



# Inspection Report

**Mrs. Just Sample**

**Property Address:**  
1234 1st Second St  
Southbay CA 90732



**Accord Property Inspection LLC**

**Gary Klein**  
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<b>Date:</b> 9/20/2013	<b>Time:</b> 09:25 AM	<b>Report ID:</b> 9073210
<b>Property:</b> 1234 1st Second St Southbay CA 90732	<b>Customer:</b> Mrs. Just Sample	<b>Real Estate Professional:</b>

**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. Inspector will not provide any cost information associated with repair or replacement of any of the components described in this report.

**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.

**Not Present (NP)** = This item, component or unit is not in this home or building.

**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:**

INACHI National Association of Certified Home Inspectors

**In Attendance:**

Customer and Seller and both agents

**Type of building:**

Single Family (2 story)

**Approximate age of building:**

Over 10 Years

**Temperature:**

Over 65

**Weather:**

Clear

**Ground/Soil surface condition:**

Dry

**Rain in last 3 days:**

No

# 1. Roofing / Chimneys / Roof Structure and Attic

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

**Viewed roof covering from:**  
Ground

**Roof-Type:**  
Gable

**Roof Covering:**  
3-Tab fiberglass

**Chimney (exterior):**  
Rock

**Sky Light(s):**  
Three

**Roof Ventilation:**  
Ridge vents  
Soffit Vents

**Method used to observe attic:**  
Walked

**Roof Structure:**  
Engineered wood trusses  
2 X 12 Rafters  
Lateral bracing  
Sheathing

**Ceiling Structure:**  
2X6

**Attic info:**  
Pull Down stairs

**Attic Insulation:**  
Blown  
Cellulose  
R-30 or better

		IN	NI	NP	RR
1.0	Roof Coverings	•			•
1.1	Flashings	•			
1.2	Skylights, Chimneys and Roof Penetrations	•			
1.3	Roof Ventilation	•			
1.4	Roof Drainage Systems (gutters and downspouts)				•
1.5	Roof Structure and Attic (Report leak signs or condensation)	•			
1.6	Ventilation Fans and Thermostatic Controls (Attic)	•			
1.7	Insulation in Attic	•			
1.8	Visible Electric Wiring in Attic	•			
		IN	NI	NP	RR

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## Comments:

 **1.0 (1)** Evidence of a leak in the Den below corresponds with the middle skylight roof and flashing area. Repairs are needed. Recommend a qualified contractor inspect further and repair as needed.

**1.0 (2)** The roof covering was installed improperly above garage. Roof sheathing needs to be replaced in this area. This will involve some shingle replacement. A qualified contractor should inspect and repair as needed.



1.0 Item 1(Picture)

**1.4** The gutter screens are missing at the front of home above garage. Gutters that drain poorly or clogged can lead to many costly problems such as deterioration of fascia, soffit or roof edge. It can also cause gutters to pull loose and lead to possible water intrusion. A qualified person should repair or replace as needed.

**1.5** No longer an attic access. Use the pull down stairs at garage.



1.5 Item 1(Picture)

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

# 1234 1st Second St / Accord Property Inspection LLC / Gary Klein

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:

RB&B (Reverse board and batten)  
Brick

### Siding Material:

Wood  
Full brick

### Exterior Entry Doors:

Steel  
Insulated glass

### Appurtenance:

Covered porch  
Porch  
Sidewalk  
Patio

### Driveway:

Asphalt  
Street Parking

		IN	NI	NP	RR
2.0	Wall Cladding, Flashing and Trim				•
2.1	Doors (Exterior)	•			
2.2	Windows	•			
2.3	Decks, Balconies, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings	•			
2.4	Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)				•
2.5	Eaves, Soffits and Fascias				•
2.6	Plumbing Water Faucets (hose bibs)	•			
2.7	Outlets (Exterior)	•			
2.8	Other	•			
		IN	NI	NP	RR

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**Comments:**

**2.0** The Wood siding at the right side (facing front) and rear of home is missing or incomplete at time of inspection around new premium windows that have recently been installed. I did not inspect the installation of siding at this location. A qualified contractor should inspect and repair as needed. The siding will need prep and paint.



2.0 Item 1(Picture)



2.0 Item 2(Picture)



2.0 Item 3(Picture)



2.0 Item 4(Picture)

**2.4 (1)** Possible water run-off from the street into driveway during rain. I am unable to determine the frequency or amount.

2.4 (2) Concrete is cracked at front entrance of home. Appears to only affect the slab itself and is more cosmetic.



2.4 Item 1(Picture)

🔧 2.4 (3) The brick floor on the patio at the left side (facing front) has deteriorated mortar or grout, and is loose and uneven in areas. Water can cause further deterioration if not repaired and sealed properly. A qualified contractor should inspect and repair as needed.



2.4 Item 2(Picture)



**2.4 (4)** The brick floor on the patio at the rear of home is old and deteriorated. A general replacement is likely. A qualified contractor should inspect and repair as needed.



2.4 Item 3(Picture)

**2.4 (5)** The brick walkway at the front of home are deteriorated in areas. A general replacement is likely. A qualified contractor should inspect and repair as needed to eliminate the tripping hazard.



2.4 Item 4(Picture)



2.4 Item 5(Picture)



2.4 Item 6(Picture)

**2.5 (1)** The wood fascia and soffit panels at eave on the front of home above garage are deteriorated and show signs of possible dry-rot. This condition left unattended could spread causing further damage. Repairs are needed to roof covering as well. A qualified contractor should repair as needed.



2.5 Item 1(Picture)



2.5 Item 2(Picture)

**2.5 (2)** The wood fascia at eave on the right side (facing front) is deteriorated. This is a small repair. A qualified contractor should inspect and repair as needed.



2.5 Item 3(Picture)

**2.8** Possible bees nest forming at right corner of front steps

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:**  
One automatic

**Garage Door Material:**  
Insulated  
Metal

**Auto-opener Manufacturer:**  
1/2 HORSEPOWER  
GENIE

		IN	NI	NP	RR
3.0	Garage Ceiling	•			
3.1	Garage Walls (Including Firewall Separation)	•			
3.2	Garage Floor	•			
3.3	Garage Door (s)	•			
3.4	Occupant Door from Garage to inside home	•			
3.5	Garage Door Operators (Report whether or not doors will reverse when met with resistance)	•			
		IN	NI	NP	RR

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**Comments:**

3.5 The garage door will reverse when met with resistance.

## 4. Kitchen Components and 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:**  
KENMORE

**Disposer Brand:**  
IN SINK ERATOR

**Exhaust/Range hood:**  
RE-CIRCULATE

**Range/Oven:**  
GENERAL ELECTRIC

**Built in Microwave:**  
KENMORE

**Cabinetry:**  
Wood

**Countertop:**  
Granite


**Clothes Dryer Vent Material:**  
PVC Rigid

**Dryer Power Source:**  
220 Electric

		IN	NI	NP	RR
4.0	Ceiling	•			
4.1	Walls	•			
4.2	Floor	•			
4.3	Pantry/Closet Doors	•			
4.4	Windows	•			
4.5	Counters and a representative number of Cabinets				•
4.6	Plumbing Drain and Vent Systems	•			
4.7	Plumbing Water Supply Faucets and Fixtures	•			
4.8	Outlets Wall Switches and Fixtures	•			
4.9	Dishwasher				•
4.10	Ranges/Ovens/Cooktops	•			
4.11	Range Hood	•			
4.12	Trash Compactor			•	
4.13	Food Waste Disposer	•			
4.14	Microwave Cooking Equipment				•
4.15	Clothes Dryer Vent Piping	•			
		IN	NI	NP	RR


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**Comments:**

 **4.5** Base Cabinetry and trim at wall cabinet are **missing doors and sealer** at kitchen.



4.5 Item 1(Picture)

 **4.9** The dishwasher is loose and needs securing to underside of countertop (using a proper length screw). I recommend this attachment to prevent tipping from pulling out loaded rack causing possible injury or damage

**4.14** The microwave door handle is broken. I recommend repair as needed.



4.14 Item 1(Picture)

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.

## 5. Rooms

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:**

Drywall  
Suspended ceiling panels

**Wall Material:**

Drywall

**Floor Covering(s):**

Carpet  
Hardwood T&G  
Tile

**Interior Doors:**

Raised panel  
Wood

**Window Types:**

Casement  
Double-hung  
Thermal/Insulated  
Tilt feature

**Window Manufacturer:**

UNKNOWN

		IN	NI	NP	RR
5.0	Ceilings				•
5.1	Walls				•
5.2	Floors				•
5.3	Steps, Stairways, Balconies and Railings	•			
5.4	Doors (Representative number)	•			
5.5	Windows (Representative number)	•			
5.6	Outlets, Switches and Fixtures	•			
		IN	NI	NP	RR

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**Comments:**

**5.0 (1)** The Sheetrock on the ceiling reveals a water stain indicating a leak did or still exists at the Den. Repairs are needed. A qualified contractor should inspect to find source of leak and repair as needed which will prevent further damage(See Roof Coverings).



5.0 Item 1(Picture)

**5.0 (2)** The Drywall on the ceiling reveals a water stain indicating a leak did or still exists at the Dining Room. Repairs are needed. A qualified contractor should inspect to determine source of leak and repair as needed. Area in Attic is dry at present so I cannot determine source of leak.



5.0 Item 2(Picture)

**5.0 (3)** Water stain on ceiling panel lower level indicates probable plumbing leak.



5.0 Item 3(Picture)

**5.1 (1)** Unfinished around windows in kitchen, and Den.

**5.1 (2)** The Wall at the bathtub is deteriorated and needs repair or replacement. The wall board and framing may need repair (not visible). I recommend repair or replace using a qualified contractor, without opening wall and exposing framing I am unable to determine extent of damage.



5.1 Item 1(Picture)

**5.1 (3)** The sheetrock on the wall is dented or damaged from door knob at the hallway. While this damage is cosmetic, it needs to be repaired. A qualified contractor should inspect and repair as needed and install door stop to prevent re-occurrence of damage.



5.1 Item 2(Picture)

**5.1 (4)** Stair cover trim is unfinished, this should be prepped and painted at stairs.



5.1 Item 3(Picture)



**5.2** Carpet is loose or cut short from where electric baseboard use to be in areas around the perimeter of the Den.



5.2 Item 1(Picture)

**5.3** Stair side trim have been prepped some but unfinished. See 5.1 (4)

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.

## 6. Bathroom and Components

### Styles & Materials

#### Exhaust Fans:

Fan/Heat/Light

		IN	NI	NP	RR
6.0	Counters and Cabinets	•			
6.1	Doors (Representative number)	•			
6.2	Windows	•			
6.3	Plumbing Drain, Waste and Vent Systems	•			
6.4	Plumbing Water Supply and Distribution Systems and Fixtures	•			
6.5	Outlets Switches and Fixtures	•			
6.6	Exhaust fan	•			
		IN	NI	NP	RR

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## 7. 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:**  
Masonry block

**Method used to observe Crawlspace:**  
Limited access

**Floor Structure:**  
2 X 8  
Wood joists  
Slab  
Engineered floor trusses

**Wall Structure:**  
Masonry  
2 X 4 Wood

**Columns or Piers:**  
Steel lally columns  
Supporting walls

**Floor System Insulation:**  
Unfaced  
Batts  
Fiberglass  
R-19

		IN	NI	NP	RR
7.0	Foundations, Basements and Crawlspaces (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)	•			
7.1	Walls (Structural)	•			
7.2	Columns or Piers	•			
7.3	Floors (Structural)	•			
7.4	Ceilings (Structural)	•			
7.5	Insulation under Floor System	•			
7.6	Vapor Retarders (On ground in crawlspace or basement)	•			
7.7	Ventilation of Foundation Area (crawlspace or basement)	•			
		IN	NI	NP	RR

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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.

## 8. 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

**Water Source:**  
Public

**Water Filters:**  
None

**Plumbing Water Supply (into home):**  
Copper

**Plumbing Water Distribution (inside home):**  
Copper

**Washer Drain Size:**  
2" Diameter

**Plumbing Waste Line:**  
ABS

**Water Heater Power Source:**  
Electric

**Water Heater Capacity:**  
50 Gallon (2-3 people)

**Water Heater Manufacturer:**  
A.O. SMITH

**Water Heater Location:**  
Under Stairs

		IN	NI	NP	RR
8.0	Plumbing Drain, Waste and Vent Systems	•			
8.1	Plumbing Water Supply and Distribution Systems and Fixtures	•			
8.2	Hot Water Systems, Controls, Chimneys, Flues and Vents	•			
8.3	Main Water Shut-off Device (Describe location)	•			
8.4	Fuels Storage and Distribution Systems (Interior fuel storage, piping, venting, supports, leaks)			•	
8.5	Main Fuel Shut-off (Describe Location)			•	
8.6	Sump Pump	•			
		IN	NI	NP	RR

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**Comments:**

**8.3** The main shut off is the blue knob located at the lower level right when exiting to outside behind small door on wall. This is for your information.

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.

## 9. 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:**

Overhead service  
220 volts

**Panel capacity:**

200 AMP

**Panel Type:**

Circuit breakers

**Electric Panel Manufacturer:**

GENERAL ELECTRIC

**Branch wire 15 and 20 AMP:**

Copper

**Wiring Methods:**

Romex

		IN	NI	NP	RR
9.0	Service Entrance Conductors	•			
9.1	Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels	•			
9.2	Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage	•			
9.3	Connected Devices and Fixtures (A representative number of ceiling fans, lighting fixtures, switches, and receptacles inside the house, garage, and on the exterior walls)	•			
9.4	Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, and all receptacles in garage and exterior walls of inspected structure	•			
9.5	Operation of GFCI (Ground Fault Circuit Interrupters)	•			
9.6	Location of Main and Distribution Panels	•			
9.7	Smoke Detectors	•			
9.8	Carbon Monoxide Detectors	•			
		IN	NI	NP	RR

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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.

## 10. 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

<b>Heat Type:</b> Heat Pump Forced Air (also provides cool air)	<b>Energy Source:</b> Electric	<b>Number of Heat Systems (excluding wood):</b> Two
<b>Heat System Brand:</b> BRYANT	<b>Ductwork:</b> Insulated	<b>Filter Type:</b> Washable
<b>Types of Fireplaces:</b> Conventional	<b>Operable Fireplaces:</b> One	<b>Number of Woodstoves:</b> None
<b>Cooling Equipment Type:</b> Heat Pump Forced Air (also provides warm air)	<b>Cooling Equipment Energy Source:</b> Electricity	<b>Central Air Manufacturer:</b> BRYANT

		IN	NI	NP	RR
10.0	Heating Equipment	•			
10.1	Normal Operating Controls	•			
10.2	Automatic Safety Controls	•			
10.3	Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)				•
10.4	Presence of installed Heat Source in each room	•			
10.5	Chimneys, Flues and Vents (for fireplaces, gas water heaters, or heat systems)	•			
10.6	Solid fuel heating devices (Fireplaces, Woodstove)	•			
10.7	Gas/LP Firelogs and Fireplaces	•			
10.8	Cooling and Air Handler Equipment	•			
10.9	Normal Operating Equipment	•			
10.10	Presence of installed Cooling Source in each room	•			
		IN	NI	NP	RR

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**Comments:**

**10.3** The washable filter is dirty. The filter needs to be cleaned. Recommend foil taping the filter for a better seal. Foam sleeve missing at suction line creates condensation and drips water.



10.3 Item 1(Picture)



10.3 Item 2(Picture)

**10.8** Air handler and heat pump is old but appears to be working properly. Foam sleeve on suction line is not covering copper line and condensation can drip.



10.8 Item 1(Picture)

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.

## General Summary



Accord Property Inspection LLC

O: 424.777.9381 C: 310.863.9735

### Customer

Mrs. Just Sample

### Address



1234 1st Second St  
Southbay CA 90732

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 / Chimneys / Roof Structure and Attic

### 1.0 Roof Coverings

#### Inspected, Repair or Replace


-  (1) Evidence of a leak in the Den below corresponds with the middle skylight roof and flashing area. Repairs are needed. Recommend a qualified contractor inspect further and repair as needed.
-  (2) The roof covering was installed improperly above garage. Roof sheathing needs to be replaced in this area. This will involve some shingle replacement. A qualified contractor should inspect and repair as needed.



1.0 Item 1(Picture)

### 1.4 Roof Drainage Systems (gutters and downspouts)

#### Repair or Replace

-  The gutter screens are missing at the front of home above garage. Gutters that drain poorly or clogged can lead to many costly problems such as deterioration of fascia, soffit or roof edge. It can also cause gutters to pull loose and lead to possible water intrusion. A qualified person should repair or replace as needed.

**2. Exterior**

**2.0 Wall Cladding, Flashing and Trim**

**Repair or Replace**

The Wood siding at the right side (facing front) and rear of home is missing or incomplete at time of inspection around new premium windows that have recently been installed. I did not inspect the installation of siding at this location. A qualified contractor should inspect and repair as needed. The siding will need prep and paint.



2.0 Item 1(Picture)



2.0 Item 2(Picture)



2.0 Item 3(Picture)



2.0 Item 4(Picture)

**2.4 Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)**

**Repair or Replace**

- (1) Possible water run-off from the street into driveway during rain. I am unable to determine the frequency or amount.
- (3) The brick floor on the patio at the left side (facing front) has deteriorated mortar or grout, and is loose and uneven in areas. Water can cause further deterioration if not repaired and sealed properly. A qualified contractor should inspect and repair as needed.



2. Exterior



2.4 Item 2(Picture)

- (4) The brick floor on the patio at the rear of home is old and deteriorated. A general replacement is likely. A qualified contractor should inspect and repair as needed.



2.4 Item 3(Picture)

- (5) The brick walkway at the front of home are deteriorated in areas. A general replacement is likely. A qualified contractor should inspect and repair as needed to eliminate the tripping hazard.

2. Exterior



2.4 Item 4(Picture)



2.4 Item 5(Picture)



2.4 Item 6(Picture)

2.5 Eaves, Soffits and Fascias

Repair or Replace

- (1) The wood fascia and soffit panels at eave on the front of home above garage are deteriorated and show signs of possible dry-rot. This condition left unattended to could spread causing further damage. Repairs are needed to roof covering as well. A qualified contractor should repair as needed.



2.5 Item 1(Picture)



2.5 Item 2(Picture)

## 2. Exterior

- 🔧 (2) The wood fascia at eave on the right side (facing front) is deteriorated. This is a small repair. A qualified contractor should inspect and repair as needed.



2.5 Item 3(Picture)

## 4. Kitchen Components and Appliances

### 4.5 Counters and a representative number of Cabinets Repair or Replace

- 🔧 Base Cabinetry and trim at wall cabinet are missing doors and sealer at kitchen.



4.5 Item 1(Picture)

### 4.9 Dishwasher Repair or Replace

- 🔧 The dishwasher is loose and needs securing to underside of countertop (using a proper length screw). I recommend this attachment to prevent tipping from pulling out loaded rack causing possible injury or damage

### 4.14 Microwave Cooking Equipment Repair or Replace

- 🔧 The microwave door handle is broken. I recommend repair as needed.

#### 4. Kitchen Components and Appliances



4.14 Item 1(Picture)

#### 5. Rooms

##### 5.0 Ceilings

##### Repair or Replace

- (1) The Sheetrock on the ceiling reveals a water stain indicating a leak did or still exists at the Den. Repairs are needed. A qualified contractor should inspect to find source of leak and repair as needed which will prevent further damage(See Roof Coverings).



5.0 Item 1(Picture)

- (2) The Drywall on the ceiling reveals a water stain indicating a leak did or still exists at the Dining Room. Repairs are needed. A qualified contractor should inspect to determine source of leak and repair as needed. Area in Attic is dry at present so I cannot determine source of leak.

5. Rooms



5.0 Item 2(Picture)

- (3) Water stain on ceiling panel lower level indicates probable plumbing leak.



5.0 Item 3(Picture)

5.1 Walls

Repair or Replace

- (1) Unfinished around windows in kitchen, and Den.
- (2) The Wall at the bathtub is deteriorated and needs repair or replacement. The wall board and framing may need repair (not visible). I recommend repair or replace using a qualified contractor, without opening wall and exposing framing I am unable to determine extent of damage.

5. Rooms



5.1 Item 1(Picture)

- 🔧 (3) The sheetrock on the wall is dented or damaged from door knob at the hallway. While this damage is cosmetic, it needs to be repaired. A qualified contractor should inspect and repair as needed and install door stop to prevent re-occurrence of damage.



5.1 Item 2(Picture)

- 🔧 (4) Stair cover trim is unfinished, this should be prepped and painted at stairs.



5.1 Item 3(Picture)

## 5. Rooms

### 5.2 Floors

#### Repair or Replace

- Carpet is loose or cut short from where electric baseboard use to be in areas around the perimeter of the Den.



5.2 Item 1(Picture)

## 10. Heating / Central Air Conditioning

### 10.3 Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

#### Repair or Replace

- The washable filter is dirty. The filter needs to be cleaned. Recommend foil taping the filter for a better seal. Foam sleeve missing at suction line creates condensation and drips water.



10.3 Item 1(Picture)



10.3 Item 2(Picture)

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.

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## Report Attachments

ATTENTION: This inspection report is incomplete without reading the information included herein at these links/attachments. Note If you received a printed version of this page and did not receive a copy of the report through the internet please contact your inspector for a printed copy of the attachments.

[Standard Operating Procedures](#)