

# Your Inspection Report

15940 Sample Street  
Your City, CA

**PREPARED FOR:**  
YOUR NAME

**INSPECTION DATE:**  
Wednesday, September 5, 2012

**PREPARED BY:**  
Jorel N. Keefauver



Santa Cruz Property Inspections

Santa Cruz Property Inspections  
3401 Roland Drive  
Santa Cruz, CA 95062

(831) 247-5641

[www.lawrenceinspections.com](http://www.lawrenceinspections.com)  
[jorel@sczinspect.com](mailto:jorel@sczinspect.com)





# INVOICE

May 3, 2020

Client: Your Name

Report No. 1015, v.8  
For inspection at:  
15940 Sample Street  
Your City, CA

on: Wednesday, September 5, 2012

Property Inspection	\$475.00
---------------------	----------

Total	<u>\$475.00</u>
-------	-----------------

PAID IN FULL - THANK YOU!

Santa Cruz Property Inspections  
3401 Roland Drive  
Santa Cruz, CA 95062  
(831) 247-5641  
[www.lawrenceinspections.com](http://www.lawrenceinspections.com)  
[jorel@sczinspect.com](mailto:jorel@sczinspect.com)

# AGREEMENT

15940 Sample Street, Your City, CA September 5, 2012

Report No. 1015, v.8

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

## PARTIES TO THE AGREEMENT

### Company

Santa Cruz Property Inspections  
3401 Roland Drive  
Santa Cruz, CA 95062

### Client

Your Name

This is an agreement between Your Name and Santa Cruz Property Inspections.

## THIS IS A LEGALLY BINDING CONTRACT - PLEASE READ IT CAREFULLY

1. The Client understands and agrees that this Agreement is a part of the Inspection Report and acceptance of or payment for the Inspection Report by the Client will confirm this agreement, even if Client was not present at the inspection and/or has not signed this agreement.
2. The Client understands that this report and any information therein is intended for the sole use of the Client and shall not substitute for, replace or be used in lieu of any required Transfer Disclosure Statements and shall not be disclosed to any person or persons other than the parties to the transaction for which this Inspection report was ordered.
3. Nothing in the Inspection Report, and no opinion of the Inspector, shall be construed as advice to the Client to purchase, or not to purchase, the property.
4. The Visual Inspection Service is performed in accordance with the Standards of Practice as published by the National Association of Certified Home Inspectors (NACHI) and according to these standards, is intended to provide the Client with information regarding the condition of the systems and components of the home as inspected at the time of the home inspection. The specific systems and components of a building to be inspected are listed in these Standards of Practice. Any area which is not exposed to view, is concealed, or is inaccessible because of soil, walls or wall coverings, floors or floor coverings, ceilings, furnishings or any other thing, is NOT included in this inspection. Client agrees to assume all the risk for all conditions which are concealed from view at the time of the inspection.
5. The following are NOT included in the inspection:
  - Recalls or Callbacks of any kind and from any source
  - Latent or concealed defects
  - Environmental hazards or conditions, including, but not limited to, all fungi, toxic, reactive, combustible or corrosive contaminants, wildfire, odors, noise, flood potential, electromagnetic fields, underground storage tanks, asbestos, radon gas, lead paint, urea formaldehyde, PCB's, water or air quality, the proximity to toxic waste sites, or other environmental or health hazards
  - Structural, geological, soil or hydrological stability, survey, engineering, analysis or testing
  - Permit research or validation, code, installation or zoning violations
  - The examination of conditions related to animals, rodents, insects, wood destroying insects, organisms, or the damage caused thereby
  - Radio controlled devices or low-voltage systems or relays
  - Security or intercom systems
  - Elevators, lifts or dumbwaiters
  - Thermostatic, time clock or photoelectric controls
  - Water softener or purifier systems
  - Furnace heat exchangers, solar heating systems and freestanding appliances
  - Window coverings
  - The examination or operation of any sewage disposal system or component including, but not limited to, septic tanks, cesspools, and/or any underground system or portion thereof, or ejector pumps for rain or waste
  - Landscape or farm irrigation systems

# AGREEMENT

15940 Sample Street, Your City, CA September 5, 2012

Report No. 1015, v.8

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

The condition and/or irrigation of trees, shrubs or vegetation of any kind

Any item which is hidden from view or impractical to test

Any system or component not listed in the Standards of Practice of the Nation Association of Certified Home Inspectors as an observation requirement

Any system or component, condition, or application noted in the report as not inspected, not determined, or not reported on

6. It is agreed that pool(s) and/or spa(s) will be observed for an additional fee. The following sets forth the limitations of the pool and/or spa observation:

Without disassembly the inspector will observe the enclosure and/or related gates, alarms, the hardscaping and drainage related to the inspected pool or spa, the condition of visible portions of systems, structures, or components, the normally necessary and present equipment such as lights, pumps, heaters, filters, and related mechanical and electrical connections.

The inspector will report on any conditions limiting or otherwise inhibiting the inspection.

The inspector is not required to determine structural integrity or leakage of any kind, evaluate thermostat(s) or their calibration, heating elements, chemical dispensers, water chemistry or conditioning devices, low voltage or computer controls, timers, sweeps or cleaners, pool or spa covers and related components.

The inspector does not operate or evaluate filter backwash systems.

Unless agreed upon, the inspector is not required to examine any above-ground, movable, freestanding or otherwise non-permanently installed pool or spa, or self-contained equipment or to come into contact with pool or spa water to examine the system, structure, or components or to determine adequacy of spa jet water force or bubble effect.

7. The report is the professional opinion of the Inspector, based on the accessibility of the certain fixed components surveyed. Without dismantling parts of the building and/or its components, and without full use of all utilities, the Inspector may extrapolate conclusions which cannot be confirmed during the inspection.

8. The Inspection Company does not offer any warranty or insurance for the Client or any other person in connection with the Inspection Report. THERE IS NO WARRANTY, EXPRESSED OR IMPLIED, OF THE INSPECTION SERVICE OR INSPECTION REPORT.

9. The Client agrees to submit to the Inspection Company, in written form, any claims or complaints prior to taking any action thereupon. Any legal action or proceeding of any kind, whether sounding in tort or contract, against the Inspector/Inspection Company or its officers, agents, or employees, must be brought within one (1) year from the date of the inspection or will be deemed waived and forever barred.

10. Any dispute, controversy, interpretation or claim including claims for, but not limited to, breach of contract, any form of negligence, fraud or misrepresentation arising out of, from or related to, this contract or arising out of, from or related to the inspection or inspection report shall be submitted to final and binding arbitration under the Rules and Procedures of the Expedited Arbitration of Home Inspection Disputes of Construction Arbitration Services, Inc. The decision of the Arbitrator appointed thereunder shall be final and binding and judgement of the Award may be entered in any Court of competent jurisdiction.

11. To the extent allowed by law, it is understood and agreed by and between the parties hereto that the Inspector/Inspection Company is not an insurer, that the payment for the subject inspection is based solely on the value of the service provided by the Inspector/Inspection Company in the performance of its limited visual inspection and production of a written inspection report as described herein, that it is impracticable and extremely difficult to fix the actual damages, if any, which may result from a failure to perform such services, and a resulting loss that the Inspector/Inspection Company's and its officers,' agents,' or employees' liability hereunder shall be limited and fixed in an amount equal to one hundred fifty percent (150%) of the inspection fee, as liquidated damages, and not as penalty, and this liability shall be exclusive.

# AGREEMENT

15940 Sample Street, Your City, CA    September 5, 2012

Report No. 1015, v.8

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

I, Your Name (Signature)\_\_\_\_\_, (Date)\_\_\_\_\_, have read, understood and  
accepted the terms of this agreement.

# SUMMARY

15940 Sample Street, Your City, CA September 5, 2012

Report No. 1015, v.8

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

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

## PLEASE READ THE ENTIRE DOCUMENT

This inspection is NOT A CODE COMPLIANCE inspection. Nothing in this report should be construed as advice to the client or other parties to purchase, or not to purchase, the property. The Visual Inspection Service provides no guarantees that all problems or adverse conditions will be found in and around the property. Neither the inspection company or inspector assumes responsibility for defects or adverse conditions discovered after the inspection. Photos published in this report may not depict all areas of damage. Please visit all links included.

### [Priority Maintenance Items](#)

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 inspection represents the visual condition of the home on the date of the inspection. Problems may and do sometimes occur between the date of the inspection and the occupancy of the home. A thorough walk through prior to title transfer is your best protection to unexpected surprises. The purchase of a home warranty is also recommended.

### [Home Improvement - ballpark costs](#)

# ROOFING

15940 Sample Street, Your City, CA September 5, 2012

Report No. 1015, v.8

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

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

## Description

**General:** • PLEASE NOTE: We would like to remind you that a property inspection is general in nature and does not address specific areas of expertise. An inspector cannot confirm the cause of defects, or make recommendations on any course of remedial action. It is always recommended that a qualified licensed specialist/contractor is consulted regarding specific issues of concern

**Sloped roofing material:** • [Clay tile](#)

## Limitations

**General:** • Roof access is at the sole discretion of the inspector. Work safety and potential material damage are the governing factors

**Roof inspection limited/prevented by:** • Fragile surface

**Inspection performed:** • From the ground

## Recommendations

### RECOMMENDATIONS \ Overview

**1. Condition:** • The primary function of the roof system is to protect against and manage the weather elements, thereby protecting the interior and structural components of the building. Because of the important functions this system provides, its condition should be assessed regularly and maintenance provided where/as necessary. Failure to provide consistent professional style maintenance will reduce the life expectancy and may cause the roof to leak prematurely. The component of roofs that are most vulnerable to early deterioration is the area around flashings (chimneys, plumbing stacks, the intersection of two or more roof slopes and skylights.) It is not uncommon for these areas to develop a leak well before the rest of the roof material has aged significantly. Also, because these areas are frequently made of metal they can be more susceptible than the rest of the roof coverings to damage from wind and temperature differences resulting in expansion and contraction. So while the flashing may have appeared fine on the day of the inspection and the roof may be relatively young in age, the flashings should be monitored on a regular basis (at least semi-annually) to detect any changes in condition that may indicate that repair is necessary. Leaks left unattended can cause serious damage to other systems and components of the building

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

**2. Condition:** • Debris present on roof

**Implication(s):** Material deterioration

**Location:** Various

**Task:** Improve

# ROOFING

15940 Sample Street, Your City, CA September 5, 2012

Report No. 1015, v.8

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

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR



1. Debris present on roof



# EXTERIOR

15940 Sample Street, Your City, CA September 5, 2012

Report No. 1015, v.8

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

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

## Description

**Gutter & downspout material:** • Metal

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

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

**Lot slope:** • [Away from building](#)

**Wall surfaces and trim:** • [Stucco](#)

**Wall surfaces - masonry:** • [Brick](#)

**Driveway:** • Concrete

**Walkway:** • Concrete

**Exterior steps:** • Concrete

**Fence:** • Wood • Metal

**Garage:** • Automatic opener • Sectional • Metal • Obstruction sensor

## Limitations

**Inspection limited/prevented by:** • Car/storage in garage • Vines/shrubs/trees against wall

**Upper floors inspected from:** • Ground level

**Exterior inspected from:** • Ground level

## Recommendations

### RECOMMENDATIONS \ General

**3. Condition:** • Preventing Leakage - Ongoing maintenance is required for caulking on all doors, windows, siding, trim and wall penetrations such as furnace vents, hose bibs, air conditioning lines etc. It is recommended that the caulking is inspected annually for deterioration and replaced as required

**Implication(s):** Chance of water damage to contents, finishes and/or structure, Chance of pests entering building, Material deterioration

**Location:** Throughout

**Task:** Improve & Monitor

### ROOF DRAINAGE \ Gutters

**4. Condition:** • Gutters need cleaning. There is debris build up in the gutters at this time. The inspector recommends cleaning the gutters for preventive maintenance considerations. Debris can clog the gutters, down spouts, and/or drain system if not removed on a regular basis. Removal of the debris may reveal conditions that could not be viewed. Cleaning the gutters on an annual basis is recommended for proper care and maintenance of the gutter system

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

**Location:** Various

**Task:** Improve & Monitor

### ROOF DRAINAGE \ Downspouts

**5. Condition:** • Discharge below grade

An underground downspout discharge system is apparent. The inspector cannot determine the condition of underground

# EXTERIOR

15940 Sample Street, Your City, CA September 5, 2012

Report No. 1015, v.8

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

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

drains. Further study advised

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

**Location:** Various

**Task:** Monitor and improve if and when necessary

## WALLS \ EIFS (Exterior Insulation and Finishing System) and Stucco

**6. Condition:** • Cracked and/or damaged. Any cracks or damage may allow water to enter the wall cavity which may cause fungal growth (mold) or wood deterioration. The inspector cannot determine the condition behind the wall covering. Further study advised

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

**Location:** Various

**Task:** Improve & Monitor



2. Cracked



3. Cracked

## LANDSCAPING \ General notes

**7. Condition:** • [Trees or shrubs too close to building](#)

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

**Location:** Rear

**Task:** Improve & Monitor

# EXTERIOR

15940 Sample Street, Your City, CA September 5, 2012

Report No. 1015, v.8

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

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

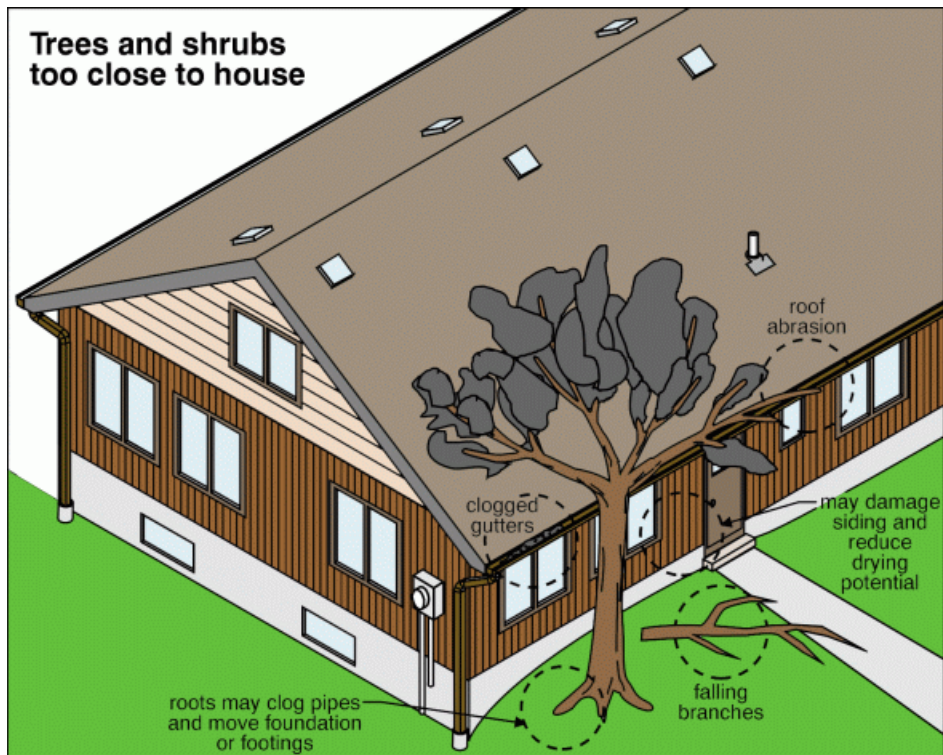
HEATING

COOLING

INSULATION

PLUMBING

INTERIOR



4. Trees or shrubs too close to building

## LANDSCAPING \ Walkway

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

Implication(s): Physical injury

Location: Right Side

Task: Improve

# EXTERIOR

15940 Sample Street, Your City, CA September 5, 2012

Report No. 1015, v.8

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

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR



5. Uneven (trip hazard)

**9. Condition:** • Cracked or damaged surfaces

**Implication(s):** Material deterioration, Trip or fall hazard

**Location:** Various

**Task:** Improve & Monitor



6. Cracked or damaged surfaces

## LANDSCAPING \ Fence

**10. Condition:** • Gate - adjustment needed

**Implication(s):** Reduced operability

**Location:** Right Side

**Task:** Improve



# EXTERIOR

15940 Sample Street, Your City, CA September 5, 2012

Report No. 1015, v.8

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

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR



7. Gate - adjustment needed

## IRRIGATION/SPRINKLER SYSTEM \ Observations

**11. Condition:** • Leak. These system are not fully evaluated by this company. Further study advised

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

**Location:** Exterior

**Task:** Improve & Monitor



8. Leak

# STRUCTURE

15940 Sample Street, Your City, CA    September 5, 2012

Report No. 1015, v.8

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

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

## Description

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

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

**Floor construction:** • Not visible

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

**Roof and ceiling framing:** • [Trusses](#) • [Plywood sheathing](#)

## Limitations

**Inspection limited/prevented by:** • The majority of wall, ceiling, floor framing members are not visible and their condition cannot be verified

**Attic/roof space:** • Access location- Second floor • Inspected from access opening

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

## Description

**Service entrance cable and location:** • Underground

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

**Main disconnect/service box type and location:** • Breakers-Left side of the building

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

## Limitations

**General:** • Low voltage systems such as cable / phone / internet are not evaluated • Many of the components that make up an electrical system are concealed in wall cavities, conduits, chases, junction boxes etc. No commentary will be provided on concealed items

**Inspection limited/prevented by:**

- Restricted access

The main service panel was locked at the time of inspection. Further study is advised.



9. Restricted access

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

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

## Recommendations

### RECOMMENDATIONS \ General

**12. Condition:** • Ground Fault Circuit Interrupters (GFCI): GFCI protection is recommended for any electrical outlet located at the exterior, bathrooms, kitchens, laundry areas, garages, unfinished basements, crawl spaces and/or within 5' of any water source. These safety devices should be tested regularly in accordance with the manufacturer's specifications. The inspector does not determine if areas are protected up/downstream by outlets hidden from view

**Implication(s):** Potential safety hazard

**Location:** Throughout

**Task:** Improve & Monitor



10. No GFCI apparent-Exterior



11. No GFCI apparent-Bathroom

## SERVICE BOX, GROUNDING AND PANEL \ Service box

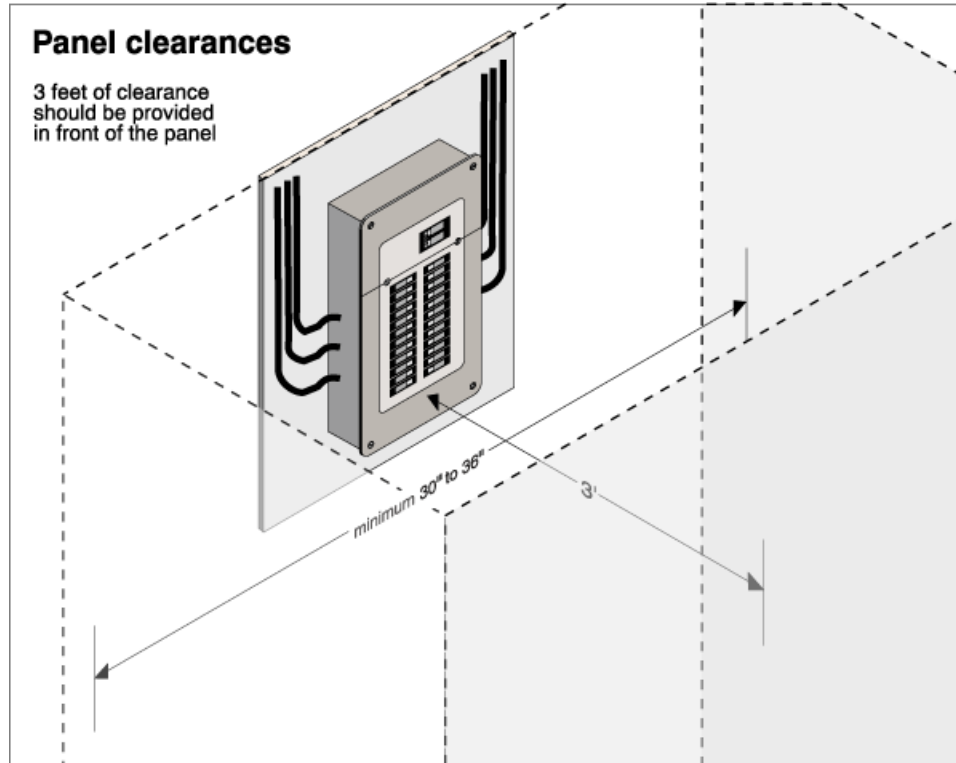
### 13. Condition: • [Poor access](#)

Recommended cutting back plants/shrubs to provide adequate access

**Implication(s):** Difficult to service

**Location:** Front

**Task:** Improve





# ELECTRICAL

15940 Sample Street, Your City, CA September 5, 2012

Report No. 1015, v.8

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

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR



12. *Poor access*

# HEATING

15940 Sample Street, Your City, CA September 5, 2012

Report No. 1015, v.8

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

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

## Description

**General:** • Thermostat location- Hallway- Recommend keeping thermostats calibrated and current for maximum efficiency

**System type:** • Central furnace

**Fuel/energy source:** • [Gas](#)

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

**Main fuel shut off at:** • Meter

**Fireplace/stove:** • [Wood-burning fireplace](#)

**Chimney/vent:** • [Metal](#)

## Limitations

**General:** • Concealed heater components-Many of the components that make up a heating system are concealed in cabinet, floor, wall and ceiling chases. No commentary will be offered on concealed components

**Inspection prevented/limited by:** • Chimney interiors and flues are not inspected

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

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

## Recommendations

### GAS FURNACE \ Ducts, registers and grilles

**14. Condition:** • Duct cleaning and furnace filter replacement recommended

**Implication(s):** Reduced efficiency, Potential health risk

**Task:** Improve & Monitor

### CHIMNEY AND VENT \ Inspect/sweep chimney

**15. Condition:** • Inspect/Clean chimney. Wood burning equipment requires regular maintenance and cleaning for safety. It is strongly recommended to have the chimney, fireplace / wood stove inspected by a certified technician prior to first use and serviced annually thereafter

**Implication(s):** Increased fire risk

**Task:** Improve & Monitor

# COOLING & HEAT PUMP

15940 Sample Street, Your City, CA    September 5, 2012

Report No. 1015, v.8

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

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

## Description

**Air conditioning type:** • [Gas chiller](#)

## Limitations

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

# INSULATION AND VENTILATION

15940 Sample Street, Your City, CA September 5, 2012

Report No. 1015, v.8

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

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

## Description

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

Attic/roof insulation amount/value: • Not determined

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

Wall insulation material: • Not visible

## Recommendations

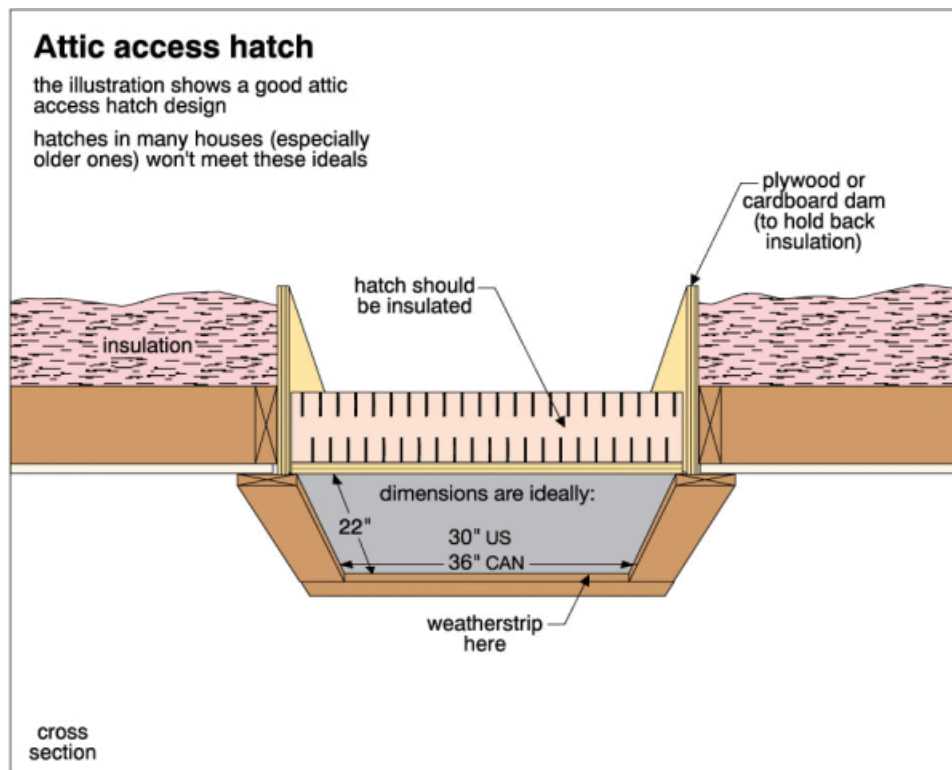
### ATTIC/ROOF \ Hatch/Door

16. Condition: • [Not insulated](#)

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

Location: Attic

Task: Improve



SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

## Description

**Water supply source:** • Public

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

**Main water shut off valve at the:** • Front of the building

**Water heater type:** • Tank

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

**Water heater tank capacity:** • 50 gallons

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

**Waste and vent piping in building:** • [Not visible](#)

**Gas piping:** • Steel

**Main fuel shut off valve at the:** • Exterior

## Limitations

**Items excluded from a building inspection:** • The inspector does not determine whether toilets or fixtures are low flow. Further study advised • Water treatment equipment • Irrigation / sprinkler systems • Water quality • Isolating/relief valves & main shut-off valve • Concealed plumbing • Tub/sink overflows • Water heater relief valves are not tested

## Recommendations

### RECOMMENDATIONS \ General

**17. Condition:** • Preventing Leakage - Ongoing maintenance is required for grout and caulking in showers, bathtub and sink areas. It is recommended that the grout and caulking is inspected annually for deterioration and repaired or replaced as required

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

**Location:** Throughout

**Task:** Improve & Monitor

### GAS SUPPLY \ Gas meter

**18. Condition:** • No wrench for gas meter shutoff valve: A wrench for the gas meter shutoff valve was not located in the vicinity of the gas meter as recommended in seismically active zones. Securing a properly sized wrench to the gas meter or nearby piping to provide a convenient means of shutoff in an emergency is suggested.

**Implication(s):** Potential safety hazard

**Location:** Front

**Task:** Improve



13. No wrench for gas meter shutoff valve

## FIXTURES AND FAUCETS \ Faucet

19. Condition: • [Shower diverter inoperative or defective](#)

Implication(s): Equipment failure

Location: Second Floor Bathroom

Task: Improve



14. Shower diverter inoperative or defective

20. Condition: • Shower head above window. This type of construction can allow moisture intrusion into the wall if this area is not properly sealed and maintained

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

Location: Bathroom

Task: Monitor



15. Shower head above window

## FIXTURES AND FAUCETS \ Basin, sink and laundry tub

21. **Condition:** • Dishwasher airgap leaks

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

**Location:** Kitchen

**Task:** Improve



16. Backflow prevention defective

## FIXTURES AND FAUCETS \ Bathtub

22. **Condition:** • Drain stop ineffective

**Location:** Second Floor Bathroom

**Task:** Improve

# PLUMBING

15940 Sample Street, Your City, CA September 5, 2012

Report No. 1015, v.8

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

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR



17. Drain stop ineffective



# INTERIOR

15940 Sample Street, Your City, CA September 5, 2012

Report No. 1015, v.8

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

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

## Description

**Major floor finishes:** • Wood (may be simulated) • [Carpet](#) • Tile

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

**Windows:** • [Sliders](#) • Vinyl

**Glazing:** • [Double](#)

**Exterior doors - type/material:** • Hinged • [Sliding glass](#) • [Wood](#)

**Appliances:** • Dishwasher • Waste disposal

**Laundry facilities:** • Hot/cold water supply • 240-Volt outlet

## Limitations

**Inspection limited/prevented by:** • Storage/furnishings • Storage in closets and cabinets / cupboards

**Not included as part of a building inspection:** • Vermin, including wood destroying organisms • Environmental issues including asbestos and/or mold

**Not included as part of a building inspection:** • Alarm operation is generally not tested by the inspector. Operation today does not guarantee operation tomorrow and it is extremely important that the smoke alarm and/or CO alarm properly operate at ALL times. You are advised to test the alarm immediately upon taking possession of the property and on a regular basis thereafter to ensure its operation. Smoke alarms must be installed at all bedroom entrance areas.

**Appliances:** • Appliances are not moved during an inspection • Washers and dryers are not inspected or tested. A drain pan is recommended under washing machine units. Further study advised

## Recommendations

### CEILINGS \ General notes

**23. Condition:** • Water stain(s) noted on interior surface This condition may indicate active roof leakage. Further study advised

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

**Location:** Garage

**Task:** Improve & Monitor

# INTERIOR

15940 Sample Street, Your City, CA September 5, 2012

Report No. 1015, v.8

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

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

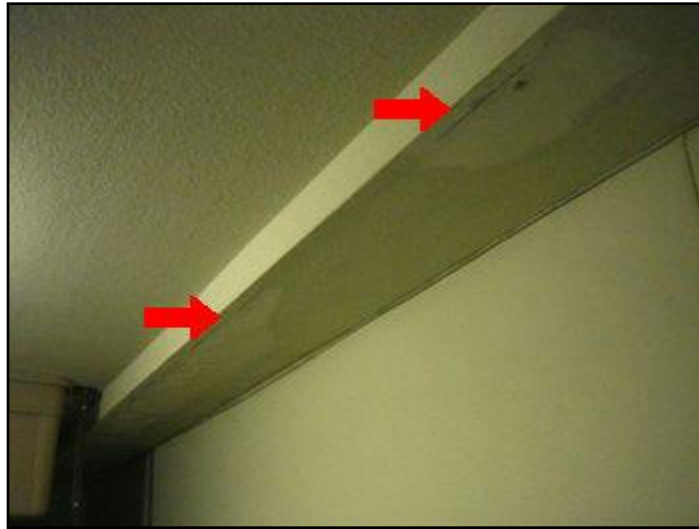
HEATING

COOLING

INSULATION

PLUMBING

INTERIOR



18. Water stain(s) noted

## FLOORS \ Carpet on floors

24. Condition: • Buckled

Implication(s): Trip hazard

Location: Various

Task: Improve



19. Buckled

25. Condition: • Stains

Implication(s): Material deterioration, Cosmetic defect

Location: Various

Task: Improve

## FLOORS \ Subflooring

26. Condition: • [Squeaks](#)

Implication(s): Noise nuisance

# INTERIOR

15940 Sample Street, Your City, CA September 5, 2012

Report No. 1015, v.8

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

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

**Location:** Throughout

**Task:** Improve

## WINDOWS \ Interior trim

### 27. Condition: • [Stained](#)

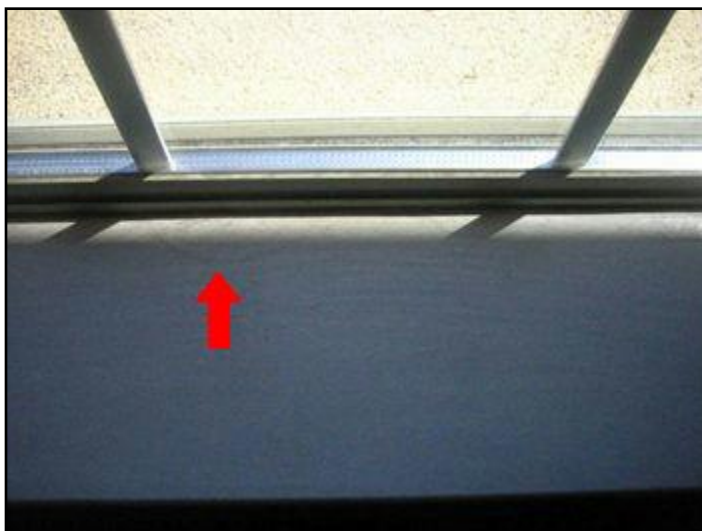
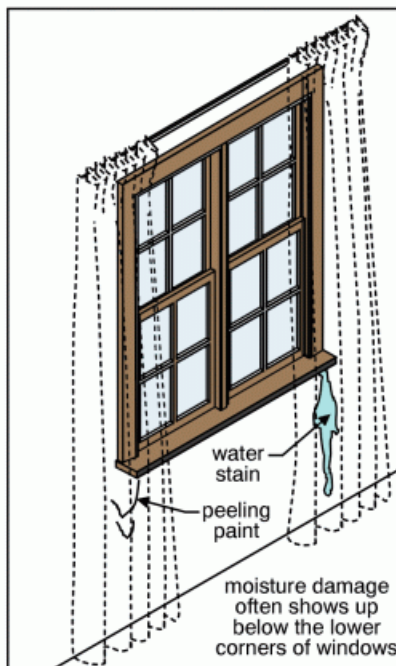
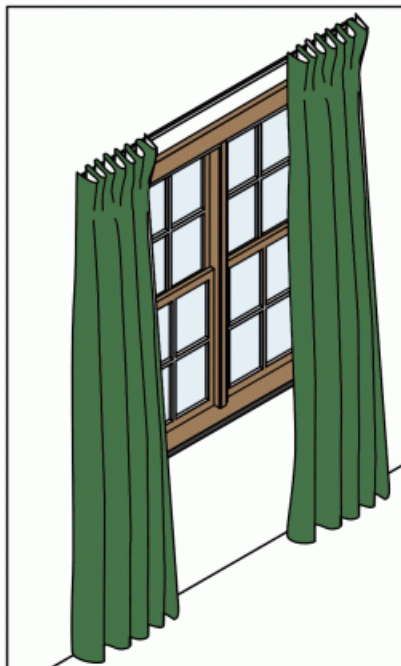
This condition may indicate active window leakage. Further study advised

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

**Location:** Second Floor Bedroom

**Task:** Improve & Monitor

### Look behind window treatments



20. Stained



21. Stained

## GARAGE \ Walls and ceilings

**28. Condition:** • Fire resistant wall or ceiling damaged / holed / not properly sealed / firestopped

**Implication(s):** Increased fire risk, Chance of hazardous combustion products entering living space

**Location:** Garage

**Task:** Improve



**22.** *Wall holed*

## GARAGE \ Door between garage and living space

**29. Condition:** • No self closer

**Implication(s):** Increased fire risk, Chance of hazardous combustion products entering living space

**Location:** Garage

**Task:** Improve



**23.** *No self closer*

## APPLIANCES \ Dryer

**30. Condition:** • It is recommended that dryer vents be cleaned annually from interior and exterior to prevent lint build up. Reducing / blocking air flow from dryer vents not only increases energy costs but increases the risk of dryer fires.

# INTERIOR

15940 Sample Street, Your City, CA    September 5, 2012

Report No. 1015, v.8

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

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

Ensuring there is adequate air flow will reduce the possibility of a dryer fire. Rigid vent piping is also recommended

**Implication(s):** Potential safety hazard

**Location:** Laundry Area

**Task:** Improve & Monitor

**END OF REPORT**