



42-335 Washington St., Ste #F247 Palm Desert, Ca 92211

**Web site: [cal-spec-homeinspections.com](http://cal-spec-homeinspections.com)**

**Office # 760.770.7060 Fax # 760.772.6293**

## HOME INSPECTION REPORT

Date: Friday, June 10, 2005

Client: Mr. & Mrs. Sample

Weather conditions: Clear

Address: 1234 Sample Rd.

Buyer's Agent: Joe Sample

City: Sample Town, Ca



## 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.



## CUSTOMER ADVISORY

This Home Inspection is subject to the terms and conditions stated below, and includes a visual inspection of the internal and external components of the home – the plumbing and electrical fixtures, the foundation, major operating systems of the home and in addition, functional operation of the appliances, limited to the range, oven, microwave, disposal, dishwasher and built-in trash compactor. THIS INSPECTION DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE OF ANY SORT, NOR IS IT AN INSURANCE POLICY OF ANY KIND. YOUR PAYMENT CONSTITUTES ACCEPTANCE OF THE FOLLOWING TERMS AND CONDITIONS OF THIS REPORT. ANY DISPUTE OF THESE TERMS MUST BE MADE BEFORE THE CLOSE OF YOUR ESCROW.

### CONDITION AS OF THE INSPECTION DATE

The inspection report is based on the conditions of the property that were existing and apparent on the date of the inspection. CAL-SPEC is not responsible for the non-discovery of any patent or latent defects in materials, workmanship, or other aspects of the property, or any problems that may occur or become apparent after the inspection date. CAL-SPEC is not responsible for future failures and/or repairs, except as modified by the acceptance of the CAL-SPEC Warranty contract contained herein. You are advised to operate and check all systems and equipment just prior to closing on the property as failures and defects sometimes occur in the time period between the inspection and the close of escrow. You are further advised with regard to vacant houses to have all systems operational known to fail in vacant homes.

### LIMIT OF LIABILITY

If you or any third party claim CAL-SPEC inspection is liable for negligently making the inspection and/or preparing the inspection report, or if for any other reason you claim CAL-SPEC has not fully satisfied all of its obligations under this agreement, then the total liability of CAL-SPEC is agreed to be limited to the fee paid for the inspection service and you release CAL-SPEC inspection from any additional liability. You further agree to indemnify, defend, and hold CAL-SPEC harmless if any third party brings a claim against CAL-SPEC relating to the inspection or the preparation of the inspection report.

### ARBITRATION & COST FOR ATTORNEY'S FEES

Any claim arising from this agreement or the inspection report shall be resolved exclusively by arbitration in compliance with the rules of the American Arbitration Association, except for the procedure for selection of the arbitrator. The parties shall mutually appoint an arbitrator who is knowledgeable and familiar with the professional home inspection industry. The arbitrator's decision shall be binding on all the parties, and the prevailing party shall be permitted to recover all reasonable attorneys' fees and arbitration costs from the other party.

### LIMITS AND EXCLUSIONS

CAL-SPEC Inspection is only making a visual inspection and the following are specifically excluded from the scope of the inspection:

- GENERAL EXCLUSIONS:** The following items, systems and components are excluded: The inspection and/or testing or underground or concealed pipes, electrical lines or circuits, sewer lines and/or Septic tanks or cesspools, water softeners, intercom systems, security systems, telephones and cable TV cables/devices, low voltage lighting and relay systems, any timing systems, water purification systems, well systems (other than the visible above-ground equipment), solar systems, swimming pools, spas (other than equipment in the visible plumbing system), back-flushing of pool equipment, pressure tests on central air conditioning systems, furnace heat exchangers, radiant heating systems, or free-standing appliances or other personal property; or the conducting of any soils or geologic tests' of the inspection or the testing for the presence of termites, dry rot, fungus, or other wood-destroying pests or organisms or for other household pest of rodents or the dismantling of any object or any portions of the property other than readily accessible service panels, or the inspection of concealed or inaccessible portions of the property. Electrical receptacles, window, doors and other multiple items are tested by examining a representative sampling as opposed to the specific functionality of every single item. Inspectors do not move furniture, and do not light pilots or activate any system that is not otherwise operational.
- CODE OR TITLE COMPLIANCE:** CAL-SPEC will not investigate nor give any opinion concerning easements, conditions of title, zoning matters, or compliance of the property's improvements with any governmental building code requirements or permits. You should contact the appropriate government agencies if you desire such information.
- LATENT DEFECTS:** Defects such as cracking, leaking, settling, surface discoloration's or landslides resulting from latent defects such as – but not limited to – water leaks, land subsistence or other geological problems are excluded from the scope of this inspection.
- ENVIRONMENTAL HAZARDS AND PRODUCT DEFECTS:** The CAL-SPEC Inspection Report excludes chemical analysis, defective products, and environmental hazards, including – but not limited to – radon gas, asbestos and formaldehyde. Materials regularly used in residential construction may contain potentially hazardous substances such as asbestos and formaldehyde. You should perform any such desired additional inspections regarding these matters at your own expense and risk.
- COSMETIC FEATURES:** Cosmetic features are excluded from the scope of this inspection. These items include – but are not limited to – screens, paint, wall-coverings, carpeting, flooring, surface imperfections, lawns and shrubs.
- SECONDARY OR CONSEQUENTIAL DAMAGES:** Secondary or consequential damages are excluded.

THIS INSPECTION REPORT REFLECTS AN OPINION OF THE GENERAL CONDITION OF THE PROPERTY AS OF THE DATE AND TIME OF THE INSPECTION AND IS NOT A LISTING OF REPAIRS TO BE MADE. THIS INSPECTION REPORT IS NOT INTENDED FOR USE AS A GUIDE IN RE-NEGOTIATING THE SALES PRICE OF THE PROPERTY, NOR SHOULD IT BE CONSIDERED AS AN OPINION OF THE VALUE OF THE PROPERTY. THE SELLER MAY OR MAY NOT BE REQUIRED TO REPAIR DEFICIENCIES REFLECTED IN THE INSPECTION REPORT, AND THAT DETERMINATION SHOULD BE MADE BY THE SELLER THE SELLER'S REAL ESTATE AGENT(S) AND THEIR ATTORNEYS. WE RECOMMEND THAT THE BUYER, THE SELLER AND/OR THEIR AGENTS ATTEND THE ACTUAL INSPECTION.

**\*WARNING: IF THIS INSPECTION IS PERFORMED PRIOR TO THE CLOSE OF ESCROW, THE BUYER SHOULD BE ADVISED THAT THIS INSPECTION IS IN NO WAY INTENDED TO RELEASE THE BUYER OR THE SELLER OF THE PROPERTY, OR THE BUYER'S OR SELLER'S AGENTS OF THEIR RESPONSIBILITY TO THOROUGHLY INSPECT THE PROPERTY AND/OR REVEAL ANY AND ALL HIDDEN CONDITIONS TO THE PROSPECTIVE PUCHASER PRIOR TO THE CLOSE OF ESCROW. AN ORIGINAL OF THIS REPORT IS KEPT ON FILE FOR 5 YEARS SO THAT DISPUTES OVER ALTERATIONS TO THIS DOCUMENT CAN BE VERIFIED.**

## 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.

S **N** **R**

1. \_ \_ **X** Driveway: Concrete - **Heavy cracks in surface**



2. \_ \_ **X** Walks: Concrete - **Damaged or deteriorated, recommend estimate for repair or replacement by a licensed contractor, Trip hazard**



3. \_ \_ **X** Fences/Walls/Gates: Block - **Repairs needed, A qualified contractor is recommended to evaluate and estimate repairs.**



4. \_ **X** \_ Siding: Stucco with minor settling cracks

5. **X** \_ \_ Trim: Wood

6. \_ \_ **X** Window Frames: Single-paned aluminum - **Heavy mineral build up.**



7.  Screens: Due to normal wear screens can tear at any time. We recommend that you verify their condition just prior to closing. - Screens are worn and weathered and need evaluation
8.   Electrical Fixtures: Some landscape lights are inoperable.



9.   Sprinklers: Sprinkler system is controlled by a timing device. Timing devices are beyond the scope of this inspection. We advise you obtain verification of this system's performance. - Multiple A/S valve leaks
10.   Exterior Doors: Wood and aluminum sliding glass – Missing threshold seal. Wood doors are worn & weathered.
11.   Bell/Chime:
12.   Chimney: Missing spark arresters
13.   Lot/Grade/Drainage: Flat
14.   Gas Meter Location: Exterior surface mount at side of home
15. Gas On: Yes
16.   Electrical Service: Main service = 200 amps – GFCIs do not meet current code requirements.
17. Electric On: Yes
18.   Plumbing Service: Visible piping is copper
19. Water On: Yes
20.   Drain/Waste System: Public sewer system
21.   Foundation: Slab on grade construction

## GARAGE

### SNR

1.  Exterior: Same as house (attached)
2.  Roof: Same as house
3.   Walls: **Moisture stains with moderate cracking.**



4.  Ceiling:
5.  Floor: **Some areas of moderate cracking.**
6.  Garage Door: 2 sectional doors
7.  Door Hardware:
8.  Garage Door Opener: This opener is equipped with a safety reverse device. The U.S. Product Safety Commission recommends monthly testing. - **Safety reverse device on both doors need adjustment.**
9.  Windows:
10.   Access Door: **Door has large gap at threshold.**
12.  Fire Wall:
13.  Electrical

## 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.

### SNR

1.  Type/Material Sloped with tile - **Visible wear, with evidence of minor water intrusion at time of inspection.**  
**We recommend verification with roofing professional .**
2.  Flashing:

## PATIO

SNR

1 X \_ \_ Electrical:

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2 \_ \_ X Deck/Slab: moderate cracking

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3 \_ \_ X Barbeque: Tile on counter cracked.

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## 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 you double-check these items if they concern you.

SNR

1. \_ X \_ \_ Flooring: Ceramic tile - Minor crack

2. X \_ \_ Walls:

3. X \_ \_ Ceiling:

4. X \_ \_ Doors:

5. \_ \_ X Windows: Sky light. – Lens is cracked around frame edges.



## LAUNDRY AREA

### SNR

1. X \_ \_ Flooring: Ceramic tile
2. X \_ \_ Walls:
3. X \_ \_ Ceiling:
4. X \_ \_ Doors:
5. X \_ \_ Cabinets:
6. X \_ \_ Electrical:
7. \_ \_  Exhaust Fan: **Unit is inoperable**
8. X \_ \_ Laundry/Sink/Tub:
9. X \_ \_ Washer Hook-ups: 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.
10. X \_ \_ Dryer Hook-ups: Gas and venting

## LIVING ROOM

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 you double-check these items if they concern you.

### SNR

1. \_  \_ Flooring: Carpet - **Carpet is heavily soiled**
2. X \_ \_ Walls:
3. X \_ \_ Ceiling:
4. X \_ \_ Doors:
5. X \_ \_ Windows:
6. X \_ \_ Electrical:

## DINING ROOM

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 you double-check these items if they concern you.

### SNR

1.  \_  \_ Flooring: Carpet - [Carpet is heavily soiled](#)
2.  \_  \_ Walls:
3.  \_  \_ Ceiling:
4.  \_  \_ Doors:
5.  \_  \_ Windows:
6.  \_  \_ Electrical:
7.  \_  \_ Bar Sink, Faucet and Drain:

## 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.

### SNR

1.  Heating: 2 units in the exterior utility closets – Manufacturer: Payne, Please see footnote\*
2.  Venting:
3.  Air Conditioning: 2 units located at the right side exterior of home – Right zone unit is not sitting level, this can effect the efficiency of the unit. Please see footnote\*



4. Temperature split is adequate? Yes
5.  Wall Stat(s):
6.  Water Heater: Location: Hallway utility closet. – 50 Gallons. Unit(s) do not have the proper earthquake bracing system.
7.  Venting:
8.  Smoke Detectors: Inoperative
9.  Fireplace(s): Unit is located in the family room.

\*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.

## 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.

### SNR

1. X \_ \_ Flooring: Ceramic tile
2. X \_ \_ Walls:
3. X \_ \_ Ceiling:
4. X \_ \_ Doors:
5. X \_ \_ Windows: Sky light.
6. X \_ \_ Counter/Cabinets: Corian
7. X \_ \_ Electrical:
8. X \_ \_ Sinks:
9. X \_ \_ Faucets:
10. X \_ \_ Drain/Traps:
11. X \_ \_ Dishwasher: General Electric
12. X \_ \_ Combo Range/Oven: General Electric
13. X \_ \_ Range Hood/Fan: General Electric
14. X \_ \_ Microwave Oven: General Electric
15. X \_ \_ Disposal: In-Sinkerator
16. X \_ \_ Trash Compactor: Kitchen Aid

## FAMILY ROOM

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 you double-check these items if they concern you.

### SNR

1.  \_ \_ Flooring: Carpet
2.  \_ \_ Walls:
3.   \_ \_ Ceiling: **Moisture stains**
4.  \_ \_ Doors:
5.   Windows: Sky light. - **Broken Lens**



6.  \_ \_ Electrical:
7.  \_ \_ Ceiling Fan:
8.   Bar Sink, Faucet and Drain: **Ice maker: Unit was not on at the time of inspection, we recommend verification prior to closing.**

## HALLWAY

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 you double-check these items if they concern you.

### SNR

1.   \_ \_ Flooring: Carpet - **Carpet is heavily soiled**
2.  \_ \_ Walls:
3.  \_ \_ Ceiling:
4.  \_ \_ Doors:
5.  \_ \_ Electrical:

## ATTIC

### SNR

1. X \_ \_ Hatch: Hallway
2. X \_ \_ Evidence of leaking: None detected at this time
3. X \_ \_ Insulation: Fiberglass
4. X \_ \_ Ductwork: Insulated flex
5. X \_ \_ Ventilation: Vents
6. X \_ \_ Electrical:

## MASTER BEDROOM

### SNR

1. **X** \_ \_ Flooring: Carpet - [Carpet is heavily soiled](#)
2. X \_ \_ Walls:
3. X \_ \_ Ceiling:
4. X \_ \_ Doors:
5. X \_ \_ Windows:
6. X \_ \_ Electrical:
7. X \_ \_ Closet/Wardrobe:

## 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.

### S N R

1. X \_ \_ Flooring: Ceramic tile
2. X \_ \_ Walls:
3. X \_ \_ Ceiling:
4. X \_ \_ Doors:
5. X \_ \_ Windows:
6. X \_ \_ Electrical:
7. X \_ \_ Exhaust Fan:
8. \_ **X** \_ Tub and Surroundings: Ceramic tile: [Cracked tile & grout.](#)
9. X \_ \_ Tub Faucet:
10. \_ **X** \_ Shower and Surroundings: Ceramic tile –  
[Cracked at basin; we advise sealing properly.](#)
11. X \_ \_ Shower Enclosure:
12. X \_ \_ Shower Faucet:
13. X \_ \_ Shower Door:
14. X \_ \_ Sinks:
15. X \_ \_ Sink Faucets:
16. X \_ \_ Plumbing: Piping where visible is copper with flex connectors.
17. X \_ \_ Drains/Traps: ABS plastic, where visible
18. X \_ \_ Toilet:
19. X \_ \_ Counter/Cabinets: Cultured marble

## GUEST BEDROOM

### S N R

1. X \_ \_ Flooring: Ceramic tile
2. X \_ \_ Walls:
3. \_ **X** \_ Ceiling: [Moisture stains](#)
4. X \_ \_ Doors:
5. X \_ \_ Windows:
6. X \_ \_ Electrical:
7. X \_ \_ Closet/Wardrobe:

## GUEST BATHROOM

SNR

1. X \_ \_ Flooring: Ceramic tile
2. X \_ \_ Walls:
3. X \_ \_ Ceiling:
4. X \_ \_ Doors:
5. X \_ \_ Electrical:
6. X \_ \_ Exhaust Fan:
7. X \_ \_ Tub/Shower Combo: Ceramic tile
8. X \_ \_ Tub/Shower Enclosure:
9. X \_ \_ Tub/Shower Faucet:
10. X \_ \_ Tub/Shower Diverter:
11. X \_ \_ Tub/Shower Door:
12. X \_ \_ Sink Faucets:
13. X \_ \_ Plumbing: Piping where visible is copper with flex connectors
14. X \_ \_ Drains/Traps: ABS plastic, where visible
15. X \_ \_ Toilet:
16. X \_ \_ Counter/Cabinets: Cultured marble

## THIRD BEDROOM

SNR

1. X \_ \_ Flooring: Carpet
2. X \_ \_ Walls:
3. X \_ \_ Ceiling:
4. X \_ \_ Doors:
5. X \_ \_ Windows:
6. X \_ \_ Electrical:
7. X \_ \_ Closet/Wardrobe:
8. X \_ \_ Ceiling Fan:

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## SAUNA\*

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\*Sauna equipment is beyond the scope of this inspection. We recommend a consultation with a specialty company for verification of condition/operation.

### POOL / SPA 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.

#### S N R

1. X \_ \_ Pump and Motor:
2. X \_ \_ Jet Pump:
3. X \_ \_ Heater:
4. X \_ \_ Filter: Cartridge
5. X \_ \_ Plumbing:
6. X \_ \_ Valves:
7. X \_ \_ Electrical:
8. X \_ \_ Timer: 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.
9. \_ \_  Lights: **Water apparent in fixture(s); non-op**



10. \_ \_ **X** Deck/Coping/Tile: **Major cracking.**



11. \_ \_ **X** Plaster/Liner: Plaster - **Etched and blistered**



**End of Report**

Thank you for choosing  
**CAL - SPEC INC.**