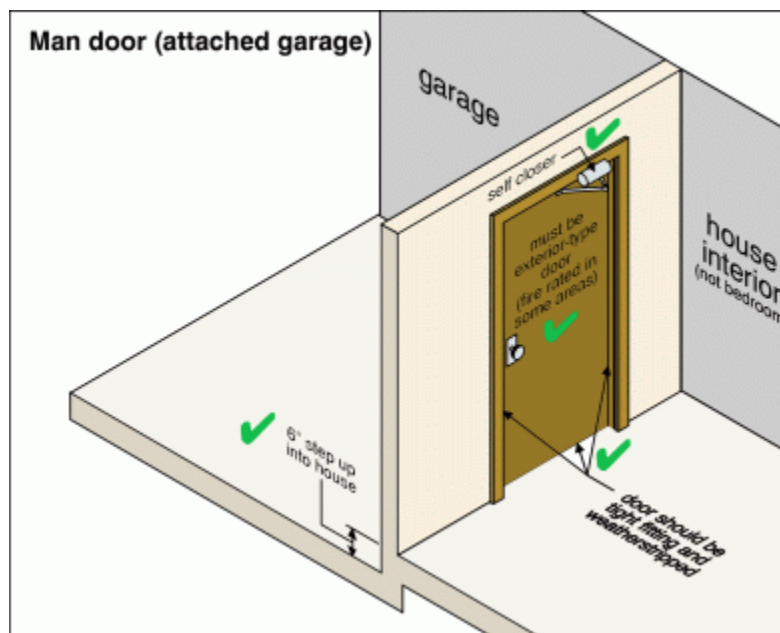
13. Condition: • [No self closer](#)

Implication(s): Hazardous combustion products entering home

Location: North First Floor Kitchen

Task: Provide

Time: Immediate



[Click on image to enlarge.](#)

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**END OF REPORT**

The links below connect you to a series of documents that will help you understand your home and how it works. These are in addition to links attached to specific items in the report.

Click on any link to read about that system.

» 01. ROOFING, FLASHINGS AND CHIMNEYS

» 02. EXTERIOR

» 03. STRUCTURE

» 04. ELECTRICAL

» 05. HEATING

» 06. COOLING/HEAT PUMPS

» 07. INSULATION

» 08. PLUMBING

» 09. INTERIOR

» 10. APPLIANCES

» 11. LIFE CYCLES AND COSTS

» 12. SUPPLEMENTARY

Asbestos

Radon

Urea Formaldehyde Foam Insulation (UFFI)

Lead

Carbon Monoxide

Mold

Household Pests

Termites and Carpenter Ants

» 13. HOME SET-UP AND MAINTENANCE

» 14. MORE ABOUT HOME INSPECTIONS