



**HOME INSPECTIONS INC.**

42-335 Washington St., Ste.# F247

Palm Desert, CA 92211

760.770.7060 FAX# 760.772.6293

Date: Friday, February 25, 2005

**ATTN: SAMPLE**

Included herewith, please find your copy of the inspection report for:

**SAMPLE—41-001 SAMPLE ROAD**

A copy of this report is sent to the buyer's agent. A copy of this report is mailed directly to the buyer, if a mailing address has been provided and a hardcopy requested. Otherwise, please present this report to the buyer.



## BRIEF REVIEW

To help simplify your task, we have itemized the following systems or appliances which need to be repaired/replaced, or are of major concern. **However, for a complete understanding of the home inspection, we recommend you consult the entire report, including "Terms & Conditions".**

0107 Electrical fixtures:	R	SEVERAL LANDSCAPE LIGHTS ARE NON-OP
0108 Gutters/dwnspts/drains:	R	SOME ROOF DRAINS ARE OBSTRUCTED
0109 Sprinklers:	R	SEVERAL A / S VALVE'S LEAK
0201 Roof:	R	CRACKING AROUND ROOF VENTS. ALSO, WATER PONDING IN SEVERAL AREAS WITH DETERIORATION NOTED. AND ROOF IS LEAKING.
0402 Garage roof:	R	(REFER TO SECTION 0200)
0906 Smoke detectors:	R	UNITS LOCATED IN DEN AND UTILITY CLOSET ARE NON-OP
1018 Trash Compactor:	R	UNABLE TO ACTIVATE
1202 Hallway wall:	R	MOISTURE STAINS PRESENT
1203 Hallway ceiling:	R	MOISTURE STAINS PRESENT; ROOF LEAK AT FRONT HALLWAY



42-335 Washington St., Ste. #F247 Palm Desert, CA 92211  
Office # 760.770.7060 Fax # 760.772.6293

## REAL ESTATE INSPECTION REPORT

Date: Friday, February 25, 2005

Client: MR. SAMPLE

Weather conditions: CLOUDY, RAIN

Address: 41-001 SAMPLE RD

Buyer's Agent: SAMPLE AGENT

City: RANCHO MIRAGE

Dear customer:

*This inspection does not include minor or cosmetic features. The purpose of a home inspection is to get a good general idea of the structural & mechanical condition, not an all-inclusive guarantee. Conditions may also change after the date of this inspection; therefore, we strongly recommend verification of this structure's condition just prior to closing.*

At your request, a structural and mechanical inspection was performed for you at the above address. The following is a report of those findings. In using your report, the following definitions will be helpful:

S = Serviceable. Meaning that the materials and workmanship are acceptable and in a generally satisfactory condition. We will occasionally point out minor items and still note "serviceable", such as light fixtures without globes, etc.

N = Notation. This item noted for the stated observation. If a more detailed evaluation is desired we recommend you consult a state-licensed specialized contractor.

R = Replace/Repair. We recommend that a state-licensed specialized contractor make the necessary repairs or replacements.

### 0100

### EXTERIOR

*Our exterior evaluation is visual in nature and is based on our experience and understanding of common building techniques and materials. Our report gives no consideration to the normal wear associated with essentially all properties.*

0101 Driveway:	S	Concrete
0102 Walks:	S	Concrete with stone tile—minor cracks
0103 Fences/Walls/Gates:	S	Block walls with 2 automatic gates
0104 Siding:	S	Stucco—minor settling cracks
0105 Trim:	N	Wood and stone <i>Some sections weathered</i>

0106 Window Frames:	S	Single & Double-paned aluminum
0106a Screens	N	<i>Due to normal wear, screens can tear at any time. We recommend that you verify their condition just prior to closing.</i>
0107 Electrical Fixtures:	R	<b>SEVERAL LANDSCAPE LIGHTS ARE NON-OP</b>
0108 Gutters/Dwnspts/Drains:	R	<b>SOME ROOF DRAINS ARE OBSTRUCTED</b>
0109 Sprinklers:	R	<b>SEVERAL A / S VALVE LEAKS</b> Sprinkler system is controlled by a timing device. Timing devices are beyond the scope of this inspection. We recommend you obtain verification of this system's performance.
0110 Exterior Doors:	S	Wood and aluminum sliding glass
0111 Bell/Chime:	S	
0112 Chimney:	S	Spark arresters
0113 Lot/Grade/Drainage:	S	Lot: flat. Grade at foundation appears adequate.
0114 Gas Meter:	S	Location: front utility closet
0115 Electrical service:	S	Main service =600 amps, with 4 branch sub-panels. Location: front left utility closet with underground service. Branch circuits are copper, the grounding system is intact and the main disconnect breaker is labeled.
0116 Plumbing service:	S	Public Utility with main shut-off. Visible piping is copper. Pressure regulator—water pressure is approximately 68 psi, which is considered normal.
0117 Drain/Waste system:	S	Septic. Waste lines, where visible, are ABS plastic. We recommend a septic certification for verification of condition.
0118 Foundation:	S	Slab on grade construction

**0200****ROOF**

*CAL-SPEC does not purport to be a licensed roofing contractor. Our evaluation of the roof is to determine if portions are missing and/or deteriorating and, therefore, subject to possible leaking. Portions of under-layment and decking are hidden from view and cannot be evaluated by visual inspection; therefore, our review is not a guarantee against roof leaks nor should it be considered roof certification. If a more detailed roof inspection is desired we recommend that a roof certification be obtained by a state-licensed roofing contractor prior to the close of escrow.*

0201 Type/Material: **R** Flat construction with rock composition material.  
**CRACKING AROUND ROOF VENTS. ALSO, WATER IS PONDING IN SEVERAL AREAS WITH DETERIORATION NOTED. AND ROOF IS LEAKING**

0202 Flashing: **S**  
 0299 Comments: **N** *We recommend a consultation with a State-licensed roofing contractor.*

**0300****PATIO** (right side)

0301 Cover: **N** Same as house (refer to section 0200)  
 0303 Electrical: **S**  
 0305 Deck/Slab **S** Concrete—minor settling cracks  
 0306 Fire pit: **S**  
 0307 Barbeque: **S**

**0400****GARAGE** (detached)

0401 Exterior: **S** Same as house  
 0402 Roof: **R** (REFER TO SECTION 0200)  
 0403 Walls: **N** *Moderate cracking, evidence of termites and water intrusion.*  
 0404 Ceiling: **N** *Moderate cracking, evidence of termites and water intrusion.*  
 0405 Floor: **S** Concrete—minor settling cracks  
 0406 Garage Doors (2): **N** Type: Sectional  
*Trim around door is loose at base.*  
 0406a Door Hardware: **S** Track  
 0406b Garage Door Openers: **S** These openers are equipped with a safety reverse device. The U.S. Product Safety Commission recommends monthly testing.  
 0407 Windows: **S**  
 0408 Access Doors (2): **S**  
 0411 Electrical: **S**

**0500****ENTRY**

*Our interior review is visual in nature and evaluated with similar- aged homes in mind. Cosmetic considerations and minor flaws such as a torn screen or an occasional cracked window may not be noted. We thus suggest that you double-check these items if these concern you.*

0501 Flooring:	S	Stone tile
0502 Walls:	S	
0503 Ceiling:	S	
0504 Doors:	S	
0505 Windows:	S	
0506 Electrical:	S	
0507 Automatic blinds:	S	All units appear functional at this time

**0600****LAUNDRY AREA**

0601 Flooring:	S	Stone tile
0602 Walls:	S	
0603 Ceiling:	S	
0604 Doors:	S	
0606 Cabinets:	S	
0607 Electrical:	S	
0608 Exhaust Fan:	S	
0609 Laundry/Sink/Tub:	S	
0610 Washer Hook-ups:	S	We do not disconnect the supply hoses to the washer, nor do we operate the valves. These can leak at anytime and should be considered a part of normal maintenance.
0612 Dryer Hook-ups:	S	Gas, 220V electrical and venting

**0700****GREAT ROOM (center)**

0701 Flooring:	S	Stone tile
0702 Walls:	S	
0703 Ceiling:	S	
0704 Doors:	S	
0705 Windows:	S	
0706 Electrical:	S	
0708 Bar Sink, Faucet & Drain:	S	
0709 Bar refrigerator:	N	<i>Unit is not on at time of inspection; we advise verification of operation.</i>

**0800****DINING ROOM (left side center)**

0801 Flooring:	S	Stone tile
0802 Walls:	S	
0803 Ceiling:	S	
0804 Doors:	S	
0805 Windows:	S	
0806 Electrical:	S	

**0900****MAJOR SYSTEMS**

*Our evaluation of the major systems is both visual and functional, assuming both power and fuel are supplied to the components. Identifying and testing for asbestos or other potentially hazardous materials is beyond the scope of this inspection. The sufficiency of the water or gas flow in plumbing, or the cooling efficiency of the air conditioning system is a subjective evaluation. Therefore, we will only note a poor condition if – in the inspector’s opinion – the adequacy seems to be less than normal. We recommend that you evaluate these systems prior to closing. NOTE: The dismantling and/or extensive inspection of the internal components of any appliance, including heaters and heat exchangers, is beyond the scope of this report. The local Utility Company will conduct such an inspection for you upon request.*

- |                                  |           |  |
|----------------------------------|-----------|--|
| 0901 Heating (8 units):          | <b>N*</b> | Gas FAU. Make: Tempstar. Location: exterior utility and hallway closets. Gas shut-off provided.  |
| 0901a Venting:                   | <b>N</b>  | Some of the duct taping is pulling loose   |
| 0902 Air Conditioning (8 units): | <b>N*</b> | Central electric. Make: Heil and Carrier<br>Locations: exterior. Temperature splits are adequate.  |
| 0904 Wall Stat(s):               | <b>S</b>  |  |
| 0905 Water Heater (3 units):     | <b>S</b>  | Gas – 2--75 gallon units, and 1--50 gallon unit. Temperature-pressure relief valves for safety in place. Locations rear and hallway utility closets. Earthquake bracing is properly installed. |
| 0905a Venting:                   | <b>S</b>  |  |
| 0906 Smoke Detectors:            | <b>R</b>  | <b>UNITS LOCATED IN HALLWAY AND DEN ARE NON-OP.</b>  |
| 0907 Fireplace:                  | <b>S</b>  | Location: Great room. Gas access and stubbed out. Gas Co. recommends a manual flue lock on all fireplaces with gas attachments for safety purposes.  |

***\*Units are operational at time of inspection. However, due to age, variable conditions & use of these units, we recommend service and verification by an HVAC specialist.***

**1000****KITCHEN**

*Our evaluation of the kitchen is both visual and functional—assuming both power and fuel are supplied to the components. The sufficiency of the water or gas flow in plumbing, is a subjective evaluation. Therefore, we will only note a poor condition if – in the inspector’s opinion – the adequacy seems to be less than normal. Calibrations to cooking systems are not necessarily evaluated nor are life - expectancies given for any appliances. Our inspection is to determine if a system is free of leaks and excessive corrosion. NOTE: Due to their complexity, dishwashers can fail at any time. We recommend you check the dishwasher just prior to closing.*

1001 Flooring:	S	Stone tile
1002 Walls:	S	
1003 Ceiling:	S	
1004 Doors:	S	
1005 Windows / Skylight:	S	
1006 Counter/Cabinets:	S	
1007 Electrical:	S	
1008 Sinks:	S	
1009 Faucets:	S	
1010 Drains/Traps:	S	
1011 Dishwashers (2):	S	Make: Miele
1012 Range/Cook top:	S	Make: Dacor gas unit
1013 Oven:	S	Make: Dacor double-electric unit
1015 Range Hood/Fan:	S	
1016 Microwave Oven:	S	Make: Kitchen Aid
1017 Disposal:	S	Make: ISE
1018 Trash Compactor:	R	UNABLE TO ACTIVATE
1019 Insta - Hot Water:	S	
1021 Refrigerator:	S	Make: Sub Zero Ice Maker

**1100****MEDIA ROOM (right side center)**

1101 Flooring:	S	Stone tile
1102 Walls:	S	
1103 Ceiling:	S	
1104 Doors:	S	
1105 Windows:	S	
1106 Electrical:	S	

**1200****HALLWAY**

1201 Flooring:	S	Stone tile
1202 Walls:	R	MOISTURE STAINS PRESENT; ROOF LEAK AT FRONT HALLWAY
1203 Ceiling:	R	MOISTURE STAINS PRESENT; ROOF LEAK AT FRONT HALLWAY.
1204 Doors:	S	
1205 Windows:	S	
1206 Electrical:	S	

**1300****DEN / LIBRARY** (off kitchen)

1301 Flooring:	S	Stone tile
1302 Walls:	S	
1303 Ceiling:	S	
1304 Doors:	S	
1305 Windows:	S	
1306 Electrical:	S	

**1400****WINE CELLAR**

1499 Comments: **N** --we advise verification of condition.

**1600****MASTER BEDROOM** (right side posterior)

1601 Flooring:	S	Carpet
1602 Walls:	S	
1603 Ceiling:	S	
1604 Doors:	S	
1605 Windows / Skylight:	S	
1606 Electrical:	S	
1607 Closet/Wardrobe:	S	

**1700****MASTER BATHROOM**

*Our focus in bathrooms is directed at identifying visible water leaks, damage and/or problems. We may not always mention some common faults such as stuck stoppers or dripping faucets. If these conditions are considered important, you should check these items independently.*

1701 Flooring:	S	Stone tile
1702 Walls:	S	
1703 Ceiling:	S	
1704 Doors:	S	
1705 Skylight:	S	
1706 Electrical:	S	
1707 Exhaust Fan:	S	
1710 Tub & Surroundings:	S	Stone tile
1710a Tub Faucet:	S	
1710b Tub Jets:	S	
1711 Shower & Surroundings:	S	Stone tile
1711a Shower Enclosure:	S	
1711b Shower Faucet:	S	
1711c Shower Door:	S	

1712 Sinks:	S	
1712a Sink Faucets:	S	
1713 Plumbing:	S	Piping, where visible, is copper & flex
1714 Drains/Traps:	S	ABS plastic, where visible.
1715 Toilet:	S	
1715a Bidet:	S	
1716 Counter/Cabinets:	S	

**1800 GUEST BEDROOM (left side center)**

1801 Flooring:	S
1802 Walls:	S
1803 Ceiling:	S
1804 Doors:	S
1805 Windows:	S
1806 Electrical:	S
1807 Closet/Wardrobe:	S

**1900 GUEST BATHROOM (left side center)**

1901 Flooring:	S	Stone tile
1902 Walls:	S	
1903 Ceiling:	S	
1904 Doors:	S	
1905 Skylight:	S	
1906 Electrical:	S	
1907 Exhaust Fan:	S	
1911 Shower & Surroundings:	S	Stone tile
1911a Shower Enclosure:	S	
1911b Shower Faucet:	S	
1911c Shower Door:	S	
1912 Sinks:	S	
1912a Sink Faucets:	S	
1913 Plumbing:	S	Piping, where visible, is copper & flex
1914 Drains/Traps:	S	ABS plastic, where visible
1915 Toilet:	S	
1916 Counter/Cabinets:	S	

**2000 THIRD BEDROOM (right side anterior)**

2001 Flooring:	S	Carpet
2002 Walls:	S	
2003 Ceiling:	S	
2004 Doors:	S	
2005 Windows:	S	
2006 Electrical:	S	
2007 Closet/Wardrobe:	S	

**2100****THIRD BATHROOM** (right side anterior)

2101 Flooring:	S	Stone tile
2102 Walls:	S	
2103 Ceiling:	S	
2104 Doors:	S	
2105 Windows / Skylight:	S	
2106 Electrical:	S	
2107 Exhaust Fan:	S	
2109 Combo Tub/Shower:	S	Stone tile
2109a Tub/Shower Enclosure:	S	
2109b Tub/Shower Faucet:	S	
2109c Tub/Shower Diverter:	S	
2109d Tub/Shower Door:	S	
2112 Sinks:	S	
2112a Sink Faucet:	S	
2113 Plumbing	S	Piping, where visible, is copper & flex
2114 Drains/Traps:	S	ABS plastic
2115 Toilet:	S	
2116 Counter/Cabinets:	S	

**2200****FOURTH BEDROOM** (right side center)

2201 Flooring:	S	Carpet
2202 Walls:	S	
2203 Ceiling:	S	
2204 Doors:	S	
2205 Windows:	S	
2206 Electrical	S	
2207 Closet/Wardrobe:	S	

**2300****FOURTH BATHROOM** (right side center)

2301 Flooring:	S	Stone tile
2302 Walls:	N	<i>Mirror is discolored at left edge</i>
2303 Ceiling:	S	
2304 Doors:	S	
2305 Windows / Skylight:	S	
2306 Electrical:	S	
2307 Exhaust Fan:	S	
2309 Combo Tub/Shower:	S	Stone tile
2309a Tub/Shower Enclosure:	S	
2309b Tub/Shower Faucet:	S	
2309c Tub/Shower Diverter:	S	
2309d Tub/Shower Door:	S	

2312 Sinks:	S	
2312a Sink Faucets:	S	
2313 Plumbing:	S	Piping, where visible, is copper & flex
2314 Drains/Traps:	S	ABS plastic, where visible.
2315 Toilet:	S	
2316 Counter/Cabinets:	S	

**2200 FIFTH BEDROOM (left side anterior)**

2201 Flooring:	S	Carpet
2202 Walls:	S	
2203 Ceiling:	S	
2204 Doors:	S	
2205 Windows:	S	
2206 Electrical	S	
2207 Closet/Wardrobe:	S	

**2300 FIFTH BATHROOM (left side anterior)**

2301 Flooring:	S	Stone tile
2302 Walls:	S	
2303 Ceiling:	S	
2304 Doors:	S	
2306 Electrical:	S	
2307 Exhaust Fan:	S	
2309 Combo Tub/Shower:	S	Stone tile
2309a Tub/Shower Enclosure:	S	
2309b Tub/Shower Faucet:	S	
2309c Tub/Shower Diverter:	S	
2309d Tub/Shower Door:	S	
2312 Sinks:	S	
2312a Sink Faucets:	S	
2313 Plumbing:	S	Piping, where visible, is copper & flex
2314 Drains/Traps:	S	ABS plastic, where visible.
2315 Toilet:	S	
2316 Counter/Cabinets:	S	

**2400****POWDER ROOM #1 (right side hallway)**

2401 Flooring:	S	Stone tile
2402 Walls:	S	
2403 Ceiling:	S	
2404 Doors:	S	
2406 Electrical:	S	
2407 Exhaust fan	S	
2412 Sink:	S	
2412a Sink faucet:	S	
2413 Plumbing:	S	Piping, where visible, is copper & flex
2414 Drains/Traps:	S	ABS plastic, where visible
2415 Toilet:	S	
2416 Counter/Cabinets:	S	

**2400****POWDER ROOM #2 (off den)**

2401 Flooring:	S	Stone tile
2402 Walls:	S	
2403 Ceiling:	S	
2404 Doors:	S	
2406 Electrical:	S	
2407 Exhaust fan	S	
2412 Sink:	S	
2412a Sink faucet:	S	
2413 Plumbing:	S	Piping, where visible, is copper & flex
2414 Drains/Traps:	S	ABS plastic, where visible
2415 Toilet:	S	
2416 Counter/Cabinets:	S	

**2500**

**POOL EQUIPMENT**

*Our evaluation of the pool/spa equipment is both visual and functional – assuming both power and fuel are supplied to the components. The sufficiency of the water or gas flow in plumbing, is a subjective evaluation. Therefore, we will only note a poor condition if – in the inspector’s opinion -- the adequacy seems to be less than normal. No consideration is given to the life expectancies of any of the components, nor to the structural integrity of the pool/spa shell or the buried plumbing or electrical lines, nor to the water’s condition, chlorine content or it’s balance. Our inspection is to determine if the system is free of visible leaks and excessive corrosion. NOTE: The dismantling and/or extensive inspection of the internal components of any component – including pool heaters and filters – is beyond the scope of this report. A licensed swimming - pool repair contracting company will conduct such an inspection for you, upon request.*

- |                        |   |   |
|------------------------|---|---|
| 2501 Pump & Motor:     | S |   |
| 2501a Fountain Pump:   | S |   |
| 2502 Heater:           | S |   |
| 2503 Filter:           | S |   |
| 2504 Plumbing:         | S |   |
| 2505 Valves:           | S |   |
| 2506 Electrical        | S |   |
| 2507 Timer:            | S | Pool/spa system is controlled by a timing device. Timing devices are beyond the scope of this inspection. We recommend you obtain verification of this system’s performance prior to closing. |
| 2508 Lights:           | S |   |
| 2509 Deck/Coping/Tile: | N | Mineral deposit build-up on tile. Also, deck texture is peeling in some areas. And deck has minor cracking  |
| 2510 Plaster/Liner:    | S |   |

**PICTURES**

**YOUR REPORT WILL HAVE PICTURES OF COMMENTED AREAS**

**REPORT END.**