



Inspection Report

Mrs. Sample

Property Address:
11 Old Rodgers Ranch Rd
Pleasant Hill CA 94523



Safeguard Inspections, LLC

Balwinder Dhanda
(707) 646-9072



Table of Contents

- [Cover Page.....1](#)
- [Table of Contents.....2](#)
- [Intro Page.....3](#)
- [1 Roofing.....4](#)
- [2 Exterior.....6](#)
- [3 Garage.....7](#)
- [4 Interiors.....9](#)
- [5 Structural Components.....11](#)
- [6 Plumbing System.....12](#)
- [7 Electrical System.....15](#)
- [8 Heating / Central Air Conditioning.....17](#)
- [9 Insulation and Ventilation.....19](#)
- [10 Built-In Kitchen Appliances.....20](#)
- [General Summary.....21](#)
- [Invoice.....24](#)
- [Back Page.....25](#)

Date: 6/15/2012	Time: 10:00 AM	Report ID: Sample
Property: 11 Old Rodgers Ranch Rd Pleasant Hill CA 94523	Customer: Mrs. Sample	Real Estate Professional:

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

For Your Information (FYI) = I inspected this item, component or unit, and although it appeared to be functioning as intended, it may require attention or periodic maintenance in the near future to avoid a safety hazard or future problems.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Standards of Practice:

CREIA California

In Attendance:

Customer and their agent

Type of building:

Single Family (2 story)

Approximate age of building:

Over 20 Years

Temperature:

Over 65 (F) = 18 (C)

Weather:

Clear

Ground/Soil surface condition:

Dry

Rain in last 3 days:

No

1. Roofing

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

Styles & Materials

Roof Covering:

Concrete
Tile

Viewed roof covering from:

Ladder

Sky Light(s):

Two

Chimney (exterior):

Wood

Gutter System Material:

Aluminum

IN NI FYI RR

1.0	ROOF COVERINGS				X
1.1	FLASHINGS (kickout, headwall, step, etc.)	X			
1.2	SKYLIGHTS AND ROOF PENETRATIONS (vents)	X			
1.3	CHIMNEY (cricket, spark arrestor, cap, clearance)				X
1.4	ROOF DRAINAGE SYSTEMS (gutters and downspouts)	X		X	

IN NI FYI RR

IN=Inspected, NI=Not Inspected, FYI=For Your Information, RR=Repair or Replace

Comments:

1.0 A couple of cracked and displaced tiles on right side rear of the house. (Picture 1) (Picture 2) Recommend replacement.



1.0 Picture 1



1.0 Picture 2

1.1 Flashings are in serviceable condition with no anomalies noted.

1.2 Skylights and vents are in serviceable condition with no anomalies noted.

1.3 A chimney cricket helps divert rain water around the chimney and prevents a build-up of debris, which could allow water to pool and damage building components. Current building standards require a cricket if the chimney is wider than 30 inches. As an upgrade, I recommend installing a cricket at chimney.

1.4 Gutters and downspouts are in serviceable condition with no anomalies noted. No signs of past water accumulation. The downspouts are connected to a drainage system which runs underground.

Recommend periodic cleaning of gutters to remove debris.

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

2. Exterior

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

Styles & Materials

Siding Style:

Lap

Siding Material:

Composite board

Exterior Entry Doors:

Wood

Appurtenance:

Deck with steps

Covered porch

Sidewalk

Patio

Driveway:

Concrete

IN NI FYI RR

2.0	WALL CLADDING FLASHING AND TRIM	X			
2.1	DOORS (Exterior)	X			
2.2	WINDOWS	X			
2.3	VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)	X			
2.4	EAVES, SOFFITS AND FASCIAS	X			

IN NI FYI RR

IN=Inspected, NI=Not Inspected, FYI=For Your Information, RR=Repair or Replace

Comments:

2.0 Exterior walls are in serviceable condition with no anomalies noted.

2.1 Exterior doors are in serviceable condition with no anomalies noted.

2.2 Windows are in serviceable condition with no anomalies noted.

2.3 Patio and walkways are in serviceable condition with no anomalies noted.

2.4 Eaves are in serviceable condition with no signs of water damage. Please refer to pest report for further details.

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Garage

Styles & Materials

Garage Door Type:

Three automatic

Garage Door Material:

Metal

Auto-opener Manufacturer:

CHAMBERLAIN
RAYNOR

		IN	NI	FYI	RR
3.0	GARAGE CEILINGS	X			
3.1	GARAGE WALLS (INCLUDING FIREWALL SEPARATION)	X			
3.2	GARAGE FLOOR	X			
3.3	GARAGE DOOR (S)	X			
3.4	OCCUPANT DOOR FROM GARAGE TO INSIDE HOME				X
3.5	GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance)	X			

IN NI FYI RR

IN=Inspected, NI=Not Inspected, FYI=For Your Information, RR=Repair or Replace

Comments:

3.0 Garage ceiling is in serviceable condition with no anomalies noted.

3.1 Garage walls are in serviceable condition with no anomalies noted.

3.2 Garage floor is in serviceable condition with no anomalies noted.

3.3 Garage doors are in serviceable condition with no anomalies noted.

3.4 To assure compliance with fire safety standards, the passage door from the garage to the interior must have a self closing mechanism and must be at least one and three eights inch thick, solid wood door or one having 20-minute fire resistive construction.

The passage door has a pet door installed. This constitutes a breach in the fire resistive barrier. I recommend repair with approved materials.



3.4 Picture 1

3.5 Garage door safety devices work as intended and reversed the garage door when the beam was interrupted.

4. Interiors

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

Styles & Materials

Ceiling Materials:

Gypsum Board

Wall Material:

Gypsum Board

Floor Covering(s):

Area rug

Carpet

Tile

Interior Doors:

Hollow core

Window Types:

Sliders

Cabinetry:

Wood

Countertop:

Granite

IN NI FYI RR

4.0	CEILINGS	X			
4.1	WALLS	X			
4.2	FLOORS	X			
4.3	STEPS, STAIRWAYS, BALCONIES AND RAILINGS	X		X	
4.4	COUNTERS	X			
4.5	CABINETS	X			
4.6	DOORS (REPRESENTATIVE NUMBER)	X			
4.7	WINDOWS (REPRESENTATIVE NUMBER)	X			

IN NI FYI RR

IN=Inspected, NI=Not Inspected, FYI=For Your Information, RR=Repair or Replace

Comments:

4.0 Ceilings are in serviceable condition with no deflection noted.

4.1 Walls are in serviceable condition with no anomalies noted.

4.2 Floor coverings are in serviceable condition with no anomalies noted.

4.3 Stairways are in serviceable condition with no anomalies noted. Current standards require that balusters be no more than four inches apart, so not to allow a four inch sphere to pass through, for the safety of small children. Caution should be given when small children are around.

4.4 Counters are in serviceable condition with no anomalies noted.

4.5 Wood cabinets are in serviceable condition with no anomalies noted.

4.6 Doors were opened and closed, with no anomalies noted.

4.7 Windows were opened and closed, with no anomalies noted.

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view.

Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

Styles & Materials

Foundation:

Poured concrete

Floor Structure:

Slab

Wall Structure:

2 X 4 Wood

Ceiling Structure:

2X4

Roof Structure:

Engineered wood trusses

Roof-Type:

Gable

Method used to observe attic:

From entry

Attic info:

Attic access

No Storage

IN NI FYI RR

5.0	WALLS (Structural)	X			
5.1	FLOORS (Structural)	X			
5.2	CEILINGS (structural)	X			
5.3	ROOF STRUCTURE AND ATTIC	X			

IN NI FYI RR

IN=Inspected, NI=Not Inspected, FYI=For Your Information, RR=Repair or Replace

Comments:

5.0 Walls are in serviceable condition with no anomalies noted.

5.1 Floors appear to be in serviceable condition with anomalies noted. Floors are covered with tile and carpet. Unable to view slab without destructive testing.

5.2 Ceilings are in serviceable condition with no deflection noted.

5.3 Roof structure is in serviceable condition with no anomalies noted. Insulation is present in attic.

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

Styles & Materials

Plumbing Water Supply (into home):

Copper

Water Source:

Public

Plumbing Water Distribution (inside home):

Copper

Washer Drain Size:

2" Diameter

Plumbing Waste:

ABS

Water Heater Power Source:

Gas (quick recovery)

Water Heater Capacity:

45 Gallon

Water Heater Manufacturer:

RELIANCE

Water Heater Location:

Garage
Platform

IN NI FYI RR

6.0	MAIN WATER SHUT-OFF DEVICE (Describe location)	X		X	
6.1	PLUMBING DRAIN, WASTE AND VENT SYSTEMS				X
6.2	TOILET				X
6.3	PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES	X			
6.4	HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS	X			
6.5	MAIN FUEL SHUT OFF (Describe Location)			X	

IN NI FYI RR

IN=Inspected, NI=Not Inspected, FYI=For Your Information, RR=Repair or Replace

Comments:

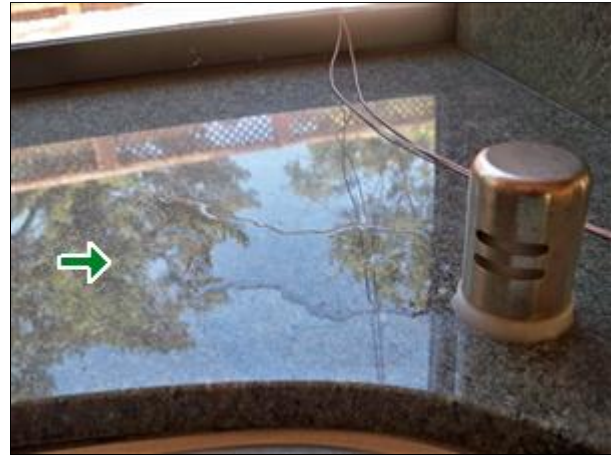
6.0 Local water shut-off into home is located at front left of house, next to garage. Main water shut-off is located in a concrete box at the sidewalk.

6.1 A small drain leak was detected in the Master Bath, under the right sink. (Picture 1) Recommend repair.

The dishwasher air-gap leaked onto the counter during the wash cycle(Picture 2). Recommend replacing the air-gap.



6.1 Picture 1



6.1 Picture 2

6.2 Toilet(s) in the half bath and Master Bath are loose. No damage was evident at time of inspection. recommend it be removed, a new wax seal be installed and it be secured back in place.

6.3 Fixtures and supply plumbing appear to be in serviceable condition with no anomalies noted.

6.4 Hot water heater, flue and vent are in serviceable condition with no anomalies noted.

6.5 The gas meter is located on the right side of the garage. The gas shut-off is located on the riser between the ground and the gas meter. To turn off gas, turn the valve 90 degrees, in either direction, to the horizontal position.(Picture 1)



6.5 Picture 1

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

Styles & Materials

Electrical Service Conductors:

Below ground

Main Panel Location:

Right Front

Main Panel capacity:

(2) 100 AMP service panel

Main Panel Type:

Circuit breakers

Electric Panel Manufacturer:

CHALLENGER

Branch wire 15 and 20 AMP:

Copper

Wiring Methods:

Romex

IN NI FYI RR

7.0	SERVICE ENTRANCE CONDUCTORS	X			
7.1	SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS	X			
7.2	BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE	X			
7.3	CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)				X
7.4	POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE	X			
7.5	OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)	X			
7.6	LOCATION OF MAIN AND DISTRIBUTION PANELS	X		X	
7.7	SMOKE DETECTORS	X			
7.8	CARBON MONOXIDE DETECTORS	X			

IN NI FYI RR

IN=Inspected, NI=Not Inspected, FYI=For Your Information, RR=Repair or Replace

Comments:

7.0 The service conductors in the main panel are in serviceable condition with no anomalies noted.

7.1 The electrical system appears to be grounded by use of an underground grounding rod, although I was not able to visually confirm this.

7.2 Conductors and overcurrent devices (circuit breakers) appear to be in serviceable condition with no anomalies noted.

7.3 GFCI is a modern safety feature designed to help prevent shock hazards. GFCI breakers and receptacles function to de-energize a circuit or a portion of a circuit when a hazardous condition exists.

Receptacles in the kitchen are not GFCI protected. Recommend installing GFCI receptacles in kitchen and garage areas.

Bathroom circuits are protected by a GFCI receptacle located in the garage. In the event that the circuit is tripped and becomes de-energized, depress the red "reset" button on the receptacle in the garage to restore power to the circuit.

7.4 Outlet receptacles appear to be wired correctly. No anomalies noted.

7.5 The GFCI outlet in the garage was "tripped" and functions as intended.

7.6 Main service entrance panel is located on the front right side of the garage. There are two distribution panels located in the garage. The panel located near the passage door serves all interior fixtures and receptacles. The panel located near the side garage door serves the exterior electrical needs of the home.

All three panels are in serviceable condition with no anomalies noted.

7.7 Smoke detectors were noted in all sleeping areas and in hallway, as well as in the living room. Be sure to test your smoke detectors upon moving in and on a regular basis.

7.8 Carbon monoxide alarm noted in living room.

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

8. Heating / Central Air Conditioning

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

Styles & Materials

Heat Type: Forced Air	Energy Source: Gas	Number of Heat Systems (excluding wood): One
Location: Garage	Input Rating: 80,000 BTUH	Heat System Brand: CARRIER
Ductwork: Insulated	Filter Type: Disposable	Types of Fireplaces: Vented gas logs
Operable Fireplaces: One	Cooling Equipment Type: Air conditioner unit	Cooling Equipment Energy Source: Electricity
Central Air Manufacturer: CARRIER	Number of AC Only Units: One	

		IN	NI	FYI	RR
8.0	HEATING EQUIPMENT	X			
8.1	FLUE(S) and VENT(S)	X			
8.2	NORMAL OPERATING CONTROLS	X			
8.3	DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	X			
8.4	PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM	X			
8.5	GAS/LP FIRELOGS AND FIREPLACES	X			
8.6	COOLING AND AIR HANDLER EQUIPMENT	X			
8.7	NORMAL OPERATING CONTROLS	X			

IN NI FYI RR

IN=Inspected, NI=Not Inspected, FYI=For Your Information, RR=Repair or Replace

Comments:

8.0 Furnace is located in garage, next to water heater. The burners, heat exchanger, ignition system and inducer fan function as intended.

8.1 Vent for furnace is in serviceable condition with no anomalies noted.

8.2 The thermostat responded normally.

8.3 Visible ducts are in serviceable condition with no anomalies noted.

8.4 Registers are in serviceable condition. There is a missing register in the bedroom next to the Master Bedroom. Recommend replacing.

8.5 The fireplace is equipped with a damper lock to keep it in the open position. This is to prevent accidental use of gas fireplace without opening the damper, which could result in build-up of carbon monoxide.

Gas insert was not tested for functionality. Please refer to chimney report for further information.



8.5 Picture 1

8.6 The condenser unit is located on the right side of house on a concrete pad. The unit is not secured. Recommend having the condition corrected at next service.

The refrigerant lines are in serviceable condition with no anomalies noted.

The coils inside the unit appear to be in serviceable condition.

8.7 The air conditioner responded to normal user controls.

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9. Insulation and Ventilation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

Styles & Materials

Attic Insulation:

Blown

Ventilation:

Gable vents
Soffit Vents

Exhaust Fans:

None

Dryer Power Source:

220 Electric

Dryer Vent:

Metal

		IN	NI	FYI	RR
9.0	INSULATION IN ATTIC	X			
9.1	VENTILATION OF ATTIC AND FOUNDATION AREAS	X			
9.2	VENTING SYSTEMS (Kitchens, baths and laundry)	X			

IN NI FYI RR

IN=Inspected, NI=Not Inspected, FYI=For Your Information, RR=Repair or Replace

Comments:

9.0 Noted four to six inches of insulation in the attic.

9.1 Ventilation of attic space appears to be sufficient.

9.2 Kitchen range hood is a down-draft type. It is in serviceable condition.

The visible portions of the dryer vent are in serviceable condition.

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

10. Built-In Kitchen Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

Styles & Materials

Dishwasher Brand:

WHIRLPOOL

Disposer Brand:

UNKNOWN

Exhaust/Range hood:

GENERAL ELECTRIC

Range:

FRIGIDAIRE

Oven:

Dacor

Built in Microwave:

GENERAL ELECTRIC

IN NI FYI RR

		IN	NI	FYI	RR
10.0	DISHWASHER	X			
10.1	AIR GAP				X
10.2	RANGES/OVENS/COOKTOPS	X			
10.3	FOOD WASTE DISPOSER	X			
10.4	MICROWAVE COOKING EQUIPMENT	X			

IN NI FYI RR

IN=Inspected, NI=Not Inspected, FYI=For Your Information, RR=Repair or Replace

Comments:

10.0 Dishwasher responded to normal user controls.

10.1 The dishwasher drain is normally equipped with an air gap fitting (the cylinder protruding above the sink). This assures the separation of supply water from wastewater. **The air gap leaked water onto the counter. Recommend replacing the air gap.**

10.2 Cooktops responded to normal user controls. Upper and lower ovens responded to normal user controls and reached the set temperature

10.3 The disposal was operated using normal user controls with no anomalies noted.

10.4 Microwave responded to normal user controls with no anomalies noted.

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Safeguard Inspections, LLC

General Summary



Safeguard Inspections, LLC

(707) 646-9072

Customer
Mrs. Sample

Address
11 Old Rodgers Ranch Rd
Pleasant Hill CA 94523

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

1. Roofing

1.0 ROOF COVERINGS

Repair or Replace

A couple of cracked and displaced tiles on right side rear of the house. (Picture 1) (Picture 2) Recommend replacement.

1.3 CHIMNEY (cricket, spark arrestor, cap, clearance)

Repair or Replace

A chimney cricket helps divert rain water around the chimney and prevents a build-up of debris, which could allow water to pool and damage building components. Current building standards require a cricket if the chimney is wider than 30 inches. As an upgrade, I recommend installing a cricket at chimney.

3. Garage

3.4 OCCUPANT DOOR FROM GARAGE TO INSIDE HOME

Repair or Replace

To assure compliance with fire safety standards, the passage door from the garage to the interior must have a self closing mechanism and must be at least one and three eights inch thick, solid wood door or one having 20-minute fire resistive construction.

3. Garage

The passage door has a pet door installed. This constitutes a breach in the fire resistive barrier. I recommend repair with approved materials.

6. Plumbing System

6.1 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Repair or Replace

A small drain leak was detected in the Master Bath, under the right sink. (Picture 1) Recommend repair.

The dishwasher air-gap leaked onto the counter during the wash cycle(Picture 2). Recommend replacing the air-gap.

6.2 TOILET

Repair or Replace

Toilet(s) in the half bath and Master Bath are loose. No damage was evident at time of inspection. recommend it be removed, a new wax seal be installed and it be secured back in place.

7. Electrical System

7.3 CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

Repair or Replace

GFCI is a modern safety feature designed to help prevent shock hazards. GFCI breakers and receptacles function to de-energize a circuit or a portion of a circuit when a hazardous condition exists.

Receptacles in the kitchen are not GFCI protected. Recommend installing GFCI receptacles in kitchen and garage areas.

Bathroom circuits are protected by a GFCI receptacle located in the garage. In the event that the circuit is tripped and becomes de-energized, depress the red "reset" button on the receptacle in the garage to restore power to the circuit.

10. Built-In Kitchen Appliances

10.1 AIR GAP

Repair or Replace

The dishwasher drain is normally equipped with an air gap fitting (the cylinder protruding above the sink). This assures the separation of supply water from wastewater. The air gap leaked water onto the counter. Recommend replacing the air gap.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other

persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Safeguard Inspections, LLC



INVOICE

Safeguard Inspections, LLC
(707) 646-9072
Inspected By: Balwinder Dhanda

Inspection Date: 6/15/2012
Report ID: Sample

Customer Info:	Inspection Property:
<p>Mrs. Sample 11 Old Rodgers Ranch Ct Pleasant Hill CA 94523</p> <p>Customer's Real Estate Professional:</p>	<p>11 Old Rodgers Ranch Rd Pleasant Hill CA 94523</p>

Inspection Fee:

Service	Price	Amount	Sub-Total
Heated Sq Ft 1,001 - 2,000	350.00	1	350.00
			Tax \$0.00
			Total Price \$350.00

Payment Method:

Payment Status:

Note:



Safeguard Inspections, LLC

Balwinder Dhanda

(707) 646-9072

