Your Inspection Report

15940 Sample Street
Your City, CA

PREPARED FOR:
YOUR NAME

INSPECTION DATE:
Wednesday, September 5, 2012

PREPARED BY:
Jorel N. Keefauver



Lawrence Real Estate Inspections
3401 Roland Drive
Santa Cruz, CA 95062

831.247.5641

www.lawrenceinspections.com
jorel@lawrenceinspections.com

" Providing Peace Of Mind Since 1992 "

INVOICE

November 27, 2018

Client: Your Name

Report No. 1015, v.6
For inspection at:
15940 Sample Street
Your City, CA

on: Wednesday, September 5, 2012

Property Inspection		$450.00
	Total	$450.00

PAID IN FULL - THANK YOU!

Lawrence Real Estate Inspections
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AGREEMENT

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

PARTIES TO THE AGREEMENT

Company
Lawrence Real Estate Inspections
3401 Roland Drive
Santa Cruz, CA 95062

Client
Your Name

Total Fee: $450.00

This is an agreement between Your Name and Lawrence Real Estate 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

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.

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

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

Description

General: • We would like to remind you that a home 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 specialist 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 is most vulnerable to early deterioration is the area around the 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 home.

SLOPED ROOFING \ Clay/concrete/fiber cement

2. Condition: • Debris present on roof
Implication(s): Material deterioration
Location: Various
Task: Improve



1. *Debris present on roof*

Description

Gutter & downspout material: • Metal

Gutter & downspout type: • Eave mounted

Gutter & downspout discharge: • Below grade • Above grade

Lot slope: • Away from building

Soffit (underside of eaves) and fascia (front edge of eaves): • Wood

Wall surfaces and trim: • Stucco/EIFS (Exterior Insulation and Finishing System or Synthetic 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

General

3. • 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

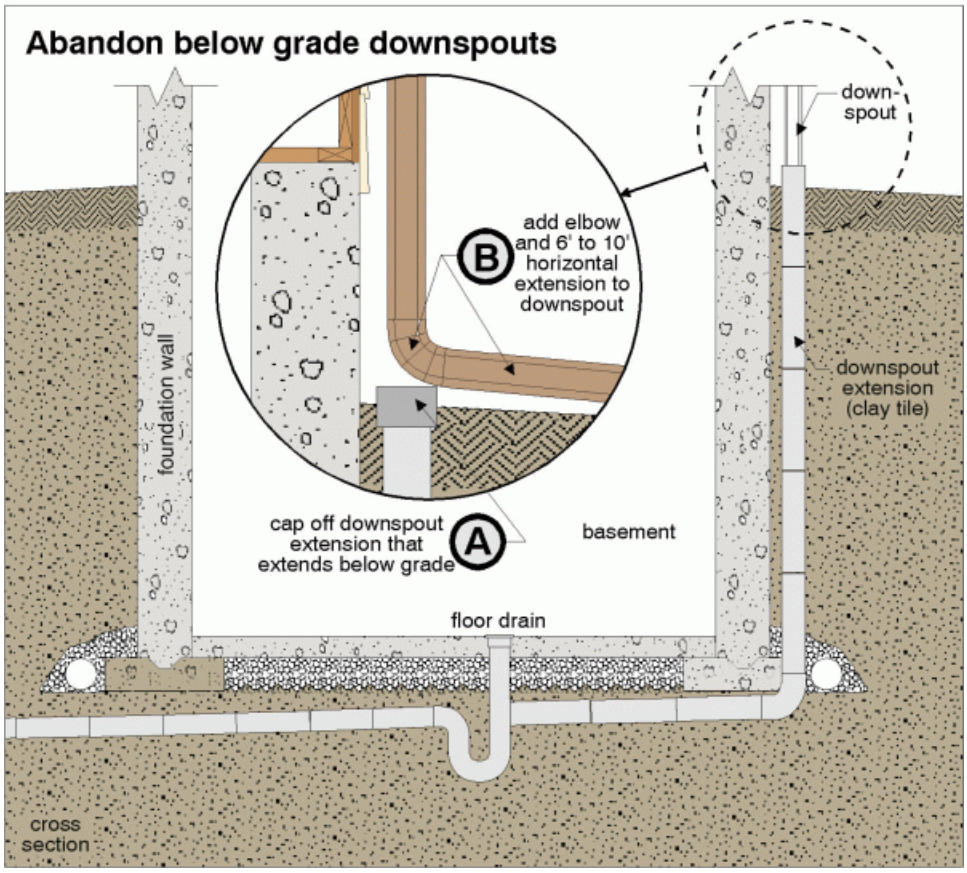
ROOF DRAINAGE \ Gutters

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 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*

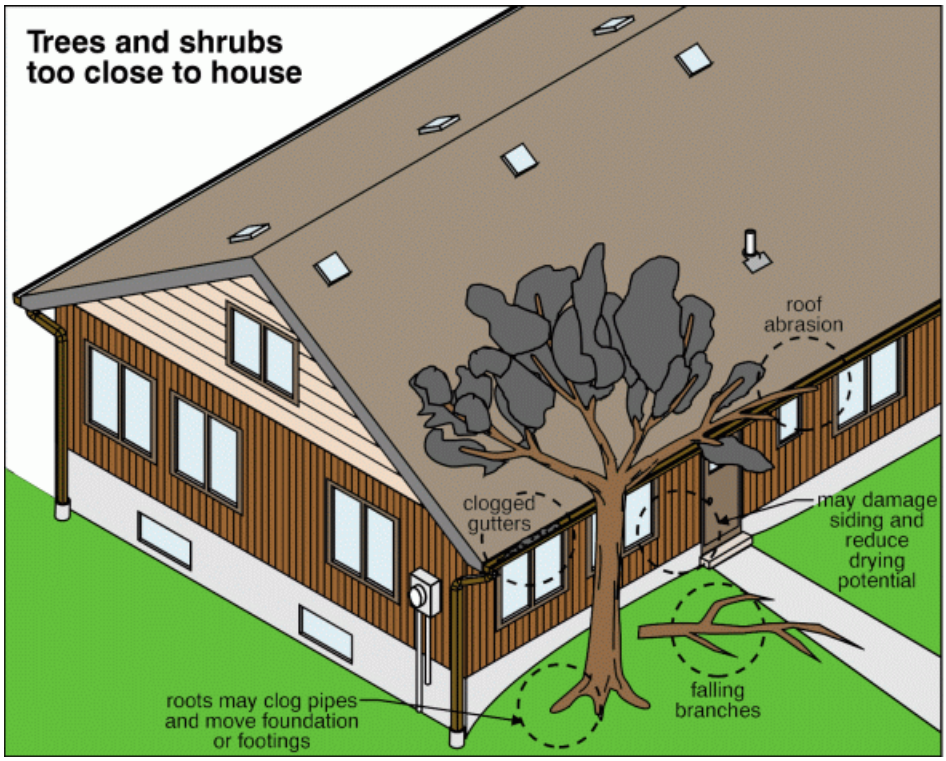
LANDSCAPING \ General

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

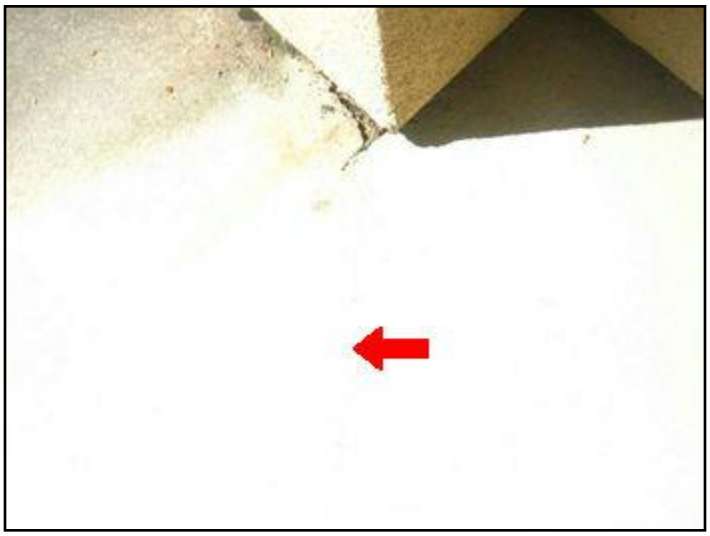




4. *Trees or shrubs too close to house*

LANDSCAPING \ Walkway

8. Condition: • Cracked or damaged surfaces
Implication(s): Material deterioration, Trip or fall hazard
Location: Various
Task: Improve & Monitor



5. *Cracked or damaged surfaces*

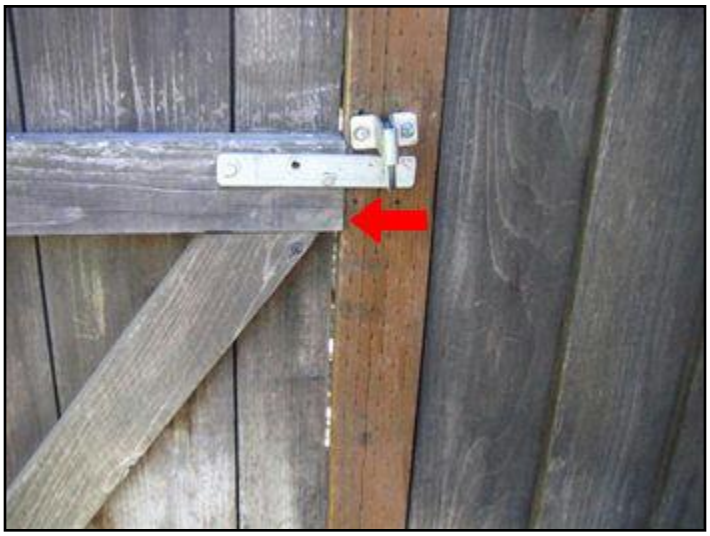
9. Condition: • Uneven (trip hazard)
Implication(s): Physical injury
Location: Right Side
Task: Improve



6. *Uneven (trip hazard)*

LANDSCAPING \ Fence

10. Condition: • Gate - adjustment needed
Implication(s): Reduced operability
Location: Right Side
Task: Improve



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*

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

Attic/roof space: • Inspected from access hatch

Description

Service entrance cable and location: • Underground - cable material not visible

Service size: • 100 Amps (240 Volts)

Main disconnect/service box rating: • 100 Amps

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

Limitations

General: • Low voltage components such as cable / phone / internet are not part of a home inspection.

General: • 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

General

12. • Ground Fault Circuit Interrupters (GFCI):

It is recommended that GFCI protection is installed for any electrical outlet located outside, in bathrooms or within 1.5m (5') of any sink, such as kitchens and laundry areas. These safety devices should be tested regularly in accordance with the manufacturer's specifications.

Implication(s): Potential safety hazard

Location: Exterior / Bathroom

Task: Upgrade



10. *No GFCI exterior*



11. *No GFCI bathroom*

SERVICE BOX, GROUNDING AND PANEL \ Service box

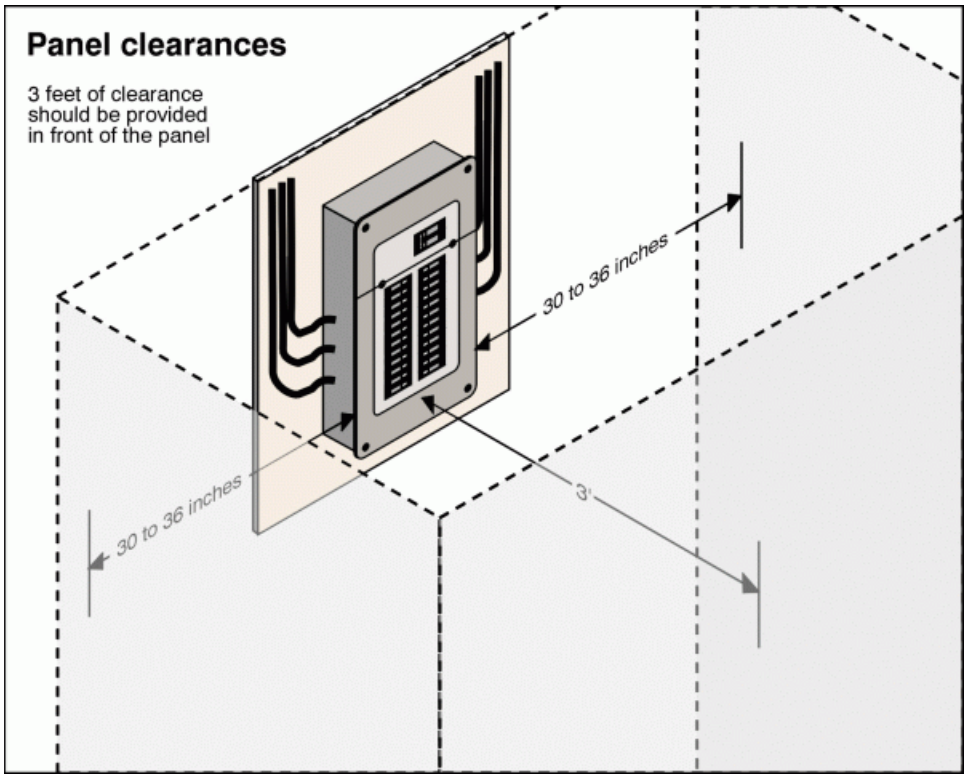
13. Condition: • Poor access

Shrubs prevent adequate clearance to the electrical panel. Further study advised

Implication(s): Difficult to service

Location: Front

Task: Improve





12. *Poor access*

Description

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

System type: • 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: • 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

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 recommended. Some ducting regardless of age may need to be cleaned due to various reasons. These may include damaged ducting, animal or rodent intrusion, construction debris etc. Persons that may have allergies to dust and animal dander, mold and other conditions not listed in this narrative. Suggest contacting a qualified duct cleaning firm for further assistance
Location: Throughout
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

Description

Air conditioning type: • Gas chiller

Limitations

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

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

Description

Attic/roof insulation material: • Glass fiber

Attic/roof insulation amount/value: • Not determined

Attic/roof air/vapor barrier: • Not determined

Attic/roof ventilation: • Soffit vent

Wall insulation material: • Not visible

Wall insulation amount/value: • Not determined

Floor above basement/crawlspace insulation material: • Not determined

Recommendations

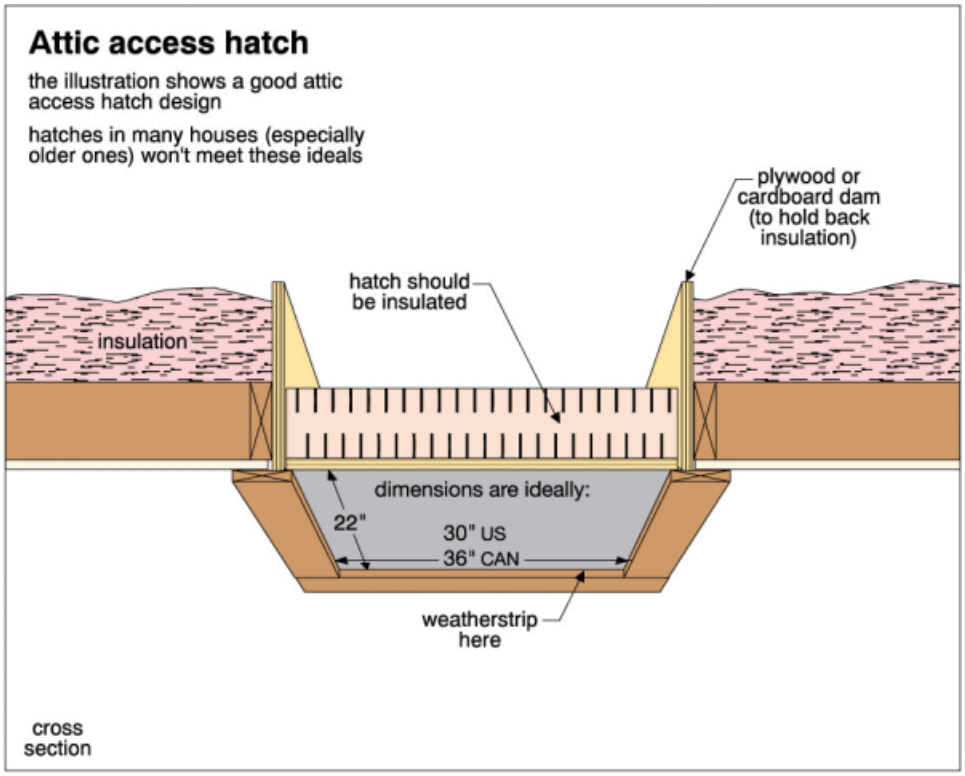
ATTIC/ROOF \ Hatch/Door

16. Condition: • Not insulated

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

Location: Attic

Task: Improve



Description

Water supply source: • Public-The water source to the structure appears to be provided by the city or a local water company. Recommend checking with the local water utility company to determine the source and fees for water service

Service piping into building: • Copper

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

Hot water circulating system: • Present

Waste disposal system: • Public

Waste and vent piping in building: • Not visible

Gas piping: • Steel • CSST (Corrugated Stainless Steel Tubing)

Main fuel shut off valve at the: • Exterior

Limitations

Items excluded from a building inspection: • Irrigation / sprinkler systems

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

Recommendations

General

17. • Preventing Leakage - Ongoing maintenance is required for grout and caulking in showers and bath tub areas. It is recommended that the grout and caulking is inspected annually for deterioration and repaired or replaced as required.
Implication(s): 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: • The shower head is located above the window sill. This type of construction can allow moisture intrusion into the wall areas if the window and tiles are not properly sealed and maintained
Implication(s): Chance of water damage to contents, finishes and/or structure
Location: Bathroom
Task: Monitor



14. *The shower head is located above the window...*

20. Condition: • Shower diverter inoperative or defective
Implication(s): Equipment failure
Location: Second Floor Bathroom
Task: Improve



15. *Shower diverter inoperative or defective*

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



17. *Drain stop ineffective*

Description

Major floor finishes: • Wood (may be simulated)

Major floor finishes: • Carpet • Tile

Major wall and ceiling finishes: • Plaster/drywall

Windows: • Sliders • Vinyl

Glazing: • Double

Exterior doors - type/material: • Hinged • Sliding glass • Solid wood • Garage door - wood • Garage

Doors: • Inspected

Appliances: • Refrigerator • Range hood • Dishwasher • Waste disposal • Microwave oven • Door bell

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: • 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 it operation. Smoke alarms must be installed at all bedroom entrance areas.

Not included as part of a building inspection: • Carbon monoxide alarms (detectors), security systems, central vacuum • Aesthetics or quality of finishes • Vermin, including wood destroying organisms. • Environmental issues including asbestos

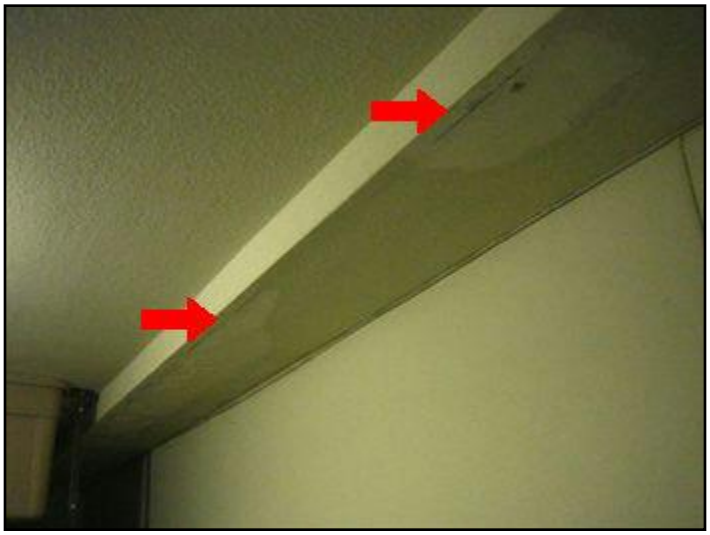
Appliances: • Washers and dryers are not inspected or tested

Appliances: • Appliances are not moved during an inspection

Recommendations

CEILINGS \ General

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



18. *Water stain(s) noted*

FLOORS \ Carpet on floors

24. Condition: • Stains
Implication(s): Material deterioration, Cosmetic defect
Location: Various
Task: Improve

25. Condition: • Buckled
Implication(s): Trip or fall hazard
Location: Various
Task: Improve



19. *Buckled*

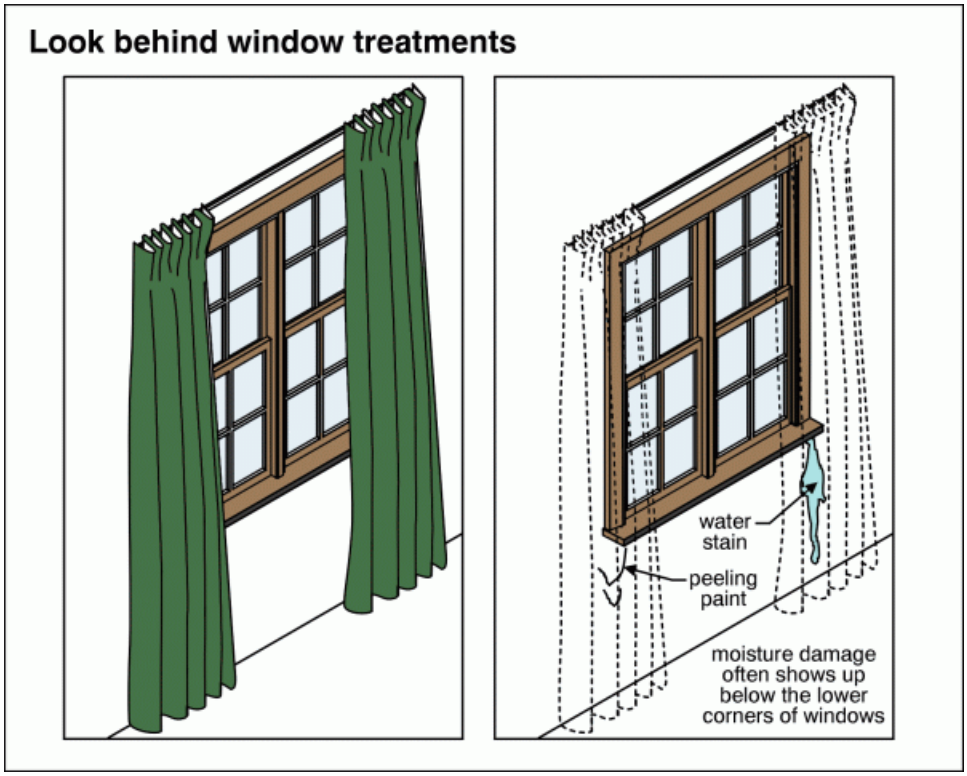
FLOORS \ Subflooring

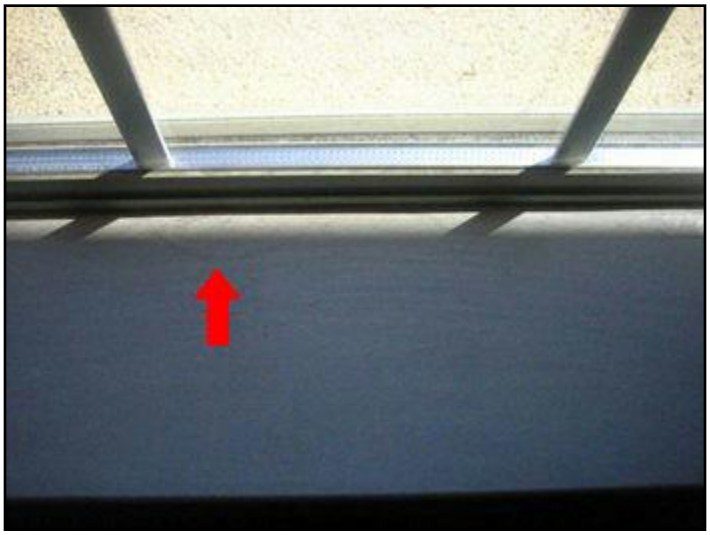
26. Condition: • Squeaks
Implication(s): Noise nuisance

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





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.

Ensuring there is adequate air flow will reduce the possibility of a dryer fire. Rigid vent piping is also recommended
Implication(s): Increased fire risk
Location: Laundry Area
Task: Improve & Monitor

END OF REPORT