

Your Inspection Report

5555 Sample Purpose Lane
Long Beach, CA 90813

PREPARED FOR:
SAMPLE REPORT

INSPECTION DATE:
Tuesday, October 10, 2023

PREPARED BY:
Rudy Alatorre, NACHI23102817



RCA Inspections

Diamond Bar, CA 91765

626-476-6646

reports@rcainspections.net



Creating a seamless home buying experience...



November 8, 2023

Dear Sample Report,

RE: Report No. 3817, v.3
5555 Sample Purpose Lane
Long Beach, CA
90813

Thank you very much for choosing RCA Inspections 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,

Rudy Alatorre
on behalf of
RCA Inspections

RCA Inspections
Diamond Bar, CA 91765
626-476-6646
reports@rcainspections.net



INVOICE

November 8, 2023

Client: Sample Report

Report No. 3817, v.3

For inspection at:

5555 Sample Purpose Lane

Long Beach, CA

90813

on: Tuesday, October 10, 2023

Home inspection

\$450.00

Total

\$450.00

PAID IN FULL - THANK YOU!

RCA Inspections

Diamond Bar, CA 91765

626-476-6646

reports@rcainspections.net

AGREEMENT

Report No. 3817, v.3

5555 Sample Purpose Lane, Long Beach, CA October 10, 2023

PARTIES TO THE AGREEMENT

Company

RCA Inspections

Diamond Bar, CA 91765

Client

Sample Report

Total Fee: \$450.00

This is an agreement between Sample Report and RCA 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

RCA Expert Home Inspections conduct a non-invasive, visual, accessible inspection of all reachable and testable components including both interior and exterior of a building/property. 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.

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

AGREEMENT

Report No. 3817, v.3

5555 Sample Purpose Lane, Long Beach, CA October 10, 2023

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.

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

ACTION ITEMS/SUMMARY

Report No. 3817, v.3

5555 Sample Purpose Lane, Long Beach, CA October 10, 2023

ACTION ITEM

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

This Summary outlines potentially significant issues from a cost or safety standpoint. This section is provided as a courtesy and cannot be considered a substitute for reading the entire report. Please read the complete document.

[Priority Maintenance Items](#)

Exterior

GARAGE \ Ceilings and walls

Condition: • Observation/Opinion

Damaged, patched area on ceiling that may be evidence of previous/current water damage

Moisture was detected at time of inspection

Recommend further evaluation and to request disclosure to verify any details

Location: Garage

Task: Further evaluation Monitor Request disclosure

Time: Immediate

GARAGE \ Vehicle doors

Condition: • Dented

Damaged, dented door panel(s)

Implication(s): Damage to equipment

Location: Garage

Task: Repair or replace Service

Condition: • Weatherstripping damaged or missing.

Gaps and voids

Weatherstripping is missing and/or damaged

Location: Garage

Task: Repair or replace Improve Service

Electrical

SERVICE BOX, GROUNDING AND PANEL \ Service box - fuse, breaker, wire

Condition: • Missing filler plates in main electrical panel

Location: Right exterior (when facing property)

Task: Repair Provide Improve Service

Time: Immediate

DISTRIBUTION SYSTEM \ Wiring (wires) - installation

Condition: • [Open splices](#)

Poor workmanship

There are open, spliced and exposed wires identified

Implication(s): Electric shock | Fire hazard

Location: Various throughout interior

Task: Repair or replace Improve Service Correct

Time: Immediate

ACTION ITEMS/SUMMARY

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Heating

FURNACE \ Ducts, registers and grilles

Condition: • Observation/Opinion

Poor arrangement- return duct does not connect to any duct system

Recommend further evaluation

Location: Attic

Task: Repair or replace Further evaluation Improve Service

Condition: • Damaged, broken vent in return duct area

Location: Attic

Task: Repair or replace Further evaluation Improve Service

Time: Immediate

Condition: • Missing return duct

Return duct missing and disconnected

Unit is drawing in air from the attic and recirculating it throughout the house

Recommend to be serviced immediately

Implication(s): Reduced comfort

Location: Attic

Task: Repair or replace Further evaluation Service Request disclosure

Time: Immediate

Cooling & Heat Pump

AIR CONDITIONING \ Compressor

Condition: • [Inadequate cooling](#)

Observation/opinion

When setting temperature to 55° the air being released was registering between 65° and 70° indicating that AC system is not cooling adequately

Recommend further evaluation and to be serviced immediately

Implication(s): Increased cooling costs | Reduced comfort

Location: Various throughout interior

Task: Repair Improve Service

Time: Immediate

AIR CONDITIONING \ Condensate system

Condition: • Water in pan

There is water buildup in drip pan

Location: Attic

Task: Repair Further evaluation Improve Service

Time: Immediate

AIR CONDITIONING \ Condensate drain line

Condition: • Damaged, clogged condensate drain line(s)

ACTION ITEMS/SUMMARY

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Recommend to be serviced immediately

Location: Attic

Task: Repair or replace Improve Service

Time: Immediate

AIR CONDITIONING \ Refrigerant lines

Condition: • [Insulation - missing](#)

Damaged, deteriorating and/or missing insulation

Implication(s): Reduced system life expectancy | Increased cooling costs | Reduced comfort

Location: Rear exterior

Task: Repair or replace Improve Service

AIR CONDITIONING \ Ducts, registers and grilles

Condition: • [Dirty](#)

Observation/Opinion

Debris and dirt identified in registers

There is evidence that duct(s) system components are dirty and need to be cleaned

Recommend to be serviced immediately

Implication(s): Increased cooling costs | Reduced comfort

Location: Various throughout interior

Task: Repair Service Clean

Time: Immediate

Condition: • [Disconnected or leaking](#)

Gaps and voids

Damaged, torn, disconnected ducts

Implication(s): Increased cooling costs | Reduced comfort

Location: Various throughout attic

Task: Repair or replace Further evaluation Improve Service Correct

Time: Immediate

Condition: • [Weak airflow](#)

Observation/Opinion

Weak airflow throughout duct system

Recommend to get serviced and cleaned immediately

Implication(s): Increased cooling costs | Reduced comfort

Location: Various throughout interior

Task: Repair Improve Service

Time: Immediate

ACTION ITEMS/SUMMARY

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Plumbing

SUPPLY PLUMBING \ Water pressure regulator (Pressure reducing valve)

Condition: • [Missing](#)

Missing regulator

Implication(s): Chance of water damage to structure, finishes and contents | Leakage | Damage to equipment

Location: Front exterior

Task: Repair Provide Improve Service

Time: Immediate

Condition: • Recommended due to high supply water pressure

Water pressure is high, tested at approximately 90 psi

Suggested is approximately 60 to 80 psi

Implication(s): Chance of water damage to structure, finishes and contents | Damage to equipment

Location: Front exterior

Task: Repair Provide Improve Service

Time: Immediate

GAS SUPPLY \ Gas piping

Condition: • [Rust](#)

Damaged and/or corroded pipe

Implication(s): Material deterioration | Fire hazard

Location: Rear exterior

Task: Repair Service

FIXTURES AND FAUCETS \ Shower stall enclosure

Condition: • [Grout loose, missing or deteriorated](#)

Gaps and voids

Damaged/missing seals, grout, caulking

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

Location: Bathroom(s)

Task: Repair Improve Service

Interior

RECOMMENDATIONS \ General

Condition: • During inspection, dead insects were identified throughout

Predominantly in bathroom(s)

Location: Various throughout interior

Task: Further evaluation

Time: Discretionary

WINDOWS \ Frames

Condition: • Damaged and/or chipping interior window structural components and membranes

Location: Various throughout interior

ACTION ITEMS/SUMMARY

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Task: Repair Improve Service

DOORS \ Doors and frames

Condition: • [Racked/out-of-square](#)

Door is off rack and difficult to operate (open/close)

Implication(s): Chance of damage to finishes and structure

Location: Upstairs bathroom

Task: Repair Improve Service

This concludes the Summary section.

The remainder of the report describes each of the home's systems and also details any recommendations we have for improvements. Limitations that restricted our inspection are included as well.

The suggested time frames for completing recommendations are based on the limited information available during a pre-purchase home inspection. These may have to be adjusted based on the findings of specialists.

[Home Improvement - ballpark costs](#)

ROOFING

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ACTION ITEM

ROOFING

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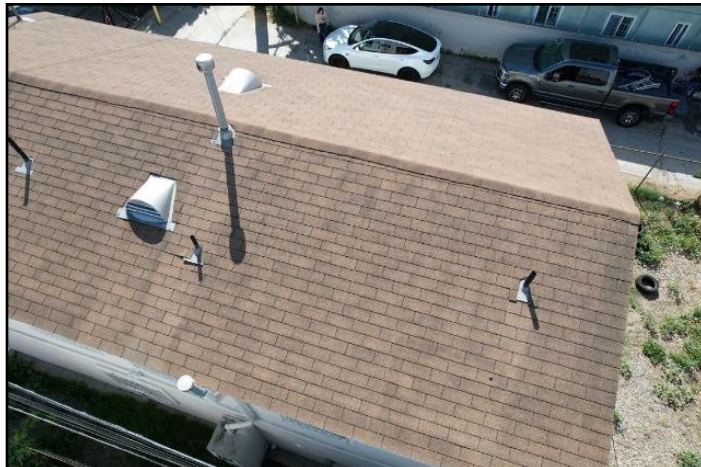
Description

Sloped roofing material:

- [Asphalt shingles](#)



1. Asphalt shingles



2. Asphalt shingles

Probability of leakage: • Low

Approximate age: • 10 years

Limitations

Inspection limited/prevented by: • Lack of access (too high/steep)

Inspection performed: • With a drone

Environmental issues are outside the scope of a home inspection: • This includes issues such as asbestos.

Not included as part of a building inspection: • Antennas • Not readily accessible interiors of vent systems, flues, and chimneys • Dish

EXTERIOR

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Description

Gutter & downspout material: • No gutters or downspouts
Gutter & downspout discharge: • [Below grade](#)
Lot slope: • [Away from building](#)
Soffit (underside of eaves) and fascia (front edge of eaves): • [Wood](#)
Wall surfaces and trim: • [Stucco](#)
Driveway: • Concrete
Walkway: • Concrete
Garage vehicle doors: • Present

Recommendations

GARAGE \ Ceilings and walls

1. Condition: • Observation/Opinion

Damaged, patched area on ceiling that may be evidence of previous/current water damage

Moisture was detected at time of inspection

Recommend further evaluation and to request disclosure to verify any details

Location: Garage

Task: Further evaluation Monitor Request disclosure

Time: Immediate



3. Damaged/Patched



4. Damaged/Patched

GARAGE \ Vehicle doors

2. Condition: • Dented

Damaged, dented door panel(s)

Implication(s): Damage to equipment

Location: Garage

Task: Repair or replace Service

EXTERIOR

Report No. 3817, v.3

5555 Sample Purpose Lane, Long Beach, CA October 10, 2023

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5. Damaged/Dented

3. Condition: • Weatherstripping damaged or missing.

Gaps and voids

Weatherstripping is missing and/or damaged

Location: Garage

Task: Repair or replace Improve Service



6. Damaged/Missing weatherstripping

Limitations

Not included as part of a building inspection: • Underground components (e.g., oil tanks, septic fields, underground drainage systems) • Screens, shutters, awnings, and similar seasonal accessories • Fences and boundary walls • Geological and soil conditions • Recreational facilities • Outbuildings other than garages and carports • Seawalls, breakwalls, docks • Erosion control, earth stabilization measures

STRUCTURE

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5555 Sample Purpose Lane, Long Beach, CA October 10, 2023

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Description

Configuration: • [Slab-on-grade](#)

Foundation material: • [Poured concrete](#)

Floor construction: • Slab - concrete

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

Roof and ceiling framing: • Rafters/ceiling joists

Limitations

General: • Structural membranes and components are not a part of this inspection

Attic/roof space: • Entered but access was limited

ELECTRICAL

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Description

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

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

Main disconnect/service box rating:

• [200 Amps](#)



7. 200 Amps

System grounding material and type: • [Copper - ground rods](#)

Distribution panel type and location:

• [Breakers - exterior wall](#)



8. Main electrical panel- exterior view



9. Main electrical panel- interior view

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

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI):

- [GFCI - bathroom](#)



10. GFCI - guest bathroom



11. GFCI - master bathroom



12. GFCI - downstairs bathroom

- [GFCI - kitchen](#)



13. GFCI - kitchen

Smoke alarms (detectors):

- [Present](#)

Present, effectiveness of alarms are not tested during inspection



14. Smoke alarm(s)

Carbon monoxide (CO) alarms (detectors):

- Present

Present, effectiveness of alarms are not tested during inspection



15. Carbon monoxide alarm- downstairs



16. Carbon monoxide alarm- upstairs

Recommendations

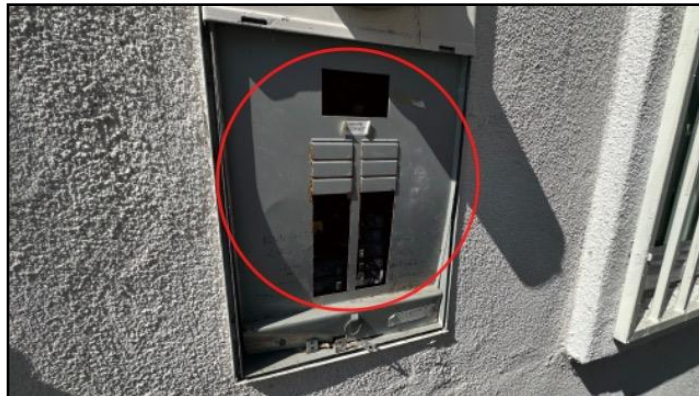
SERVICE BOX, GROUNDING AND PANEL \ Service box - fuse, breaker, wire

4. Condition: • Missing filler plates in main electrical panel

Location: Right exterior (when facing property)

Task: Repair Provide Improve Service

Time: Immediate



17. Missing filler plates

DISTRIBUTION SYSTEM \ Wiring (wires) - installation

5. Condition: • [Open splices](#)

Poor workmanship

There are open, spliced and exposed wires identified

Implication(s): Electric shock | Fire hazard

Location: Various throughout interior

Task: Repair or replace Improve Service Correct

Time: Immediate



18. Open splices

Limitations

Not included as part of a building inspection: • Testing of smoke and/or carbon monoxide alarms • Determination of the age of smoke and carbon monoxide alarms

HEATING

Report No. 3817, v.3

5555 Sample Purpose Lane, Long Beach, CA October 10, 2023

ACTION ITEM

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Description

Heating system type:

- [Furnace](#)

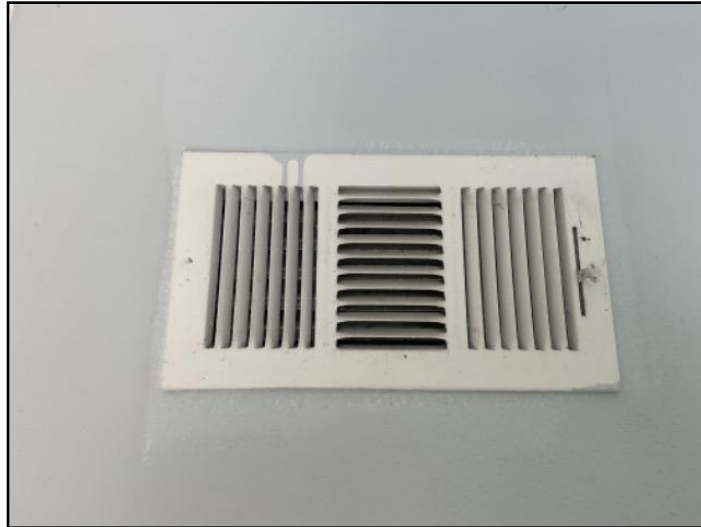


19. Furnace

Fuel/energy source: • [Gas](#)

Heat distribution:

- [Ducts and registers](#)



20. Ducts and registers

Approximate age: • [10 years](#)

Fireplace/stove: • None

Recommendations

FURNACE \ General notes

6. Condition: • Service Furnace

Unit operating at time of inspection. Recommended to have serviced periodically to insure prolong life expectancy, max performance and to prevent unit failure

Location: Attic

Task: Service annually

Time: Regular maintenance

FURNACE \ Ducts, registers and grilles

7. Condition: • Missing return duct

Return duct missing and disconnected

Unit is drawing in air from the attic and recirculating it throughout the house

Recommend to be serviced immediately

Implication(s): Reduced comfort

Location: Attic

Task: Repair or replace Further evaluation Service Request disclosure

Time: Immediate



21. Missing return duct

8. Condition: • Observation/Opinion

Poor arrangement- return duct does not connect to any duct system

Recommend further evaluation

Location: Attic

Task: Repair or replace Further evaluation Improve Service

HEATING

Report No. 3817, v.3

5555 Sample Purpose Lane, Long Beach, CA October 10, 2023

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22. *Poor arrangement- return duct*

9. Condition: • Damaged, broken vent in return duct area

Location: Attic

Task: Repair or replace Further evaluation Improve Service

Time: Immediate



23. *Damaged/Broken vent*

Description

Air conditioning type:

- Central air unit
located: rear exterior



24. Central air unit

Compressor approximate age: • 15 years

Failure probability: • [Low](#)

Air filter: • Disposable

Recommendations

AIR CONDITIONING \ General notes

10. Condition: • Service air conditioner

Unit operating at time of inspection. Recommended to have serviced periodically to insure prolong life expectancy, max performance and to prevent unit failure

Implication(s): Reduced system life expectancy | Increased cooling costs | Reduced comfort

Location: Rear exterior

Task: Service annually

Time: Regular maintenance

AIR CONDITIONING \ Compressor

11. Condition: • [Inadequate cooling](#)

Observation/opinion

When setting temperature to 55° the air being released was registering between 65° and 70° indicating that AC system is not cooling adequately

Recommend further evaluation and to be serviced immediately

Implication(s): Increased cooling costs | Reduced comfort

Location: Various throughout interior

COOLING & HEAT PUMP

Report No. 3817, v.3

5555 Sample Purpose Lane, Long Beach, CA October 10, 2023

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Task: Repair Improve Service

Time: Immediate

Measure temperature drop across inside coil

plenum temperature
(typically 55 F to 60 F)



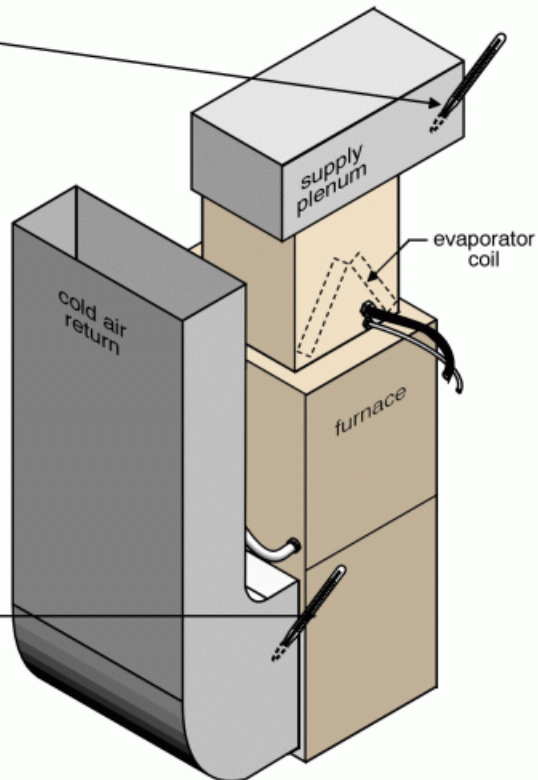
the temperature drop across
the evaporator coil should be
15 F to 20 F
(the A/C should be running for
at least 15 minutes before
performing this test)



return temperature
(typically 75 F)

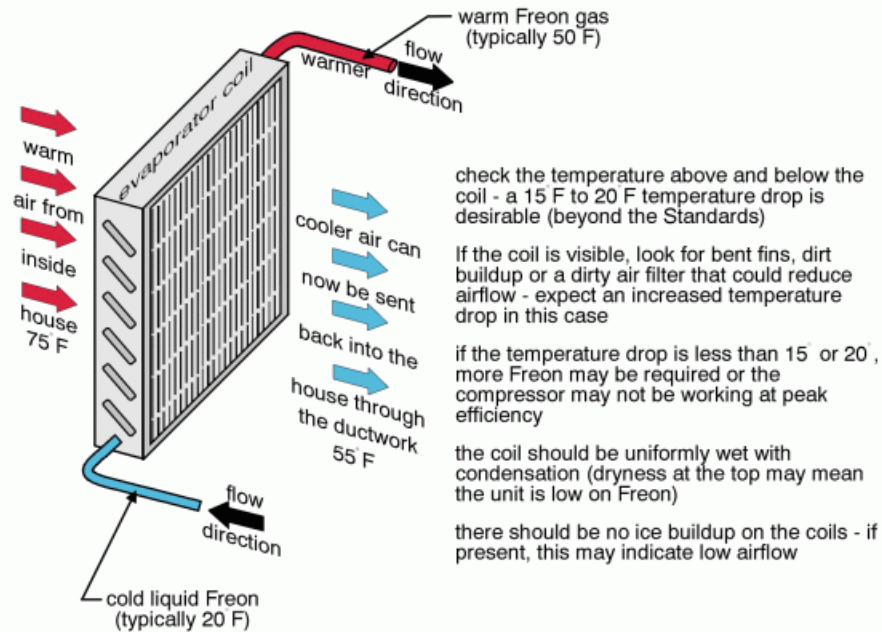
note:

this test goes
beyond the Standards

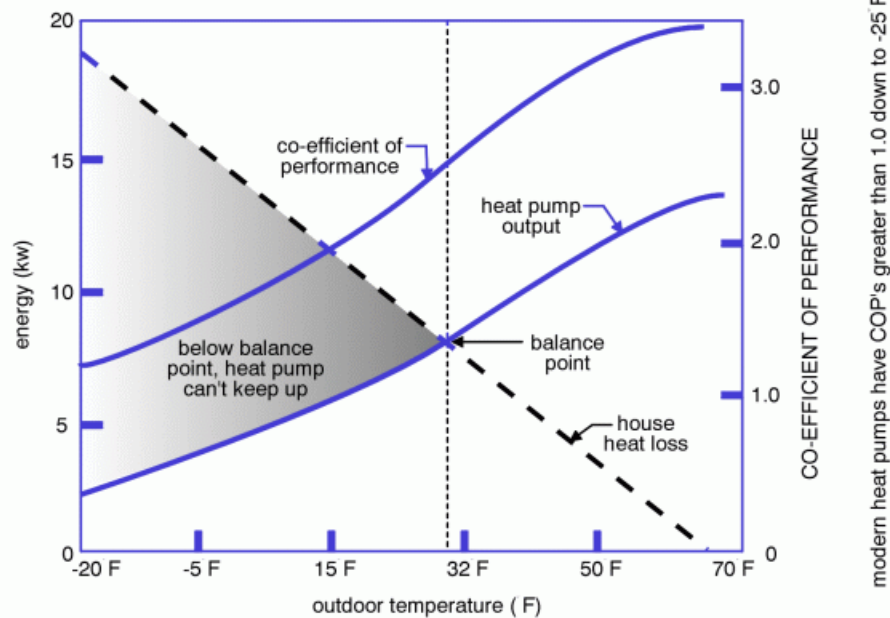


ACTION ITEM	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
REFERENCE									

Evaporator coil - inspection procedures



Co-efficient of performance (COP) and balance point



COOLING & HEAT PUMP

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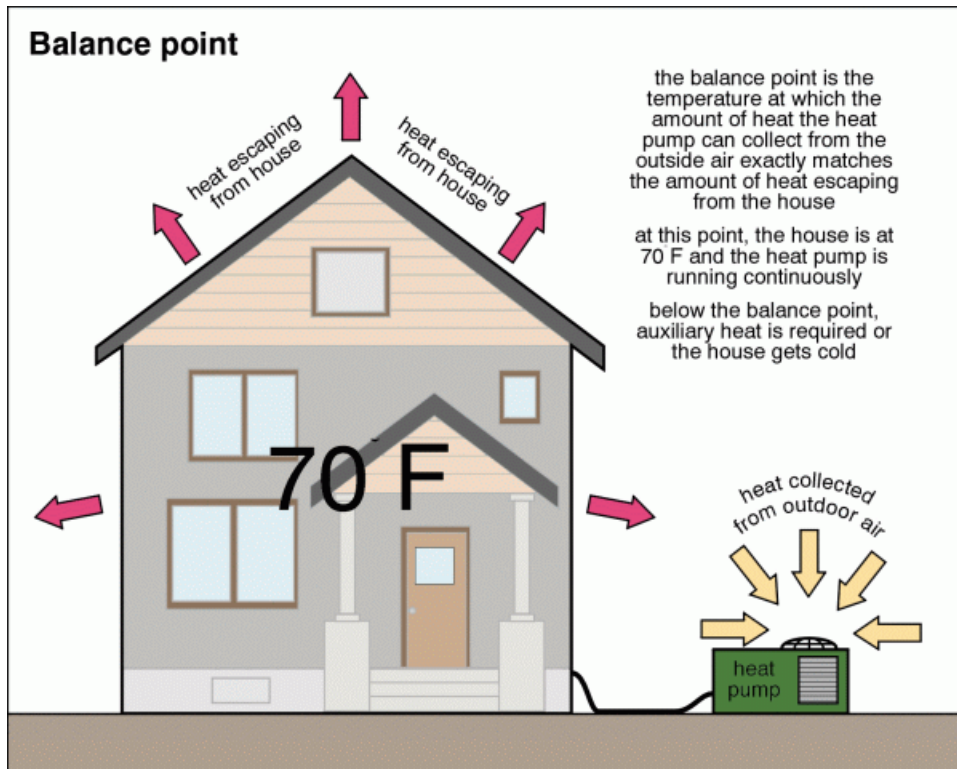
COOLING

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25. Inadequate cooling

AIR CONDITIONING \ Condensate system

12. Condition: • Water in pan

There is water buildup in drip pan

Location: Attic

Task: Repair Further evaluation Improve Service

Time: Immediate

COOLING & HEAT PUMP

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26. Water in pan

AIR CONDITIONING \ Condensate drain line

13. Condition: • Damaged, clogged condensate drain line(s)

Recommend to be serviced immediately

Location: Attic

Task: Repair or replace Improve Service

Time: Immediate



27. Clogged

AIR CONDITIONING \ Refrigerant lines

14. Condition: • [Insulation - missing](#)

Damaged, deteriorating and/or missing insulation

Implication(s): Reduced system life expectancy | Increased cooling costs | Reduced comfort

Location: Rear exterior

Task: Repair or replace Improve Service

COOLING & HEAT PUMP

Report No. 3817, v.3

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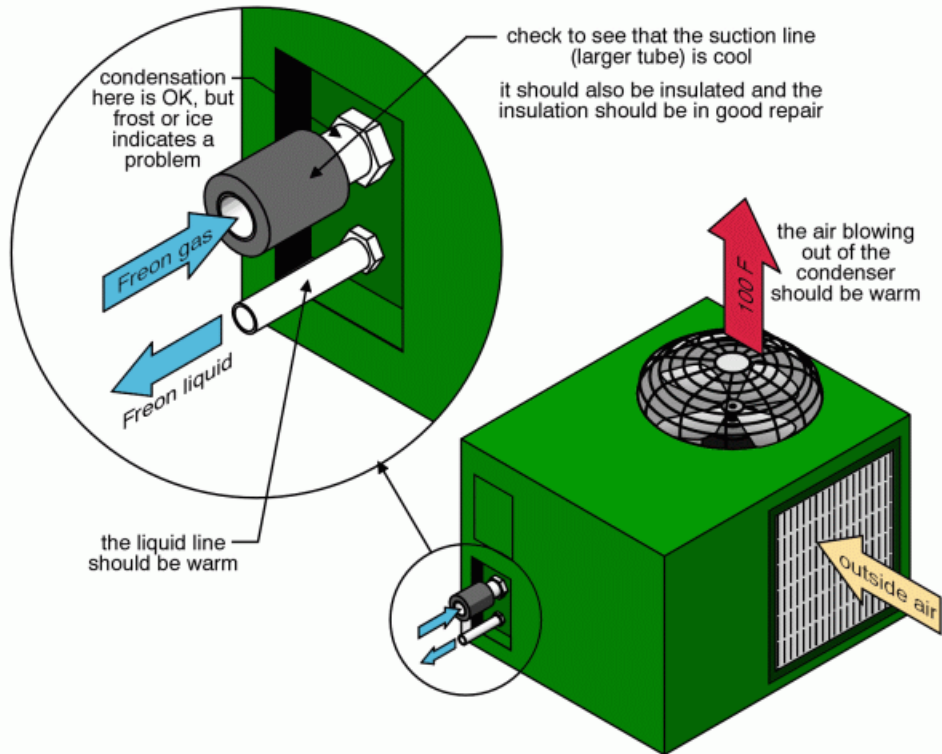
INSULATION

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Inspecting the condenser unit



COOLING & HEAT PUMP

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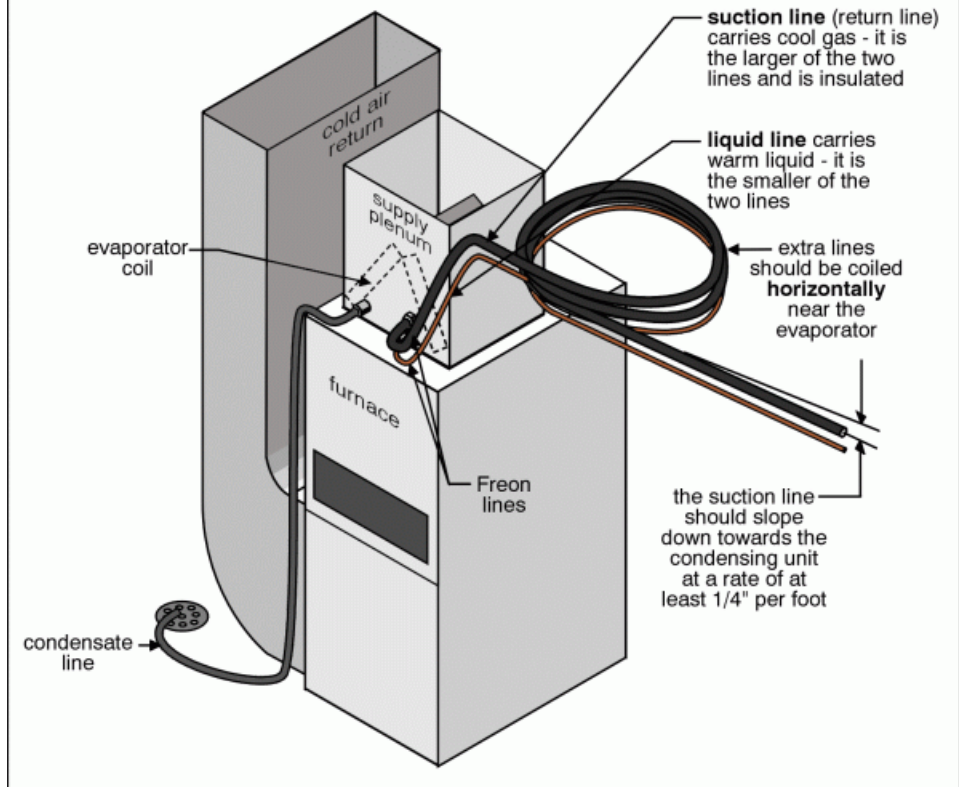
INSULATION

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Refrigerant lines



28. Damaged/Missing insulation

AIR CONDITIONING \ Ducts, registers and grilles

15. Condition: • [Dirty](#)

Observation/Opinion

Debris and dirt identified in registers

There is evidence that duct(s) system components are dirty and need to be cleaned

Recommend to be serviced immediately

Implication(s): Increased cooling costs | Reduced comfort

COOLING & HEAT PUMP

Report No. 3817, v.3

5555 Sample Purpose Lane, Long Beach, CA October 10, 2023

ACTION ITEM

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Location: Various throughout interior

Task: Repair Service Clean

Time: Immediate



29. Dirty

16. Condition: • [Disconnected or leaking](#)

Gaps and voids

Damaged, torn, disconnected ducts

Implication(s): Increased cooling costs | Reduced comfort

Location: Various throughout attic

Task: Repair or replace Further evaluation Improve Service Correct

Time: Immediate



30. Damaged/Disconnected duct(s)

17. Condition: • [Weak airflow](#)

Observation/Opinion

Weak airflow throughout duct system

Recommend to get serviced and cleaned immediately

Implication(s): Increased cooling costs | Reduced comfort

Location: Various throughout interior

Task: Repair Improve Service

Time: Immediate

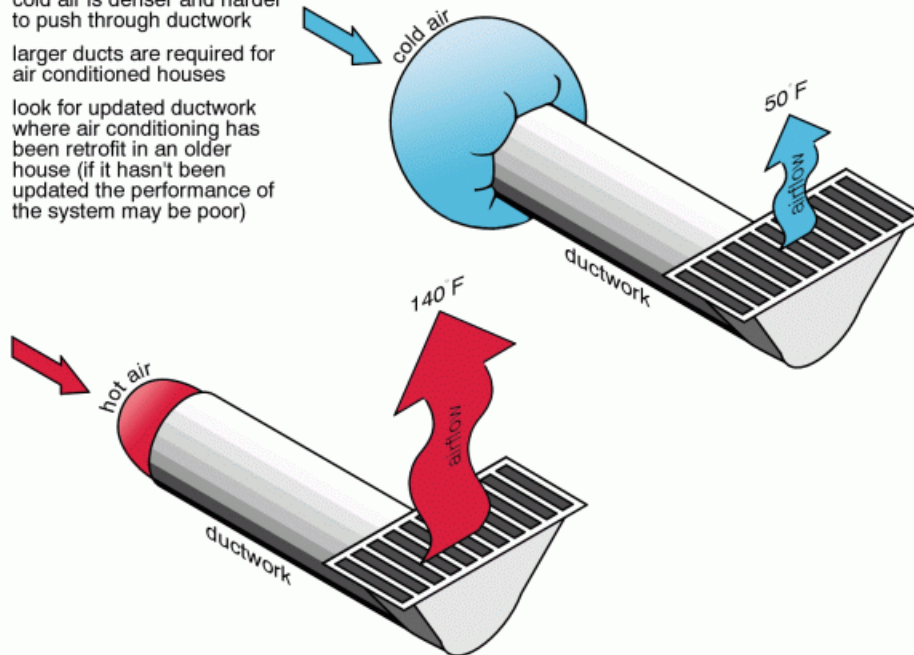
ACTION ITEM	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
REFERENCE									

Larger ducts are required for air conditioning

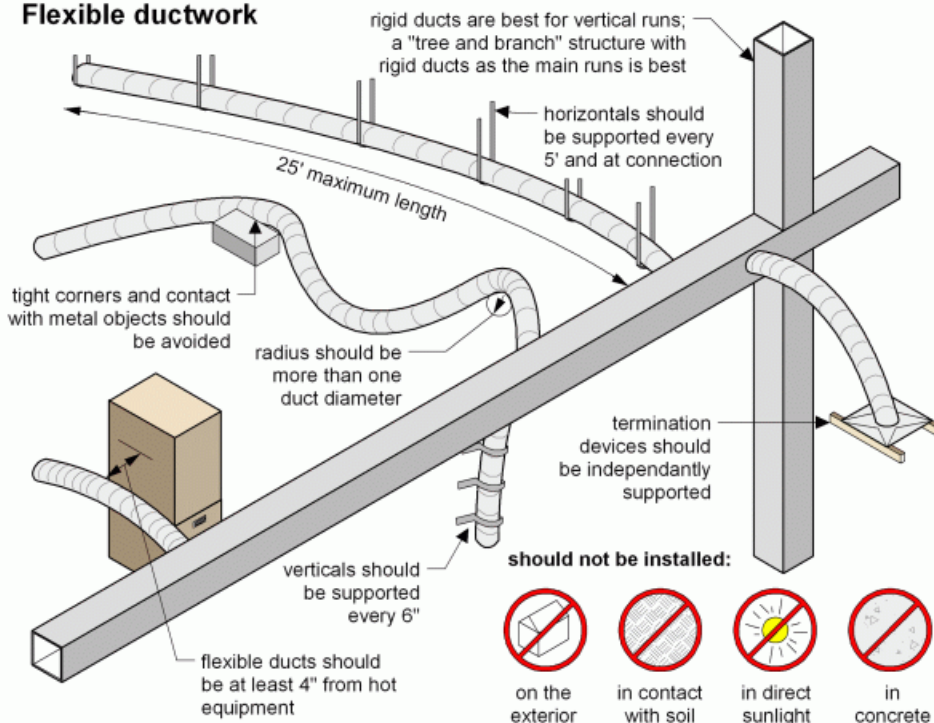
cold air is denser and harder to push through ductwork

larger ducts are required for air conditioned houses

look for updated ductwork where air conditioning has been retrofit in an older house (if it hasn't been updated the performance of the system may be poor)



Flexible ductwork



COOLING & HEAT PUMP

Report No. 3817, v.3

5555 Sample Purpose Lane, Long Beach, CA October 10, 2023

ACTION ITEM

ROOFING

EXTERIOR

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ELECTRICAL

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INTERIOR

REFERENCE



31. *Weak airflow*

INSULATION AND VENTILATION

Report No. 3817, v.3

5555 Sample Purpose Lane, Long Beach, CA October 10, 2023

ACTION ITEM

ROOFING

EXTERIOR

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Description

General:

- Entryway to attic
located: hallway



32. Entryway to attic

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

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

Crawlspace ventilation: • [Wall Vents](#)

Limitations

Attic inspection performed: • From access hatch

Roof space inspection performed: • From access hatch

Description

Water supply source (based on observed evidence): • Public

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

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

Main water shut off valve at the: • Right exterior (when facing property)

Water flow and pressure: • [Above average](#)

Water heater type:

• [Conventional](#)



33. Water heater

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

Water heater tank capacity:

• [38 gallons](#)

PLUMBING

Report No. 3817, v.3

5555 Sample Purpose Lane, Long Beach, CA October 10, 2023

ACTION ITEM

ROOFING

EXTERIOR

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INTERIOR

REFERENCE



34. 38 gallons

Water heater approximate age: • 7 years

Waste and vent piping in building: • [PVC plastic](#)

Gas piping material: • Steel

Main gas shut off valve location:

- Gas meter



35. Gas meter

Recommendations

SUPPLY PLUMBING \ Water pressure regulator (Pressure reducing valve)

18. Condition: • [Missing](#)

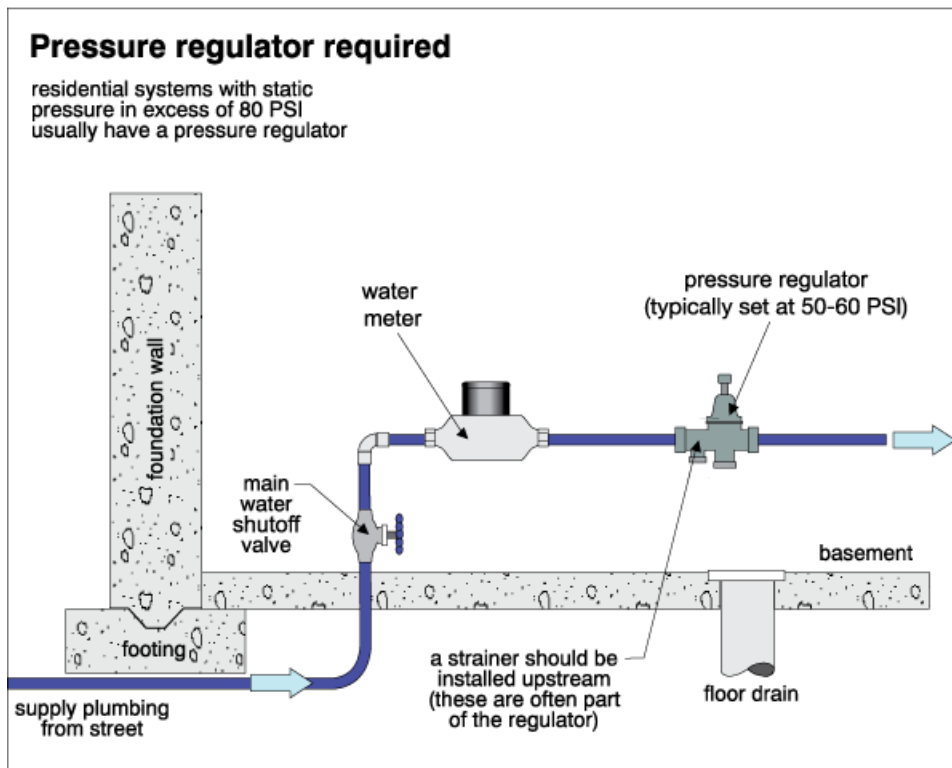
Missing regulator

Implication(s): Chance of water damage to structure, finishes and contents | Leakage | Damage to equipment

Location: Front exterior

Task: Repair Provide Improve Service

Time: Immediate



19. Condition: • Recommended due to high supply water presssure

Water pressure is high, tested at approximately 90 psi

Suggested is approximately 60 to 80 psi

Implication(s): Chance of water damage to structure, finishes and contents | Damage to equipment

Location: Front exterior

Task: Repair Provide Improve Service

Time: Immediate

ACTION ITEM	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
REFERENCE									



36. High water pressure

GAS SUPPLY \ Gas piping

20. Condition: • [Rust](#)

Damaged and/or corroded pipe

Implication(s): Material deterioration | Fire hazard

Location: Rear exterior

Task: Repair Service



37. Damaged/Rusted

WATER HEATER \ General notes

21. Condition: • Service water heater

Unit operating at time of inspection. Recommended to have serviced periodically to insure prolong life expectancy, max performance and to prevent unit failure

Location: Rear exterior

Task: Service annually

Time: Regular maintenance

FIXTURES AND FAUCETS \ Shower stall enclosure

22. Condition: • [Grout loose, missing or deteriorated](#)

Gaps and voids

Damaged/missing seals, grout, caulking

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

ACTION ITEM	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
REFERENCE									

Location: Bathroom(s)

Task: Repair Improve Service



38. *Damaged/Missing sealant*

Limitations

Items excluded from a building inspection: • Well • Water quality • Septic system • Isolating/relief valves & main shut-off valve • Concealed plumbing • Tub/sink overflows • Water treatment equipment • Water heater relief valves are not tested • The performance of floor drains or clothes washing machine drains • Water features • Landscape irrigation system • Fire sprinkler system is beyond the scope of this inspection • Inspection and or locating property sewer waste plumbing clean-outs

Environmental issues are outside the scope of a home inspection: • This includes issues such as asbestos.

Not included as part of a building inspection: • Washing machine connections • Not readily accessible interiors of vent systems, flues, and chimneys • Wells, well pumps, and water storage related equipment • Water conditioning systems • Solar water heating systems • Geothermal water heating systems • Fire extinguishers and sprinkler systems • Landscape irrigation systems • Septic systems

Description

Major floor finishes: • [Laminate](#)

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

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

Windows: • [Sliders](#)

Exterior doors - type/material: • Hinged

Oven type: • Conventional

Oven fuel: • Gas

Appliances:

• Waste disposal



39. Waste disposal

• Microwave/Exhaust Fan Combo



40. Microwave/Exhaust Fan Combo

- Range



41. Range

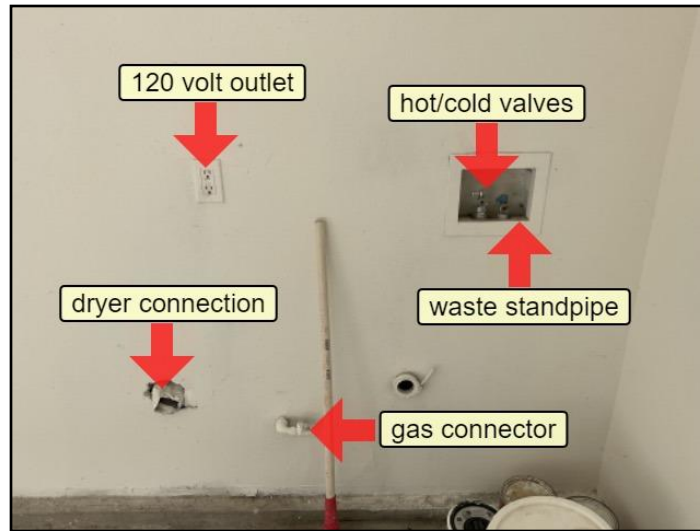
- Wall Oven (or Oven)



42. Wall Oven (or Oven)

Laundry facilities:

- Hot/cold water supply
- Vented to outside
- 120-Volt outlet
- Waste standpipe
- Gas piping
- General view of laundry hook ups



43. Termination Point not found

Kitchen ventilation: • Recirculating type

Bathroom ventilation: • Exhaust fan

Inventory Thermostat: • [Honeywell brand thermostat](#)



44. Thermostat

Recommendations

RECOMMENDATIONS \ General

23. Condition: • During inspection, dead insects were identified throughout
Predominantly in bathroom(s)

Location: Various throughout interior

Task: Further evaluation

Time: Discretionary



45. Insects

WINDOWS \ Frames

24. Condition: • Damaged and/or chipping interior window structural components and membranes

Location: Various throughout interior

Task: Repair Improve Service



46. Damaged/Chipping

DOORS \ Doors and frames

25. Condition: • [Racked/out-of-square](#)

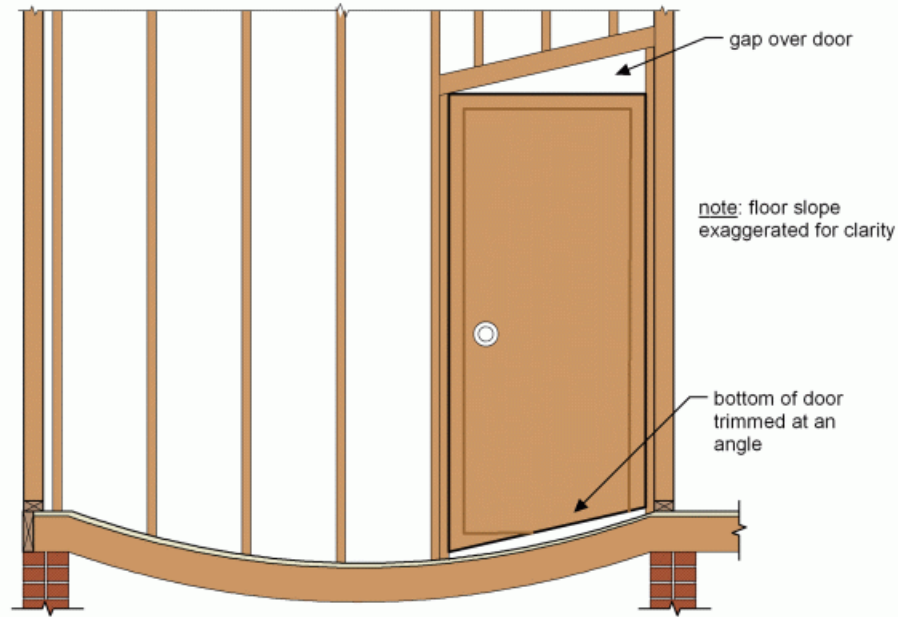
Door is off rack and difficult to operate (open/close)

Implication(s): Chance of damage to finishes and structure

Location: Upstairs bathroom

Task: Repair Improve Service

Racking door openings due to sloping/sagging floors



47. Racked/Out-of-square



48. Racked/Out-of-square

5555 Sample Purpose Lane, Long Beach, CA October 10, 2023

ACTION ITEM

ROOFING

EXTERIOR

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REFERENCE

Limitations

Inspection limited/prevented by:

- Storage/furnishings
- Interior building was staged

Not included as part of a building inspection: • Carbon monoxide alarms (detectors), security systems, central vacuum • Carbon monoxide alarms (detectors) • Security systems and intercoms • Central vacuum systems • Cosmetic issues • Appliances • Perimeter drainage tile around foundation, if any • Decorative items • Aesthetics or quality of finishes • Vermin, including wood destroying organisms. • Underground components (e.g., oil tanks, septic fields, underground drainage systems) • Environmental issues including asbestos • Paint, wallpaper, and other finishes • Floor coverings • Window treatments • Window coatings and seals between panes of glass

Appliances: • Appliances are not inspected as part of a building inspection • Self-cleaning features on ovens not tested • Effectiveness of dishwasher drying cycle not tested • Appliances are not moved during an inspection

Environmental issues are outside the scope of a home inspection: • This includes issues such as asbestos.

END OF REPORT

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

Click on any link to read about that system.

» 01. ROOFING, FLASHINGS AND CHIMNEYS

» 02. EXTERIOR

» 03. STRUCTURE

» 04. ELECTRICAL

» 05. HEATING

» 06. COOLING/HEAT PUMPS

» 07. INSULATION

» 08. PLUMBING

» 09. INTERIOR

» 10. APPLIANCES

» 11. LIFE CYCLES AND COSTS

» 12. SUPPLEMENTARY

Asbestos

Radon

Urea Formaldehyde Foam Insulation (UFFI)

Lead

Carbon Monoxide

Mold

Household Pests

Termites and Carpenter Ants

» 13. HOME SET-UP AND MAINTENANCE

» 14. MORE ABOUT HOME INSPECTIONS