

Your Inspection Report

123 Abc St.
Bakersfield, CA 93314

PREPARED FOR:
SAMPLE SAMPLE

INSPECTION DATE:
Tuesday, February 10, 2015

PREPARED BY:
Chris Clark



Clark and Sons Home Inspections
13061 Rosedale Hwy., Suite G 278
Bakersfield, CA 93314

661-979-8965

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www.ClarkAndSonsHomeInspections.com

We inspect so you don't regret!



March 1, 2015

Dear Sample Sample,

RE: Report No. 1141, v.4
123 Abc St.
Bakersfield, CA
93314

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,

Chris Clark
on behalf of
Clark and Sons Home Inspections

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INVOICE

March 1, 2015

Client: Sample Sample

Report No. 1141, v.4

For inspection at:

123 Abc St.

Bakersfield, CA

93314

on: Tuesday, February 10, 2015

Home inspection 2001-3000 Sq Ft.

\$450.00

Pool and/or Spa

\$75.00

Total

\$525.00

PAID IN FULL - THANK YOU!

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AGREEMENT

123 Abc St., Bakersfield, CA February 10, 2015

Report No. 1141, v.4

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PARTIES TO THE AGREEMENT

Company

Clark and Sons Home Inspections
13061 Rosedale Hwy., Suite G 278
Bakersfield, CA 93314

Client

Sample Sample

Total Fee: \$525.00

This is an agreement between Sample Sample and Clark and Sons Home Inspections.

THIS CONTRACT LIMITS THE LIABILITY OF THE HOME INSPECTION COMPANY.
PLEASE READ CAREFULLY BEFORE SIGNING.

In addition to the limitations in the Standards of Practice, the Inspection of this property is subject to the Limitations and Conditions set out in this Agreement. The Inspection is performed in accordance with the Standards of Practice of our national association.

LIMITATIONS AND CONDITIONS OF THE HOME INSPECTION

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 INSPECTION IS NOT TECHNICALLY EXHAUSTIVE.

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.

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

If you are concerned about any conditions noted in the Home Inspection Report, we strongly recommend that you consult a qualified Licensed Contractor or Consulting Engineer. These professionals can provide a more detailed analysis of any conditions noted in the Report at an additional cost

2) THE INSPECTION IS AN OPINION OF THE PRESENT CONDITION OF THE VISIBLE COMPONENTS.

The Home Inspector's Report is an opinion of the present condition of the property. It is based on a visual examination of the readily accessible features of the building.

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

Some intermittent problems 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.

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

3) THE INSPECTION DOES NOT INCLUDE HAZARDOUS MATERIALS.

This includes building materials that are now suspected of posing a risk to health such as phenol-formaldehyde and urea-formaldehyde based insulation, fiberglass insulation and vermiculite insulation. The Inspector does not identify asbestos roofing, siding, wall, ceiling or floor finishes, insulation or fireproofing. 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 Home Inspector does not look for, or comment on, the past use of chemical termite treatments in or around the property.

4) WE 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 that may be present. You should note that whenever there is water damage noted in the report, there is a possibility that mold or mildew may be present, unseen behind a wall, floor or ceiling.

If anyone in your 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 at additional cost.

5) WE DON'T LOOK FOR BURIED TANKS.

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 the building had its heating system converted from oil, there will always be the possibility that a tank may remain 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) TIME TO INVESTIGATE

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.

7) REPORT IS FOR OUR CLIENT ONLY

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

8) CANCELLATION FEE

If the inspection is cancelled within 24 hours of the appointment time, a cancellation fee of 50% of the inspection fee will apply.

9) NOT A GUARANTEE, WARRANTY OR INSURANCE POLICY.

The inspection is not a guarantee, warranty or an insurance policy with regard to the fitness of the property.

10) LIMIT OF LIABILITY / LIQUIDATED DAMAGES

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.

11) RECALLCHEK

Your inspector has an affiliation with Residential Warranty Services (RWS), a third party service provider, in order to offer you additional value-added services including a complimentary RecallChek to help determine if the inspected property has any potentially dangerous recalled appliances. By entering into this agreement you (a) authorize your inspector to provide your contact information (including telephone number) to RWS and/or its affiliate, (b) waive and release any restrictions that may prevent RWS and/or its affiliate from contacting you (including by telephone), and (c) authorize RWS and/or its affiliate to contact you regarding special home alarm system offers (including offers from Vivint or other alarm monitoring providers

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

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123 Abc St., Bakersfield, CA February 10, 2015

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This Summary outlines potentially significant issues from a functionality 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. Pictures and other information is in the respective section. The tabs at the top of the report are live links to that section.

[Priority Maintenance Items](#)

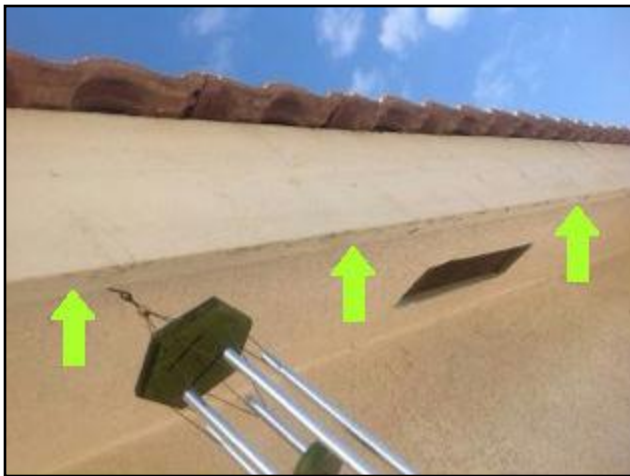
Exterior

WALLS \ Soffits and fascia

Condition: • Chipping or peeling paint

Location: Various locations

Task: Scrape and Repaint



1. Chipping or peeling paint



2. Chipping or peeling paint

Condition: • [Damage](#)

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

Location: Front of the house on the south side

Task: Replace

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3. Damage

EXTERIOR GLASS \ Storms and screens

Condition: • Window screens missing

Seller states they are in the garage

Location: Various Living Room

Task: Noted

LANDSCAPING \ General

Condition: • Vines on building

Task: Noted

Electrical

SERVICE BOX, GROUNDING AND PANEL \ Distribution panel

Condition: • [Openings in panel](#)

Breaker blanks needed

Implication(s): Electric shock | Fire hazard

Location: Sub panel on North fence

Task: Safety Concern; Correct

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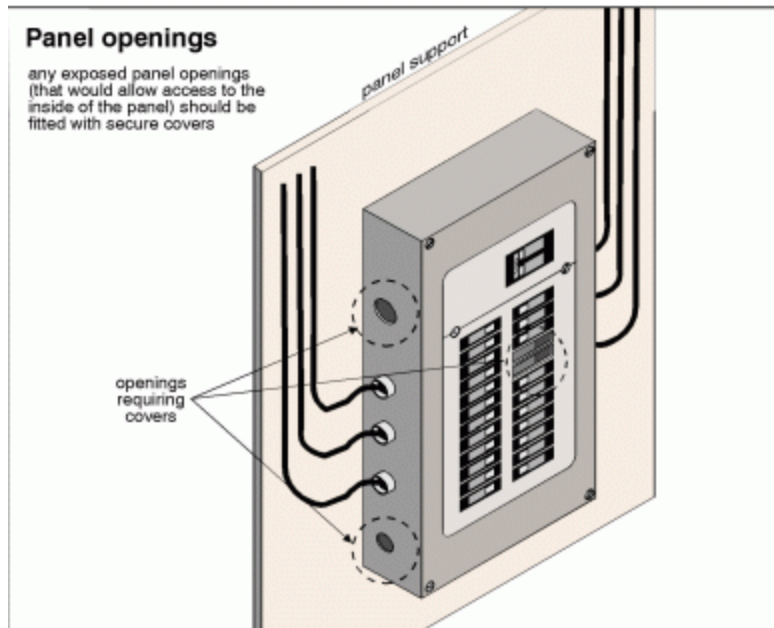
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[Click on image to enlarge.](#)



4. Openings in panel

SERVICE BOX, GROUNDING AND PANEL \ Panel wires

Condition: • [Abandoned wires in panel](#)

Cap and tape abandoned wires

Implication(s): Electric shock

Task: Safety Concern; Correct

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5. Abandoned wires in panel

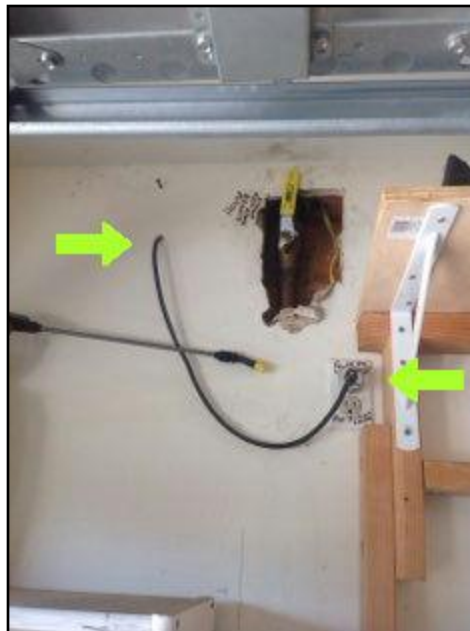
DISTRIBUTION SYSTEM \ Wiring - installation

Condition: • [Extension cord used as permanent wiring](#)

Implication(s): Electric shock | Fire hazard

Location: Garage

Task: Repair or replace



6. Extension cord used as permanent wiring

DISTRIBUTION SYSTEM \ Lights

Condition: • Light functioned but fan did not

Location: Bedroom

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Task: Repair or replace



7. Light functioned but fan did not

DISTRIBUTION SYSTEM \ Carbon monoxide (CO) detectors

Condition: • Carbon Monoxide detector needed per code

Location: On the Master Bedroom side

Task: Safety Concern; Correct

Heating

FIREPLACE \ Firebox

Condition: • Firebox not sealed

Location: Living Room

Task: Safety Concern; Correct

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8. Firebox not sealed

FIREPLACE \ Gas fireplace

Condition: • [Damper in existing fireplace not fixed open](#)

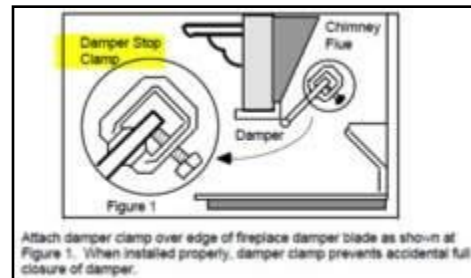
A safety clip on the damper is a requirement to prevent the damper from closing completely. If the gas gets turned on accidentally and the damper is closed completely the gas will enter the home. The safety clip will allow the gas to go up the chimney.

Implication(s): Hazardous combustion products entering home

Task: Safety Concern; Correct



9. Damper in existing fireplace not fixed open



10. Damper stop needed

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Plumbing

WATER HEATER \ Temperature/pressure relief valve

Condition: • Improper material used for TPR discharge pipe

Task: Safety Concern; Recommend Upgrade to current standards



11. Improper material used for TPR discharge pipe

FIXTURES AND FAUCETS \ Basin, sink and laundry tub

Condition: • Caulking needed

Location: Hallway Bathroom

Task: Re-seal and Maintain



12. Caulking needed

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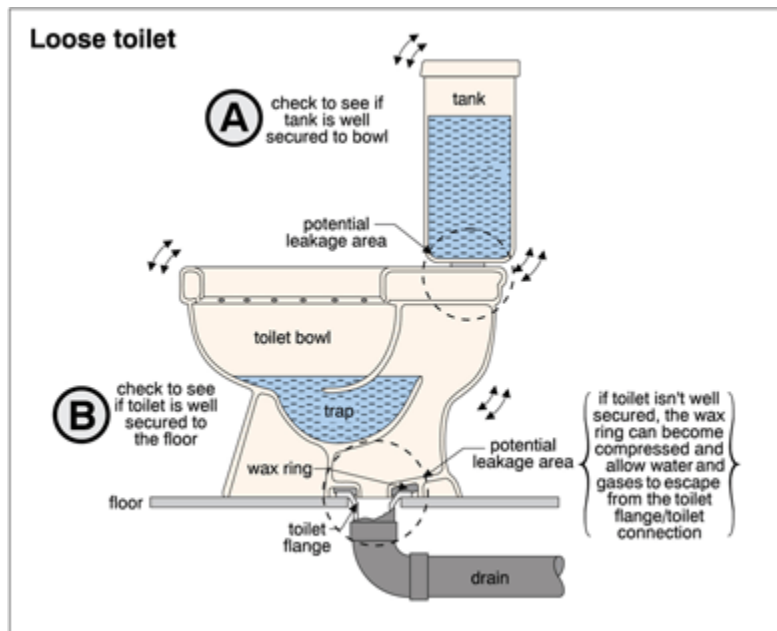
FIXTURES AND FAUCETS \ Toilet

Condition: • [Loose](#)

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

Location: Hallway Bathroom

Task: Repair



[Click on image to enlarge.](#)



13. Loose

Condition: • [Loose](#)

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

Location: Master Bathroom

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Task: Repair



14. Loose

FIXTURES AND FAUCETS \ Bathtub

Condition: • Overflow cap missing

Location: Hallway Bathroom

Task: Replace



15. Overflow cap missing

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Interior

APPLIANCES \ Range

Condition: • Knobs broken

Implication(s): System inoperative or difficult to operate

Location: Kitchen

Task: Replace



16. Knobs broken

Pool and Spa

ELECTRICAL \ Circulation pump timer

Condition: • No safety barrier

Implication(s): Shock hazard

Task: Safety Concern; Correct

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17. No safety barrier

DESCRIPTION OF REPORT

The report that follows includes a Description of the systems and components in the house as well as any Limitations that may have restricted our inspection. The most important part of the report is the Recommendations section. It is here that we identify any defects in the home and suggest improvements.

LIMITING FACTORS

The inspection is performed by a generalist, and in some cases, we will recommend specialists to further investigate conditions that we have identified. This is very similar to the doctor who is a general practitioner, identifying a physical condition and recommending further testing by a specialist.

Home inspectors have a limited amount of time on site. Market conditions and inspection fees dictate that inspections typically run about three hours. As a result, there will be things that are not picked up by inspectors. We ask that you understand and accept this. The inspection provides great value, and adds considerably to your understanding of the home. But it is not an insurance policy with a one-time only premium, no exclusions, no deductible and no limits.

A home inspection does not include an examination for pests, rot or wood destroying insects. There are specialists available who can provide these services.

Please read the report carefully, and feel free to ask any questions that you may have of the inspector. Again, we will remind you that a home inspection addresses visually accessible components of the home, and does not include destructive testing. We will operate mechanical systems with normal homeowner controls. Where there are many systems of a similar type and a home, we inspect a representative sample.

As you read the report, we encourage you to contact us with any questions about the report or the home.

[Home Improvement - ballpark costs](#)

ROOFING

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Description

Sloped roofing material: • [Concrete tile](#)

Limitations

Inspection performed: • By walking on roof

Recommendations

General

1. • No roofing recommendations needed

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Description

General: • Front view



18. Front view

Lot slope: • [Away from building](#)

Wall surfaces: • Brick • Rock

Wall surfaces: • [Stucco/EIFS](#)

Soffit and fascia: • Wood Fascia and Stucco Eaves

Driveway: • Concrete

Walkway: • Concrete

Fence: • Cinder Block

Limitations

General: • Sprinklers not tested as a part of the inspection

Exterior inspected from: • Ground level

Recommendations

WALLS \ Soffits and fascia

2. Condition: • Chipping or peeling paint

Location: Various locations

Task: Scrape and Repaint

EXTERIOR

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19. Chipping or peeling paint



20. Chipping or peeling paint

3. Condition: • [Damage](#)

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

Location: Front of the house on the south side

Task: Replace



21. Damage

EXTERIOR GLASS \ Storms and screens

4. Condition: • Window screens missing

Seller states they are in the garage

Location: Various Living Room

Task: Noted

EXTERIOR

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LANDSCAPING \ General

5. Condition: • Vines on building

Task: Noted

STRUCTURE

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Description

General: • Permits were not checked as a part of this inspection

Configuration: • [Slab-on-grade](#)

Foundation material: • [Poured concrete](#)

Floor construction: • [Concrete](#)

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

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

Limitations

Attic/roof space: • Inspected by entering the attic

Recommendations

General

6. • No Structure recommendations needed

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Description

Service entrance cable and location: • [Underground - not visible](#)

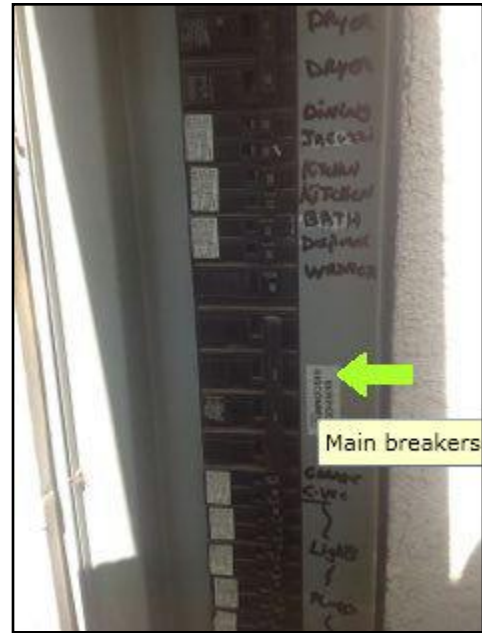
Service size: • [200 Amps \(240 Volts\)](#)

Main disconnect/service box type and location:

• [Breakers -exterior wall](#)



22. Breakers -exterior wall



23. Breakers -exterior wall

System grounding material and type: • Pipe

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

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

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI): • GFCI - Pool Equipment

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI): • [GFCI - bathroom](#) • [GFCI - outside](#) • [GFCI - garage](#) • GFCI - kitchen • [AFCI - panel](#)

Smoke detectors: • Present but not tested

Carbon monoxide (CO) detectors: • Present but not tested

Limitations

Inspection limited/prevented by: • Insulation in the attic

System ground: • Quality of ground not determined

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

Recommendations

SERVICE BOX, GROUNDING AND PANEL \ Distribution panel

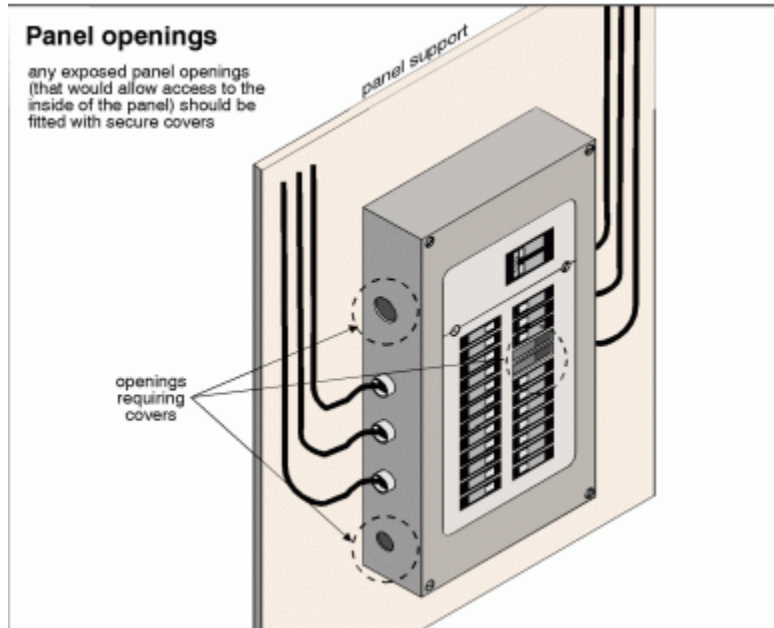
7. Condition: • [Openings in panel](#)

Breaker blanks needed

Implication(s): Electric shock | Fire hazard

Location: Sub panel on North fence

Task: Safety Concern; Correct



[Click on image to enlarge.](#)



24. Openings in panel

SERVICE BOX, GROUNDING AND PANEL \ Panel wires

8. Condition: • [Abandoned wires in panel](#)

Cap and tape abandoned wires

Implication(s): Electric shock

Task: Safety Concern; Correct



25. Abandoned wires in panel

DISTRIBUTION SYSTEM \ Wiring - installation

9. Condition: • [Extension cord used as permanent wiring](#)

Implication(s): Electric shock | Fire hazard

Location: Garage

Task: Repair or replace



26. Extension cord used as permanent wiring

DISTRIBUTION SYSTEM \ Lights

10. **Condition:** • Light functioned but fan did not

Location: Bedroom

Task: Repair or replace



27. Light functioned but fan did not

DISTRIBUTION SYSTEM \ Carbon monoxide (CO) detectors

11. **Condition:** • Carbon Monoxide detector needed per code

Location: On the Master Bedroom side

ELECTRICAL

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Task: Safety Concern; Correct

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Description

Fuel/energy source: • [Gas](#)

System type: • [Furnace](#)

Furnace manufacturer:

• Payne



28. Payne

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

Approximate capacity: • [110,000 BTU/hr](#)

Approximate age: • [11 years](#)

Main fuel shut off at: • Unit

Supply temperature: • 115°

Return temperature: • 80°

Fireplace:

• [Gas fireplace](#)

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29. Gas fireplace

Limitations

Fireplace/wood stove: • Fireplace was not tested

Recommendations

General

12. • Service Annually

FIREPLACE \ Firebox

13. **Condition:** • Firebox not sealed

Location: Living Room

Task: Safety Concern; Correct

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30. Firebox not sealed

FIREPLACE \ Gas fireplace

14. Condition: • [Damper in existing fireplace not fixed open](#)

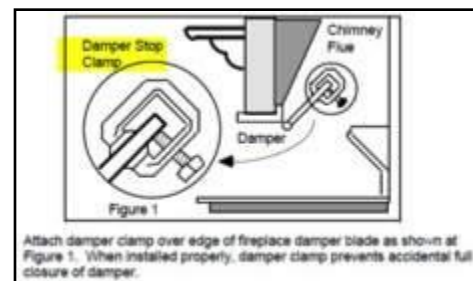
A safety clip on the damper is a requirement to prevent the damper from closing completely. If the gas gets turned on accidentally and the damper is closed completely the gas will enter the home. The safety clip will allow the gas to go up the chimney.

Implication(s): Hazardous combustion products entering home

Task: Safety Concern; Correct



31. Damper in existing fireplace not fixed open



32. Damper stop needed

COOLING & HEAT PUMP

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Description

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

Manufacturer:

• Payne



33. Payne

Cooling capacity: • [5 Tons](#)

Supply temperature: • 50°

Return temperature: • 68

Limitations

Inspection limited/prevented by: • System functioned but cool outdoor temperatures may have skewed testing the efficiency

Recommendations

General

15. • Change filter monthly and Service Annually

INSULATION AND VENTILATION

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Attic/roof insulation material: • Loose Fill

Attic/roof insulation amount/value: • R-38

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

Limitations

Attic inspection performed: • By entering attic

Recommendations

General

16. • No Insulation recommendations needed

PLUMBING

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Water supply source: • Public

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

Supply piping in building: • [Copper](#)

Main water shut off valve at the:

• North



34. North

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

Water heater type: • FVIR (Flammable Vapor Ignition Resistant) system

Water heater exhaust venting method: • Natural draft

Water heater manufacturer:

• Bradford White

PLUMBING

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35. Bradford White

Tank capacity: • 50 gallons

Waste disposal system: • [Public](#)

Waste piping in building: • [Plastic](#)

Gas piping: • Steel

Main fuel shut off valve at the:

- Gas meter



36. Gas meter

Recommendations

WATER HEATER \ Temperature/pressure relief valve

17. Condition: • Improper material used for TPR discharge pipe

Task: Safety Concern; Recommend Upgrade to current standards



37. Improper material used for TPR discharge pipe

FIXTURES AND FAUCETS \ Basin, sink and laundry tub

18. Condition: • Caulking needed

Location: Hallway Bathroom

Task: Re-seal and Maintain



38. Caulking needed

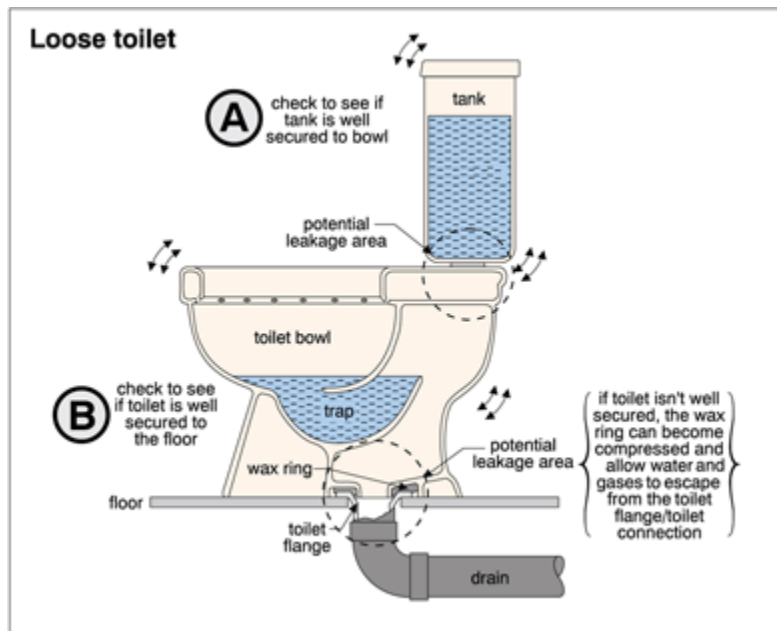
FIXTURES AND FAUCETS \ Toilet

19. Condition: • [Loose](#)

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

Location: Hallway Bathroom

Task: Repair



[Click on image to enlarge.](#)



39. Loose

20. Condition: • [Loose](#)

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

Location: Master Bathroom

PLUMBING

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Task: Repair



40. Loose

FIXTURES AND FAUCETS \ Bathtub

21. Condition: • Overflow cap missing

Location: Hallway Bathroom

Task: Replace



41. Overflow cap missing

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

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

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

Glazing: • [Double](#)

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

Oven fuel: • Electricity

Range fuel: • Gas

Laundry facilities: • Exhaust fan

Laundry facilities: • Hot/cold water supply • Vented to outside • 120-Volt outlet • 240-Volt outlet • Waste standpipe • Gas piping

Bathroom ventilation: • Window

Bathroom ventilation: • Exhaust fan

Inventory Air Conditioner: • Payne



42. Payne

Inventory Cooktop:

• Kenmore

INTERIOR

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43. Kenmore



44. Kenmore

Inventory Garbage disposal:

- In-sink-erator (ISE)



45. In-sink-erator (ISE)



46. In-sink-erator (ISE)

Inventory Dishwasher:

- Kenmore

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47. Kenmore

Inventory Furnace: • Payne



48. Payne

Inventory Microwave:

• Kenmore

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49. Kenmore



50. Kenmore

Inventory Wall Oven:

- Kenmore

Model number: 911.47759200 Serial number: 3g667990q



51. Kenmore

Inventory Water Heater:

- Bradford White



52. Bradford White

Limitations

Not included as part of a building inspection: • Security System

Not included as part of a building inspection: • Cosmetic issues

Recommendations

APPLIANCES \ Range

22. Condition: • Knobs broken

Implication(s): System inoperative or difficult to operate

Location: Kitchen

Task: Replace

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53. Knobs broken

POOL AND SPA

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Description

Pool / Spa type:

- Below ground



54. Below ground

Interior Finish Materials: • Plaster / Gunite

Cleaning Systems: • Pool Sweep

Water filter:

- Sand filter



55. Sand filter

Pumps:

- Circulation

POOL AND SPA

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56. Circulation

Child-safe barriers: • Fencing with self-closing/self-latching gates

Electrical - breaker location: • At equipment

Recommendations

ELECTRICAL \ Circulation pump timer

23. Condition: • No safety barrier

Implication(s): Shock hazard

Task: Safety Concern; Correct

POOL AND SPA

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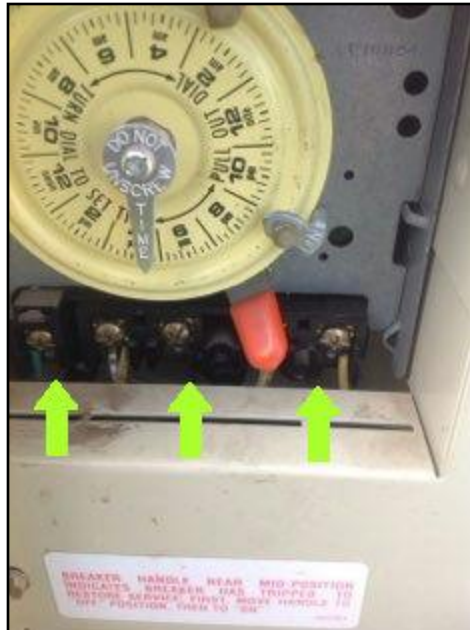
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57. No safety barrier

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Description

Weather: • Partly cloudy

Approximate temperature: • 72°

Attendees: • Buyer • Seller

Access to home provided by: • Lockbox

Occupancy: • The home was occupied at the time of the inspection.

Utilities: • All utilities were on during the inspection.

Approximate inspection Start time: • The inspection started at 10:00 a.m.

Approximate inspection End time: • The inspection ended at 1:00 p.m.

Number of bedrooms: • Four

Number of bathrooms: • Two

END OF REPORT

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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