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Prepared for the sole use of:
SAMPLE REPORT

ASSOCIATED INSPECTION SERVICES

Inspection Report

Clients Name

SAMPLE REPORT

Property Inspected:

1234 Mainstreet, Your Town

I hope this sample report will give you an idea of what you can expect your report to look like and a sample of what is included. Thank you and call or go to my website to schedule an inspection. I look forward to working with you.



A typical report will have 25-50 photos. These photos will be in the section concerning the condition and not stuck on the back of the report.

The report is done in a narrative form for more complete information than is provided in a check off list.

This report is for your exclusive use in determining the physical condition of the property inspected. Although a thorough inspection of the property was made, we wish to CAUTION you that conditions may change and equipment may become defective. The report should not be construed as a guarantee or warranty of the premises or equipment, or future uses thereof (Mechanical Warranty plans are available). Our CONTRACT FOR SERVICES or SERVICE AGREEMENT provides additional details: **PLEASE READ IT CAREFULLY.** The inspection, by definition, deals with an existing structure which may have older types of plumbing or wiring. It is very probable these systems would not meet present standards, although the system did meet requirements at the time it was installed. **THIS REPORT IS PROTECTED BY COPYRIGHT! REPRODUCTION, IMITATION, OR DUPLICATION OF THE REPORT WILL BE SUBJECT TO PENALTIES PROVIDED BY FEDERAL COPYRIGHT LAWS.**

WARNING.... This report cannot be sold or transferred! The Client agrees to indemnify, defend and hold harmless this inspection firm from third party claims relating to this Inspection Report.

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ASSOCIATED INSPECTION SERVICES

CLIENT & INSPECTION INFORMATION

- 1.1 CLIENT'S NAME: SAMPLE REPORT.
- 1.2 INSPECTION LOCATION: 1234 Mainstreet, Your Town.
- 1.3 DATE OF INSPECTION: January 1, 2013.
- 1.4 TIME OF INSPECTION: 9:00 AM.
- 1.5 CITY/STATE/ZIP:
- 1.6 INSPECTOR: Jeff Herboldshimer - Certified Master Inspector.
- 1.7 DISCLAIMER: This is a computer generated report with information entered by a human being. It is possible there have been accidental entries from mistaken keystrokes. If these unintentional entries make it past editing, notify me for a corrected report.
- 1.8 REMARKS: **The following report is divided into many sections and the Standards of Practice precede each section to define the scope of the inspection. I have inserted these blocks with a grey background for easy identification.**

Note

STANDARDS OF PRACTICE

I. Definitions and Scope

These Standards of Practice provide guidelines for a *real estate inspection* and define certain terms relating to these *inspections*. *Italicized* words in these Standards are defined in Part IV,

- **A.** A *real estate inspection* is a survey and basic *operation* of the *systems* and *components* of a *building* which can be reached, entered, or viewed without difficulty, moving obstructions, or requiring any action which may result in damage to the property or personal injury to the *Inspector*. The purpose of the *inspection* is to provide the Client with information regarding the general *condition* of the *building(s)*. Cosmetic and aesthetic *conditions* shall not be considered.
- **B.** A *real estate inspection* report provides written documentation of material defects discovered in the *inspected buildings systems* and *components* which, in the opinion of the *Inspector*, are *safety hazards*, are not *functioning* properly, or appear to be at the ends of their service lives. The report may include the *Inspector's* recommendations for correction or further evaluation.
- **C.** *Inspections* performed in accordance with these Standards of Practice are not *technically exhaustive* and shall apply to the *primary building* and its associated *primary parking structure*.

II. Standards of Practice

A *real estate inspection* includes the *readily accessible systems* and *components* or a *representative number* of multiple similar *components* listed in Sections 1 through 9 subject to the limitations, exceptions, and exclusions in Part III

III. Limitations, Exceptions and Exclusions

A. The following are excluded from a *real estate inspection*:

1. *Systems* or *components* of a *building*, or portions thereof, which are not *readily accessible*, not *permanently installed*, or not *inspected* due to circumstances beyond the control of the *Inspector* or which the Client has agreed or specified are not to be *inspected*
2. Site improvements or amenities, including, but not limited to; accessory buildings, fences, planters, landscaping, irrigation, swimming pools, spas, ponds, waterfalls, fountains or their *components* or accessories
3. Auxiliary features of *appliances* beyond the *appliances* basic *function*
4. *Systems* or *components*, or portions thereof, which are under ground, under water, or where the *Inspector* must come into contact with water
5. Common areas as defined in California Civil Code section 1351, et seq., and any dwelling unit *systems* or *components* located in common areas
6. *Determining* compliance with manufacturers installation guidelines or specifications, building codes, accessibility standards, conservation or energy standards, regulations, ordinances, covenants, or other restrictions
7. *Determining* adequacy, efficiency, suitability, quality, age, or remaining life of any *building*, *system*, or *component*, or marketability or advisability of purchase
8. Structural, architectural, geological, environmental, hydrological, land surveying, or soils- related examinations
9. Acoustical or other nuisance characteristics of any *system* or *component* of a *building*, complex, adjoining property, or neighborhood
10. Conditions related to animals, insects, or other organisms, including fungus and mold, and any hazardous, illegal, or controlled substance, or the damage or health risks arising there from
11. Risks associated with events or conditions of nature including, but not limited to; geological, seismic, wildfire, and flood
12. Water testing any *building*, *system*, or *component* or *determine* leakage in shower pans, pools, spas, or any body of water
13. *Determining* the integrity of hermetic seals at multi-pane glazing
14. Differentiating between original construction or subsequent additions or modifications
15. Reviewing information from any third-party, including but not limited to; product defects, recalls, or similar notices
16. Specifying repairs/replacement procedures or estimating cost to correct
17. Communication, computer, security, or low-voltage *systems* and remote, timer, sensor, or similarly controlled *systems* or *components*
18. Fire extinguishing and suppression *systems* and *components* or *determining* fire resistive qualities of materials or assemblies
19. Elevators, lifts, and dumbwaiters
20. Lighting pilot lights or activating or *operating* any *system*, *component*, or *appliance* that is *shut down*, unsafe to *operate*, or does not respond to *normal user controls*
21. *Operating* shutoff valves or *shutting down* any *system* or *component*
22. Dismantling any *system*, structure, or *component* or removing access panels other than those provided for homeowner maintenance

B. The *Inspector* may, at his or her discretion:

1. *Inspect* any *building*, *system*, *component*, *appliance*, or improvement not included or otherwise excluded by these Standards of Practice. Any such *inspection* shall comply with all other provisions of these Standards.
2. Include photographs in the written report or take photographs for *Inspectors* reference without inclusion in the written report. Photographs may not be used in lieu of written documentation.

IV - Glossary of Terms

Note: All definitions apply to derivatives of these terms when *italicized* in the text.

- **Appliance:** An item such as an oven, dishwasher, heater, etc. which performs a specific *function*
 - **Building:** The subject of the *inspection* and its *primary parking structure*
 - **Component:** A part of a *system*, *appliance*, *fixture*, or *device*
 - **Condition:** Conspicuous state of being
 - **Determine:** Arrive at an opinion or conclusion pursuant to a *real estate inspection*
 - **Device:** A *component* designed to perform a particular task or *function*
 - **Fixture:** A plumbing or electrical *component* with a fixed position and *function*
 - **Function :** The normal and characteristic purpose or action of a *system*, *component*, or *device*
 - **Functional Drainage:** The ability to empty a plumbing *fixture* in a reasonable time
 - **Functional Flow:** The flow of the water supply at the highest and farthest *fixture* from the *building* supply shutoff valve when another *fixture* is used simultaneously
 - **Inspect:** Refer to Part I,
 - **Inspector:** One who performs a *real estate inspection*
 - **Normal User Control:** Switch or other *device* that activates a *system* or *component* and is provided for use by an occupant of a *building*
 - **Operate:** Cause a *system*, *appliance*, *fixture*, or *device* to *function* using *normal user controls*
 - **Permanently Installed:** Fixed in place, e.g. screwed, bolted, nailed, or glued
 - **Primary Building :** A *building* that an *Inspector* has agreed to *inspect*
 - **Primary Parking structure:** A *building* for the purpose of vehicle storage associated with the *primary building*
 - **Readily Accessible:** Can be reached, entered, or viewed without difficulty, moving obstructions, or requiring any action which may harm persons or property
 - **Real Estate Inspection:** Refer to Part I,
 - **Representative Number:** Example, an average of one *component* per area for multiple similar *components* such as windows, doors, and electrical outlets
 - **Safety Hazard:** A *condition* that could result in significant physical injury
 - **Shut Down:** Disconnected or turned off in a way so as not to respond to *normal user controls*
 - **System:** An assemblage of various *components* designed to *function* as a whole
 - **Technically Exhaustive:** Examination beyond the scope of a *real estate inspection*, which may require disassembly, specialized knowledge, special equipment, measuring, calculating, quantifying, testing, exploratory probing, research, or analysis
- REPORT TERMINOLOGY:**

Durable: On the day of the Inspection, the component was operating within its designed lifespan.

Serviceable: On the day of the inspection the component either responded to the manual controls, or was functioning as intended.

Good: DURABLE and SERVICEABLE. This means that on the day of the Inspection, the component was both working and within its designed lifespan.

Fair: DURABLE or SERVICEABLE but NOT both. This means that on the day of the Inspection, the component was either NOT working as designed, or it was reaching the end or exceeding its designed lifespan.

Poor: The component is neither DURABLE or SERVICEABLE. This means that on the day of the Inspection, the component was NOT working and had NO more useful life.

Acceptable: This means that on the day of the Inspection, the component was still performing as designed.

X3: Number of times the condition was noted.

Please note: The component evaluations are not a guarantee or warranty of future performance. It is only an evaluation of how the component was working or performing when it was evaluated. Home warranties can be purchased

separately from other companies to protect you when component failure occurs. Also, it should be understood that we are not allowed to move any furniture, pictures, or possessions.

GENERAL INFORMATION

1.9 AREA: Neighborhood.

1.10 PROPERTY OCCUPIED? No.

1.11 CLIENT PRESENT: Client was given a verbal report at the end of the inspection and was not present for the inspection itself.

1.12 PROPERTY OPENED BY: Homeowner's children.

1.13 REMARKS: **This sample report is produced to give you an overall impression of what you should get if I am doing a home inspection for you.**

Note

I have not attempted to include every condition I have encountered, but want to include issues in all the sections of my report.

Note

Photos and graphics on the right side of the report help direct you to conditions you should take notice of in addition to the complete report.

Note

BUILDING CHARACTERISTICS

1.14 BUILDING TYPE: Single Family Dwelling.

1.15 STORIES: 2

1.16 SPACE BELOW GRADE: Crawl space.

UTILITIES

1.17 WATER SOURCE: Public.

1.18 SEWAGE DISPOSAL: Public.

1.19 UTILITIES STATUS: Gas service off at time of inspection. This means that the gas appliances and gas connections were not tested during this inspection.

EXTERIOR

STANDARDS OF PRACTICE: Exterior

A. Items to be *inspected*:

1. Surface grade directly adjacent to the *buildings*
2. Doors and windows
3. Attached decks, porches, patios, balconies, stairways, and their enclosures
4. Wall cladding and trim
5. Portions of walkways and driveways that are adjacent to the *buildings*

B. The *inspector* is not required to:

1. *Inspect* door or window screens, shutters, awnings, or security bars
2. *Inspect* fences or gates or *operate* automated door or gate openers or their safety *devices*
3. Use a ladder to *inspect systems* or *components*

DRIVEWAYS/WALKWAYS

2.1 WALKWAYS: The concrete walkways appear serviceable. There are cracks that appear typical for a house of this age. Repair as desired.

EXTERIOR COMPONENTS

2.2 STUCCO CONDITION: Water intrusion is one of the most serious conditions home inspectors will find. I attempt to find and describe the cause of the condition and the extent of damage. The use of circles and photos help my clients identify the issue.



In this case, the issue is lack of proper kick out flashing and roof to wall flashing.



My many years of construction experience as a California Licensed General Contractor helps me quickly identify many construction defects.

Note

ROOF SECTION

STANDARDS OF PRACTICE: Roof Covering

A. Items to be *inspected*:

1. Covering
2. Drainage
3. Flashings

- 4. Penetrations
 - 5. Skylights
 - B. The *inspector* is not required to:
 - 1. Walk on the roof surface if in the opinion of the *Inspector* there is risk of damage or a *hazard* to the *Inspector*
 - 2. Warrant or certify that roof *systems*, coverings, or *components* are free from leakage
- 4. Attic Areas and Roof Framing**
- A. Items to be *inspected*:
 - 1. Framing
 - 2. Ventilation
 - 3. Insulation
 - B. The *inspector* is not required to:
 - 1. *Inspect* mechanical attic ventilation *systems* or *components*
 - 2. *Determine* the composition or energy rating of insulation materials

ROOF CONDITIONS:

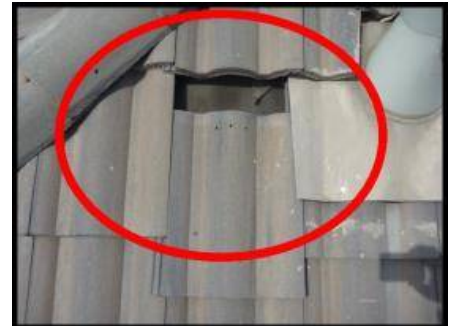
3.1 CONDITION: **Few systems of your new home are more important than the condition of the roof. I have installed most types of roofing material over my 30+ years in construction. With this experience, I am able to identify current conditions and produce an accurate assessment.**



3.2 METHOD USED TO INSPECT: The following was observed upon walking on the roof. **Many inspectors refuse to walk on a roof. I walk on all roofs that are safe to walk on. I have been trained by Monier/Lifetile on installing and walking on tile roofs.**



3.3 TYPE OF MATERIALS: Concrete tile has an estimated life of 50+ years. See manufacture for warranty information. One or more of the tiles are not secured and have slipped down. Water intrusion is likely above the tile. Reposition tile and secure with fastener or adhesive.



Architectural composition shingles. Note: With regular maintenance average life expectancy is between 20 -25 years under normal installation/conditions. **Damage to roof materials is much easier to see when the inspector is on the roof.**



3.4 RAIN GUTTERS There is a foam filler material available that looks promising as a solution to leaves in the gutter. I have seen this product available at Costco and online. **When possible, I try to include information that may be helpful for new homeowner.**



3.5 KICK-OUT FLASHINGS: Installed and serviceable.



STANDARDS OF PRACTICE: Fireplaces and Chimneys

A. Items to be *inspected*:

1. Chimney exterior
2. Spark arrestor
3. Firebox
4. Damper
5. Hearth extension

B. The *inspector* is not required to:

1. *Inspect* chimney interiors
2. *Inspect* fireplace inserts, seals, or gaskets
3. *Operate* any fireplace or *determine* if a fireplace can be safely used

KITCHEN

KITCHEN:

- 4.1 CABINETS: Serviceable.
- 4.2 COUNTERTOPS: Serviceable.
- 4.3 SINK: Good. Caulking around sink is routine maintenance item to prevent water infiltration.
- 4.4 FAUCET: Good.
- 4.5 DRAIN CONDITION: Good.
- 4.6 PLUMBING LEAKS: None were visible at this time.
- 4.7 EXHAUST FAN: Type: Overhead. Functioning: Yes. The fan was turned on, tested, and then turned back off.

NOTE: If the future operation of the kitchen appliances is a concern, we recommend that you invest in a mechanical system warranty policy designed for repair/replacement of mechanical item failures in the home. Our service is NOT a warranty. The appliance testing that was performed was done as a courtesy and should not be considered as "Technically Exhaustive." It is recommended that you spend time at the property before closing and see if the appliance operation is to your liking. It is also important to obtain any available appliance operation manuals.

LAUNDRY**LAUNDRY:**

- 5.1 WASHER HOOK-UPS: Did Not Test. It is recommended that you use the more expensive braided steel water hook-up lines for this installation. The cheaper rubber lines are prone to rupturing and flooding of the home.
- 5.2 WASHER DRAIN: Did Not Test. The testing of the washing machine drain is beyond the scope of this inspection.
- 5.3 DRYER HOOK-UPS: There is a 220 electric dryer hook-up.
- 5.4 DRYER VENTING: The dryer vent is vented to the outside.

ADDITIONAL CONDITIONS**ADDITIONAL ITEMS**

6.1 SECURITY SYSTEM: House is under surveillance buy by neighborhood watch.



HAZARDOUS MATERIALS TESTING & IDENTIFICATION

6.2 PLEASE NOTE: **Hazardous materials are beyond the scope of this Home Inspection report.** If asbestos, molds, fungi, sick home syndrome, electromagnetic fields, fiberglass, formaldehyde, hazardous wastes, lead, radon, soils contamination, underground storage tank contamination, or quality of drinking water and waste disposal are a concern, please contact an appropriate expert. This Inspection Firm may be qualified to evaluate and report on some or all of the Hazardous Materials listed above, but these service must be contracted separately and their findings will not be included in this limited visual inspection report.

6.3 ASBESTOS: **Testing is available for suspected materials.**

Note

ATTIC

STANDARDS OF PRACTICE: Attic Areas and Roof Framing

A. Items to be *inspected*:

1. Framing
2. Ventilation
3. Insulation

B. The *inspector* is not required to:

1. *Inspect* mechanical attic ventilation *systems* or *components*
2. *Determine* the composition or energy rating of insulation materials

ATTIC CONDITIONS

7.1 CONDITION: **There are many components to be observed in the attic. It is not only important to enter the attic, it is important to know what you are looking for. My years of construction experience has been a good base of knowledge.**

7.2 METHOD OF INSPECTION: Entered inside and inspected all of the accessible areas.

7.3 STRUCTURE: Visual condition is serviceable.

7.4 ROOF SHEATHING: Good.

7.5 FRAMING: Good.

7.6 RAFTER SYSTEM:

2 x 6 rafters spaced at 24 inch centers. Installation has been made in a less than professional manner. Opposing rafters do not meet together at the ridge as required. Although this installation may not meet standard construction practices, the installation has been in place for many years with no noticeable deficiencies.



Not every component is installed properly or professionally and I attempt to judge serviceability and safety of building systems. My experience helps know what works and what doesn't.

Note

7.7 ATTIC INSULATION:

Type: Blown-in Fiberglass. Total Thickness: 12"-15".

7.8 ATTIC VENTILATION:

Adequate.

7.9 ATTIC ELECTRICAL:

The attic insulation prevented the viewing of much of the attic electrical = Did Not Evaluate concealed components..

7.10 EQUIPMENT VENTING

Improper use of aluminum flex for exhaust venting. This material is not rated for this use and is a possible fire hazard.

This is a health and safety issue and requires your attention. I will use red text to get your attention on serious safety issues. This condition is an example of an issue in an area that any homeowners will not access and if they did, may not understand what they are looking at.



FOUNDATION

STANDARDS OF PRACTICE: Foundation, Basement, and Under-floor Areas

A. Items to be *inspected*:

1. Foundation *system*
2. Floor framing *system*
3. Under-floor ventilation
4. Foundation anchoring and cripple wall bracing
5. Wood separation from soil
6. Insulation

B. The *inspector* is not required to:

1. *Determine* size, spacing, location, or adequacy of foundation bolting/bracing *components* or reinforcing *systems*
2. *Determine* the composition or energy rating of insulation materials

CRAWL SPACE

- 8.1 METHOD OF INSPECTION: **A visual inspection of the crawl space can reveal many conditions. Leaking plumbing and ductwork are not uncommon and are best view by crawling into the substructure. I have the experience to quickly evaluate these, in addition to structural systems and electrical issues.**
- 8.2 STRUCTURE: **I include photos of conditions in areas most clients may never enter.**



WATER HEATER

WATER HEATER

- 9.1 LOCATION: Garage.
- 9.2 LIFESPAN: According to the industry experts, the average water heater life in the U.S. is 8 to 12 years.
- 9.3 TYPE: Natural Gas.
- 9.4 SAFETY RELEASE VALVE: Yes = Did Not Test.
- 9.5 COMBUSTIBLE CLEARANCE: Adequate.
- 9.6 GAS SHUT-OFF: An easy operate hand shut-off valve is installed on the gas line. A flexible gas line is installed.
- 9.7 VENTING: The combustion and exhaust venting appear to be Good.
- 9.8 TANK DRAIN VALVE: The lower tank drain valve is currently not dripping.

HVAC HEATING AND COOLING

STANDARDS OF PRACTICE: Heating and Cooling

A. Items to be *inspected*:

1. Heating equipment
2. Central cooling equipment
3. Energy source and connections
4. Combustion air and exhaust vent *systems*
5. Condensate drainage
6. Conditioned air distribution *systems*

B. The *inspector* is not required to:

1. *Inspect* heat exchangers or electric heating elements
2. *Inspect* non-central air conditioning units or evaporative coolers
3. *Inspect* radiant, solar, hydronic, or geothermal *systems* or *components*
4. *Determine* volume, uniformity, temperature, airflow, balance, or leakage of any air distribution *system*

HEATING UNIT:

10.1 CONDITION: **There are many types of heaters and I have taken numerous classes to familiarize myself with the health and safety issues of many of these systems.**



10.2 DUCTWORK: There are tight bends in the duct work that might reduce flow. Manufacture recommends....Radius at center line shall not be less than one duct diameter. Further evaluation by an HVAC contractor is recommended. **This was a 3 year old home, the seller reported the home was difficult to cool. Repairs were made and flow was restored and unit performs well. Cost very little to repair and will save a lot of money and my client will live more comfortably.**



10.3 REMARKS: Any new installation requires a building permit, any permit issued after requires meeting Title 24 Energy Requirements. This may include providing a CF-4R from a HERS Rater. Ask seller to provide necessary documentation. **There are many new energy regulations and I have been certified for Residential Energy and Duct Testing by CACERTS to perform Title 24 pressurization tests.**

Note

AIR CONDITIONING:

10.4 CONDITION: **Air conditioning is very important in this climate. I evaluate all installed units by running the unit, testing the output and reporting on the visual conditions.**



10.5 EVAPORATOR DRAIN LINE: I recommend the condensate drain is extended to drain directly into the downspout so moisture is not added to the gutter system during the cooling season. This may prevent rusting of the gutter. **I try to include information about components and installations that may help my clients improve or extend the life of their investment.**



10.6 SECONDARY DRAIN LINE: The secondary drain line terminates above the window shown in the photo. It is placed above this window so if there is a time when water drains from this pipe it will be noticed by the occupants. This indicates the primary drain is plugged and needs the attention of a service technician to prevent damage. This is sometimes referred to as a tattle tale drain. **This is an informational item only and not a negative condition. There may be components that my clients are not familiar with so I try to inform them as part of the service.**



ELECTRICAL SYSTEM

STANDARDS OF PRACTICE: Electrical

A. Items to be *inspected*:

1. Service equipment
2. Electrical panels
3. Circuit wiring
4. Switches, receptacles, outlets, and lighting *fixtures*

B. The *inspector* is not required to:

1. *Operate* circuit breakers or circuit interrupters
2. Remove cover plates
3. *Inspect* de-icing systems or components
4. *Inspect* private or emergency electrical supply systems or components

ELECTRICAL SYSTEM

11.1 SYSTEM TYPE: Circuit Breakers.

11.2 SYSTEM TYPE & VOLTAGE: 3 Wire System using both 110/220 volts.

11.3 WIRING TYPE: Romex.

11.4 MAIN 110V BRANCH WIRING: Copper Branch Wiring - While viewing the 110 volt branch wiring inside the panel(s) there was NO evidence of any 110 volt aluminum branch wiring. Only copper 110 volt branch wiring was observed.

11.5 MAIN 220/240V BRANCH WIRING: Copper and Aluminum was found = Normal. Aluminum 220 Volt Branch Wiring - Stranded aluminum 220 volt branch wiring was observed at the panel. The stranded 220 volt aluminum wiring does not pose the same fire risks that were found with the solid 110 volt aluminum wiring. The stranded wiring is the

most common 220 volt wiring used on newer construction.

11.6 GROUND CONNECTION:

UFER.

11.7 OUTLET TESTING:

A representative number of outlets were tested, this typically includes one or more of the accessible outlets in each room.

11.8 ELECTRICAL OUTLETS:

This is an older style outlet that has its own built in twist type fuse for overload protection. The outlet is very serviceable. This is an observation for your information and not considered a negative condition.



When I find components not commonly seen, I try to identify and explain them to my clients. Most of the time, they may not be a negative condition.

Note

AMENITIES

SWIMMING POOL

12.1 VISUAL CONDITION:

I do pool inspections. There can be many health and safety issues and have them identified can be very helpful.



12.2 POOL FENCE: **Fencing and gates are important for safety and most insurance companies have specific requirements. I look and report on many of these issues.**



SUMMARY

The following summary is a quick overview of the overall condition of the component listed. This is not intended to replace a complete reading of the entire document, reading the entire document is required to understand to report in full.

SUMMARY

- 13.1 MECHANICAL CONDITION: It is recommended all appliances receive regular maintenance as recommended by the manufacture. It is also strongly recommended the HVAC system receives "move in" tune up and more specialized inspection of the concealed components. This would also go for , sump pump, water softner, well pumps.
- 13.2 HEALTH & SAFETY ITEMS: It is recommended that all smoke detectors be serviced with new batteries when moving in and all units over 5 years old be replaced with new models. This is an investment in your families safety.
- 13.3 INSPECTION LIMITATIONS: **Hazardous materials are beyond the scope of this Home Inspection report.**

PLEASE NOTE: If it is recommended a specialist review a condition, it is important the entire system be evaluated and this service be preformed before the close of escrow by a licensed professional.

PLEASE REMEMBER: Our service is established to help you identify and document most of the conditions of the property. The report is not intended to be an "all inclusive" list of every condition, but rather, to identify the major challenges that were visible on the day of the inspection. If you notice other major items that are not included in this report that you would like included, please notify us and we will make an addendum to the report to reflect these items (Please remember that cosmetic items are subjective and beyond the scope of our evaluations).

THIS REPORT IS INTENDED AS A "CHECK LIST" OF PERTINENT QUESTIONS REGARDING THE CONDITIONS OF THE ITEMS INCLUDED IN THE REPORT. ALL EVALUATIONS HAVE BEEN FACTORED BY THE AGE OF THE PROPERTY AND OTHER RELEVANT CONDITIONS, (SUCH AS WEATHER), ON THE DATE OF THE INSPECTION.

Our service is **NOT** a warranty of the integrity of the systems of the property. No maintenance services, removal of cowlings, or destructive discovery have been performed.

OUR LIABILITY IS LIMITED BY THE SERVICE AGREEMENT TITLED: **"WHAT YOUR INSPECTION INCLUDES"**

Jeff Herboldshimer - Certified Inspector