

Home Inspection Report



123 sample, sample, ca 92610

Inspection Date:

Tuesday November 6, 2012

Prepared For:

Sample

Prepared By:

Ingraffia Home Inspections LLC
www.Ingraffiahomeinspections.com
45 Blazewood, Foothill Ranch, CA 92610

Report Number:

1

Inspector:

Mark Ingraffia

Report Overview

THE HOUSE IN PRESPECTIVE

Well Built/Maintained

CONVENTIONS USED IN THIS REPORT

SATISFACTORY - Indicates the component is functionally consistent with its original purpose but may show signs of normal wear and tear and deterioration.

MARGINAL - Indicates the component will probably require repair or replacement anytime within five years.

POOR - Indicates the component will need repair or replacement now or in the very near future.

MAJOR CONCERNS - A system or component that is considered significantly deficient or is unsafe.

SAFETY HAZARD - Denotes a condition that is unsafe and in need of prompt attention.

THE SCOPE OF THE INSPECTION

All components designated for inspection in the ASHI Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report.

It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind.

Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.

BUILDING DATA

Approximate Age: 25-30

Style: Single Family

Main Entrance Faces: North

State of Occupancy: Vacant

Weather Conditions: Sunny

Recent Rain: No

Ground Cover: Dry

Receipt/Invoice

Ingraffia Home Inspections LLC
www.Ingraffiahomeinspections.com
45 Blazewood, Foothill Ranch, CA 92610
(714) 371-8422

Date: Nov 6, 2012

Inspection Number: 1

Name: Sample

Inspection	Fee
Inspection Fee	\$275.00
Default Fee	\$0.00

Total	\$275.00
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☒ Check 57577 ☐ Cash ☐ Credit Card

Inspected By: Mark Ingraffia

Structure

Description

Foundation	•Poured Concrete
Columns	•Wood
Floor	•Not Visible
Wall	•Wood Frame
Roof	•Rafters •Plywood Sheathing

Observations

Limitations

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

Structural components concealed behind finished surfaces could not be inspected.

Only a representative sampling of visible structural components were inspected.

Furniture and/or storage restricted access to some structural components.

Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity are not part of a home inspection.

There was no access to the side attic areas (behind the knee wall).

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Comments

Positive attributes

The construction of the home is high quality. The materials and workmanship, where visible, are above average.

General comments

Typical minor flaws were detected in the structural components of the building.

Structure Photos



Roofing

Description

Roof covering	•Asphalt Shingle
Roof flashings	•Metal
Chimneys	•Masonry
Roof drainage system	•None
Skylight	•None
Method of inspection	•Walked on roof

Observations

Sloped

Monitor: Older roofs are, by their nature, a high maintenance roof. Annual inspection and repair should be anticipated. In addition, the older flashings should be monitored. In some cases, a deteriorated flashing can result in expensive repairs, because sections of the roofing have to be removed. As a rule of thumb, replacement of the entire roof covering may be logical if more than ten percent of the roof requires repair.

Limitations

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

Not all of the underside of the roof sheathing is inspected for evidence of leaks

Evidence of prior leaks may be disguised by interior finishes

Estimates of remaining roof life are approximations only and do not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, ice build up, and other factors.

Antennae, chimney/flue interiors which are not readily accessible are not inspected and could require repair.

Roof inspection may be limited by access, condition, weather, or other safety concerns.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Comments

Positive attributes

Roof flashing details appear to be in good order.

General comments

The roofing material employed on the majority of the roof is uncommon to this area. While it appears to be performing its intended function (keeping water out), we cannot estimate its future performance in this application. It is recommended that the roofer or manufacturer be contacted for more information and/or any warranties that may apply.

Roofing Photos



Roof surface deteriorating

Exterior

Description

Observations

Ext. walls

Repair: The exterior brickwork should be re-pointed (replacement of the mortar between the bricks) to prevent further deterioration. Area affected by moisture intrusion

Limitations

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

A representative sample of exterior components was inspected rather than every occurrence of components.

The inspection does not include an assessment of geological, geotechnical, or hydrological conditions, or environmental hazards.

Screening, shutters, awnings, or similar seasonal accessories, fences, recreational facilities, outbuildings, seawalls, break-walls, docks, erosion control and earth stabilization measures are not inspected unless specifically agreed-upon and documented in this report.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Comments

Electrical

Description

Size of service	100 Amp 120/240v Main Service
Service drop	•Underground
Service entrance conductors	•Copper
Service equip / main disconnect	•Main Service Rating 100 Amps •Breakers •Located: Next left
Service grounding	•Ground Connection Not Visible
Sub-panel(s)	•None Visible
Distribution wiring	•Copper
Wiring method	•Tinned-Copper
Ground fault circuit interrupter	•Bathroom(s) •Exterior •Garage •Kitchen
Smoke detector(s)	•Present

Observations

Limitations

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

Electrical components concealed behind finished surfaces are not inspected.

Only a representative sampling of outlets and light fixtures were tested.

Furniture and/or storage restricted access to some electrical components which may not be inspected.

The inspection does not include remote control devices, alarm systems and components, low voltage wiring, systems, and components, ancillary wiring, systems, and other components which are not part of the primary electrical power distribution system.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Comments

Positive attributes

The size of the electrical service is sufficient for typical single family needs. Generally speaking, the electrical system is in good order.

All 3-prong outlets that were tested were appropriately grounded.

Gfci

All visible wiring within the home is copper. This is a good quality electrical conductor.

General comments

Inspection of the electrical system did not reveal the need for improvement.

Electrical Photos



panel left side of house

Heating

Description

Energy source	•Gas
System type	•Forced Air Furnace
Heat distribution methods	•Ductwork

Observations

Supply air ductwork

Improve: Duct cleaning is recommended.

Limitations

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

The adequacy of heat supply or distribution balance is not inspected.

The interior of flues or chimneys which are not readily accessible are not inspected.

The furnace heat exchanger, humidifier, or dehumidifier, and electronic air filters are not inspected.

Solar space heating equipment/systems are not inspected.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Comments

Positive attributes

The heating system is in generally good condition. Heating a home with this type of heating system should be relatively economical. The distribution of heat is divided into "zones," allowing for greater ease of balancing heat flow.

General comments

The heating system shows no visible evidence of major defects.

Heating Photos



FAU



Damaged duct in attic

Cooling

Description

Energy source

•Electricity •240 Volt Power Supply

Central system type

•Air Cooled Central Air Conditioning

Observations

Limitations

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

Window mounted air conditioning units are not inspected.

The cooling supply adequacy or distribution balance are not inspected.

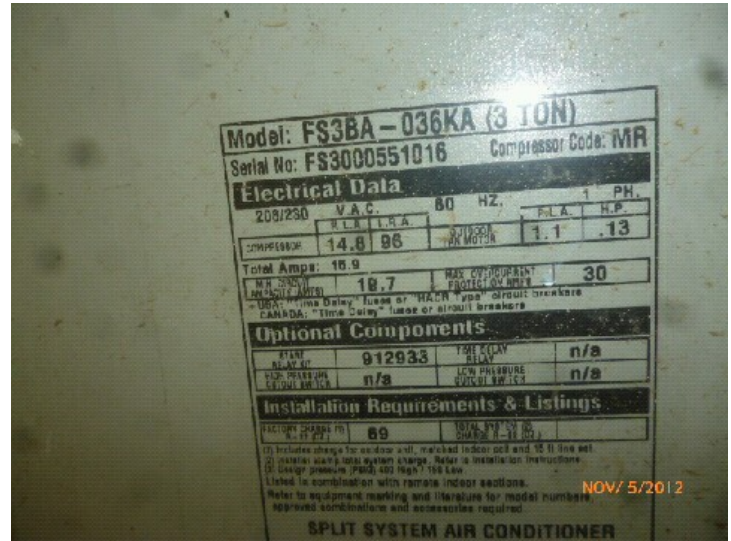
Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Comments

Positive attributes

The capacity and configuration of the system should be sufficient for the home.

Cooling Photos



Insulation

Description

Observations

Limitations

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

Insulation/ventilation type and levels in concealed areas are not inspected. Insulation and vapor barriers are not disturbed and no destructive tests (such as cutting openings in walls to look for insulation) are performed.

Potentially hazardous materials such as Asbestos and Urea Formaldehyde Foam Insulation (UFFI) cannot be positively identified without a detailed inspection and laboratory analysis. This is beyond the scope of the inspection.

An analysis of indoor air quality is not part of our inspection unless explicitly contracted-for and discussed in this or a separate report.

Any estimates of insulation R values or depths are rough average values.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Comments

Plumbing

Description

Water supply source	•Public Water Supply
Service pipe to house	•Copper
Main water valve location	•Front Wall of House
Interior supply piping	•Copper •Steel
Waste system	•Public Sewer System
Drain / waste / vent piping	•Plastic •Cast Iron
Water heater	•Gas •Approximate Capacity (in gallons):40

Observations

Limitations

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, or beneath the ground surface are not inspected.

Water quantity and water quality are not tested unless explicitly contracted-for and discussed in this or a separate report.

Clothes washing machine connections are not inspected.

Interiors of flues or chimneys which are not readily accessible are not inspected.

Water conditioning systems, solar water heaters, fire and lawn sprinkler systems, and private waste disposal systems are not inspected unless explicitly contracted-for and discussed in this or a separate report.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Comments

Plumbing Photos



Water psi 75



Water turn off front side of house



water heater

Interior

Description

Wall / ceiling materials	•Drywall
Floor surfaces	•Carpet •Tile •Slate
Window type(s) / glazing	Double/Single Hung •Sliders •Fixed Pane
Doors	•Wood-Solid Core •Wood-Hollow Core •Sliding Glass

Observations

Wall / ceiling finishes

Monitor: Typical drywall flaws were observed.

Kitchen counters

Monitor: The installation of the kitchen counters are relatively low quality.

Kitchen cabinets

Repair: Loose or damaged cabinet door hinges in the kitchen should be repaired.

Limitations

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

Furniture, storage, appliances and/or wall hangings are not moved to permit inspection and may block defects.

Carpeting, window treatments, central vacuum systems, household appliances, recreational facilities, paint, wallpaper, and other finish treatments are not inspected.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Comments

Condition of finishes

On the whole, the interior finishes of the home are in average condition. Typical flaws were observed in some areas.

Condition of floors

Level Floors/Plumb Walls

Interior Photos



Kitchen

Appliance

Description

Appliances tested

Laundry facility

•Gas Range •Gas Cooktop •Dishwasher
•240 Volt Circuit for Dryer •120 Volt Circuit for Washer •Waste Standpipe for Washer
•Washer Discharges to Laundry Tub/Sink

Observations

Limitations

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

Thermostats, timers and other specialized features and controls are not tested.

The temperature calibration, functionality of timers, effectiveness, efficiency and overall performance of appliances is outside the scope of this inspection.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Comments

Positive attributes

Most of the major appliances in the home are newer. The appliances are to be in generally good condition. All appliances that were tested responded satisfactorily. Good Kitchen/Laundry Facility The appliances that have been installed in the kitchen are good quality.

Appliance Photos



Dishwasher



Stove oven combo



Hood vent

Fireplace

Description

S

Vents / flues / chimneys

•Masonry Firebox •Gas
•Masonry Chimney-Lined

Observations

Fireplace

Repair: The fireplace chimney should be inspected and cleaned prior to operation.

Limitations

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Comments

General comments

On the whole, the fireplace and its components are in average condition. Typical minor flaws were observed in some areas.

Fireplace Photos



Living Room

House in Perspective

Description

Average Quality/Well Maintained

Observations

Limitations

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

Weather conditions

Dry weather conditions prevailed at the time of the inspection.

Recent weather conditions

Weather conditions leading up to the inspection have been relatively dry.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Comments

For the purpose of this report, it is assumed that the house faces north.

Report Summary

Items Not Operating

Major Concerns

Item(s) that have failed or have potential of failing soon.

Potential Safety Hazards

Deferred Cost Items

Items that have reached or are reaching their normal life expectancy or show indications that they may require repair or replacement anytime during the next five (5) years.

Typical minor flaws were detected in the structural components of the building.

Improve: Duct cleaning is recommended.

Repair: The fireplace chimney should be inspected and cleaned prior to operation.

Improvement Items

Monitor: The installation of the kitchen counters are relatively low quality.

Repair: Loose or damaged cabinet door hinges in the kitchen should be repaired.

Items to Monitor

The roofing material employed on the majority of the roof is uncommon to this area. While it appears to be performing it's intended function (keeping water out), we cannot estimate its future performance in this application. It is recommended that the roofer or manufacturer be contacted for more information and/or any warranties that may apply.