

Property Inspection Report



House2Home Inspections



**9439 SHADE LANE
PICO RIVERA, CA 90660**

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**Date
03/21/24**

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Grounds

Driveway

| | | | |
|---------------------------------------------------------|----------------------------------------------------------------------|---------------------------------------|--------------------------------|
| <input type="checkbox"/> Asphalt | <input checked="" type="checkbox"/> Concrete | <input type="checkbox"/> Gravel | <input type="checkbox"/> _____ |
| <input checked="" type="checkbox"/> Appears serviceable | <input type="checkbox"/> Not functional/ unsafe/near end of lifespan | | |
| <input type="checkbox"/> Eroded asphalt | <input type="checkbox"/> Maintenance/ sealant needed | | |
| <input type="checkbox"/> No cracks found | <input checked="" type="checkbox"/> Common cracks | <input type="checkbox"/> Major cracks | |
| <input type="checkbox"/> | | | |

Comments: _____

Sidewalks

| | | | | |
|-------------------------------------------------------------|---------------------------------------------------------------------|---------------------------------------|---------------------------------|--------------------------------|
| <input checked="" type="checkbox"/> Concrete | <input type="checkbox"/> Brick | <input type="checkbox"/> Paver/tile | <input type="checkbox"/> Gravel | <input type="checkbox"/> _____ |
| <input checked="" type="checkbox"/> Appears serviceable | <input type="checkbox"/> Not functional/unsafe/near end of lifespan | | | |
| <input type="checkbox"/> No cracks found | <input checked="" type="checkbox"/> Common cracks | <input type="checkbox"/> Major cracks | | |
| <input type="checkbox"/> Raised surface/settled/trip hazard | <input type="checkbox"/> Evidence of poor drainage | | | |

Comments: _____

Retaining walls

| | |
|----------------------------------------------|-----------------------------------------------------------------------------------|
| Location(s): _____ | Type: _____ |
| <input type="checkbox"/> Appears serviceable | <input type="checkbox"/> Not functional/unsafe/worn/displacement/near end of life |
| <input type="checkbox"/> No cracks found | <input type="checkbox"/> Moisture penetration/no drainage opening |
| <input type="checkbox"/> Common cracks | <input type="checkbox"/> Major cracks |
| | <input checked="" type="checkbox"/> None |

Comments: _____

Patio

| | |
|---------------------------------------------------------|-------------------------------------------------------------|
| Location(s): _____ Rear | <input checked="" type="checkbox"/> Concrete |
| <input checked="" type="checkbox"/> Appears serviceable | <input type="checkbox"/> Not functional/near end of life |
| <input type="checkbox"/> No cracks found | <input type="checkbox"/> Major cracks |
| <input checked="" type="checkbox"/> Common cracks | <input type="checkbox"/> Raised surface/settled/trip hazard |
| | <input type="checkbox"/> None |

Comments: _____

Porch

| | |
|--------------------------------------------------------------|------------------------------------------------------------|
| Location(s): A: _____ B: _____ C: _____ | |
| <input type="checkbox"/> Wood | <input type="checkbox"/> Concrete/Tile/Brick |
| <input type="checkbox"/> Appears serviceable | <input type="checkbox"/> Not functional/near end of life |
| <input type="checkbox"/> Common cracks | <input checked="" type="checkbox"/> None |
| <input type="checkbox"/> Porch/steps settled away from house | <input type="checkbox"/> Earth to wood contact |
| <input type="checkbox"/> Railings serviceable | <input type="checkbox"/> Railings to loose/damaged/missing |

Comments: _____

Fences Gates

| | |
|--------------------------------------------------------------|-----------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> Masonry/Wrought Iron | <input type="checkbox"/> Fences not inspected |
| <input checked="" type="checkbox"/> Appears serviceable | <input type="checkbox"/> Not functional/unsafe/worn/displacement/near end of life |
| <input type="checkbox"/> Loose/rotted posts | <input type="checkbox"/> Loose /missing blocks |
| <input checked="" type="checkbox"/> Common cracks | <input type="checkbox"/> Broken/missing boards |
| <input type="checkbox"/> Gate/latch needs repair/replacement | <input type="checkbox"/> Leaning |
| | <input type="checkbox"/> Major cracks |

Comments: _____

Exterior

Exterior stairs Wood/Metal/Concrete Location(s): _____ B: _____
 Appears serviceable Not functional/unsafe/near end of life None
 Railings serviceable Moisture damage/stains Railing loose/improper/none

Comments: _____

Exterior walls Type: Stucco
 Appears serviceable Not functional/unsafe/worn/displacement/near end of life
 No cracks found Common cracks Major cracks
 Moisture damage/stains Hole(s)

Comments: _____

Trim Wood
 Eaves,soffits,fascia,&trim appear serviceable Moisture damage/stains
 Not functional/unsafe/worn/displacement/near end of life Common cracks
 Flashing / trim: damage/cracks/loose/missing Dry Rot

Comments: _____

Chimney Locations: A: _____ B: _____
 Brick,Stucco,Block Not functional/unsafe/worn/displacement/near end of life
 Appears serviceable Chimney/brick/mortar is: cracked/leaning
 Spark screen present No spark screen or rain cap None

Comments: _____

Sprinklers Not inspected Control box location _____
 Appears serviceable Not functional
 Valves leak/Broken head None

Comments: _____

Hose faucets Appears serviceable Leaks Missing/broken handles

Comments: _____

Gutters & downspouts Full Partial None
 Appears serviceable* Not functional/unsafe/worn/displacement/near end of life*
 Drains blocked* Downspouts/Gutters:Missing/Loose/Damaged
 Route downspouts away from building

Comments: _____

Notice * Gutters and subsurface drains are not water tested for leakage or blockage.

Foundation

Grading

- Level site
 Steep
 Moderate
 Minor slope
 Drainage of site/slope of soil at foundations proper based upon visual observation in most areas
 Plants/ trees touch house /roof
 Overgrown landscaping

Comments: _____

- Slab-on-grade**
 Basement
 Crawlspace
 Foundation Type:
 CONCRETE
 Entered crawlspace
 No access
 Door/cover ok
 Missing/damaged
 House bolted to foundation

Foundations

- Appears serviceable**
 Common cracks
 Major cracks
 No cracks found
 Moisture/stains/damage
 No visible signs of leaks
 No moisture present
 Cracks found
 Uneven areas in flooring
 Slab not visible due to carpet and flooring cover --no readily visible problem noted today

Comments: _____

Roof

- Asphalt shingle
 Concrete tile
 Wood
 Rock
 Roll Composition
Roof style:
 Hip
 Gable
 Flat/low slope
 Mansard
How inspected
 Walked
 Viewed from ladder/ground with binoculars
 Appears serviceable
 Near end of useful life
 Typical maintenance recommended. This usually consists of repair/replacement of damaged or missing tiles/shakes/shingles.
 Cracked/broken tiles/shakes/shingles
 Roof appears to be improperly installed
 Moss covered
 Holes
 Evidence of ponding
 Flashings appear serviceable
 Vent caps appear serviceable
 Flashing separation
 Need repair
 Missing caps

Comments: _____

Notice: * Determining the presence of asbestos or other hazardous materials is beyond the scope of this inspection
 * Roofs,skylights and flashings are not water tested for leaks we always recommend a separate roof inspection
 * Tenting a home for fumigation may cause damage to roofs--recommend re-inspection after complete
 * Roofs way appear serviceable at time of Inspection due to non raining condition We always recommend a separate roof inspection by a license roofer

Plumbing

Main line*

Copper Galvanized Plastic Unable to determine

Size: 1" Pressure: 75 P.S.I.@ 9:00 AM

Appears serviceable Main valve location: Front of house

Not located Valve/handle:broken/missing/leaks

Comments: _____

Supply lines

Copper Galvanized Plastic Lead

Appears serviceable Minor corrosion Moderate corrosion/rust

Copper/galvanized contact Minor loss of water flow when using multiple fixtures

Leaks Minor flow restriction Copper/galvanized contact

Comments: _____

Waste lines*

Copper Galvanized Cast iron Plastic

Drain Lines

Appears serviceable **Cannot determine**

Minor corrosion Moderate corrosion/rust

Plumbing vents/traps appear serviceable(however all vents/traps not fully visible)

Comments: _____

Fuel system

Shut off valve location: Rear right of house

Type: Gas

Appears serviceable

Pipes not corrosion proof/not protected in ground/concrete

No shut off valve Pipes not 6" above ground

Comments: _____

Water heater

Location A: Outside B: _____ C: _____

Type: Gas Gallons: 38

Appears serviceable* Near end of lifespan/worn*

Pilot/system off--could not inspect Corrosion on pipes

Burner flame appears improper Heater leaks

Water shutoff valve installed(no test) Valve missing/broken/leaks

T.P.R. valve installed on tank No T.P.R. valve

T.P.R. pipe appears serviceable T.P.R. pipe missing

Combustable air is available Air supply blocked/none provided

No gas line dirt leg Insufficient clearance to combustable material

Vent flue piping is serviceable Pipe damaged/missing/disconnected

Water heater platform damaged Gas flame in garage is not 18" above floor

Seismic straps serviceable No Straps

Comments: _____

Notice: * Estimate of remaining life is not part of the inspection. Solar systems are not part of the inspection

*Any water lines or drain lines below ground/wall/ceilings are not part of this inspection.

Heating/AC

Description Approx. BTU'S: 25,000 Location: Hall/Master bedroom
Heating type: Wall Fuel type: Gas

Comments:

Condition Pilot not on System appears serviceable
 Not functional/near end of life span Suggest cleaning

Comments: Unable to inspect wall heaters in master bedroom/hallway pilot not on Recommend further evaluation before use

Venting Appears serviceable Damage/deterioration/defects
 Back venting Improper vent pipe

Comments:

Combustion air Air supply blocked No/inadequate air supply
 Appears serviceable Damage/deterioration/defects

Comments:

Burners Closed system/unable to inspect Unusual flame pattern
 Burner flame appears typical Rust/flakes in chamber

Comments:

Distribution Ducts/registers Ducts damaged/crushed/disconnected
 Appears serviceable* Low air volume

Comments:

Normal controls Unable to inspect/utilities off Thermostat broken/loose
 Appears serviceable Damage
 Controls need repair

Comments:

Air filters Appears serviceable Missing filter
 Suggest cleaning/changing filter No hold down

Comments:

Air conditioning* Location A: Living room Location B: _____

Window Package unit
 Appears serviceable Not functional/near end of life

Power 120 volt 240 volt Electric disconnect present

Condensate Condensate line installed No electric disconnect present

Refrigerant line Insulation installed on-lines Insulation damaged/missing

Comments:

Notice: * Asbestos materials have been commonly used in heating systems, not all ducts in attic are visible

* Asbestos testing is beyond the scope of this inspection.---- All heating/AC units are not checked

* for physical damage/leaks only working condition. If concerned suggest further evaluation

Electric

Service

- Overhead Underground 240
 Appears serviceable Damage/deterioration/defects
 Loose damaged connections/flashing at roof/mast
 Ground present Ground loose/disconnected

Comments: _____

Main Panel

- Rear of house _____
- Appears serviceable Power is off at main /no inspection
 Damage/deterioration/defects Not Accessible

Comments: _____

Sub Panels

- _____
- Appears serviceable

Panel Notes

- Breakers Fuses
 Appears serviceable
 Improper wiring at panel Direct tap
 Electrical system appears to be outdated by today's standards
 Damage Breaker is off at panel
 Unprotected openings in panel

Comments: _____

See picture 6A-Missing inside breaker cover at main electrical panel rear of house
installment needed

Wiring Notes

- Sample of fixture, switches and outlets appear serviceable
 Furnishings prevent testing of all outlets and switches
 Polarity and grounding of outlets within six feet of plumbing appear serviceable
 Three prong outlets did not test properly grounded
 Reverse polarity at: _____
 Outlet(s) not working at: _____
 GFCI(S) responded to test Doorbell worked
 GFCI(S) not operational No doorbell
 GFCI(S) recommended Bathrooms/Kitchen Doorbell not operational
 Improper wiring outside Exposed splices at: _____

Comments: _____

See picture 6A-Open ground on all wall outlets in every room through out house
outlets are not grounded by today's standards Recommend further evaluation
Missing GFCI wall outlets in bathrooms/kitchen installment needed



OPEN GROUND ON ALL WALL OUTLETS IN EVERY ROOM THROUGH OUT HOUSE/OUTLET ARE NOT GROUNDED BY TODAY'S STANDARDS RECOMMEND FURTHER EVALUATION



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MISSING INSIDE BREAKER COVER AT MAIN ELECTRICAL PANEL
REAR OF HOUSE INSTALLMENT NEEDED

Interior

Door(Entry) Appears serviceable Hardware operational Damage/deterioration/defects
 Weather stripping is serviceable No weather stripping
 Damaged door jamb

Comments: _____

Doors(Int) Doors appear serviceable Need adjustment/damage/defect
 Hardware operational Door(s) won't latch/missing

Comments: See picture 7A-Missing closet doors in master bedroom/last hall bedroom replace/installment needed-Last hall bedroom on left door wont close/latch properly adjustment needed

Doors(Ext) Sliding Glass French Standard
 Exterior door appears serviceable None
 Latching hardware appears serviceable Door is damaged/hard to operate
 Tempered glass Screen damaged Unable to tell if glass is tempered

Comments: _____

Windows Aluminum Wood Vinyl
 Sliding Casement Louver
 Sample tested appear serviceable Windows hard to operate
 Won't lock/open Cracked/broken glass Damaged/Missing screens

Comments: _____

Interior walls Drywall Plaster Paneling/wallpaper
 General condition appears serviceable'
 Common cracks* No cracks found Major cracks
 Holes/openings* Furnishing prevent full inspection-Do careful check on walkthrough*

Comments: _____

Ceiling Drywall Acoustic Plaster
 General condition appears serviceable'
 Moist* Stains* Dry
 No cracks found Common cracks* Major cracks

Comments: _____

Floors Carpet Wood Tile
 General condition appears serviceable' Carpet/tile/wood damaged _____
 Furnishing prevent full inspection-Do careful check on walkthrough*

Comments: _____

Notice: * Determining odors,mold or stains is not included. Floor covering damage / stains may be hidden by furniture. Condition of wood flooring under carpet is not inspected.



MISSING CLOSET DOORS IN MASTER BEDROOM REPLACE/
INSTALLMENT NEEDED



LAST HALL BEDROOM ON LEFT DOOR WONT CLOSE/LATCH
PROPERLY REPAIR/ADJUSTMENT NEEDED



MISSING CLOSET DOORS IN LAST HALL BEDROOM ON RIGHT
REPLACE/INSTALLMENT NEEDED

Interior 2

Fireplace

| | | | |
|----------------------------------------------|-------------|-----------------------------------------------|----------------------------------------------|
| | Location(s) | A: | B: |
| <input type="checkbox"/> Masonry | | <input type="checkbox"/> Prefabricated | <input type="checkbox"/> Wood stove |
| <input type="checkbox"/> Appears serviceable | | <input type="checkbox"/> Cracked/loose bricks | <input type="checkbox"/> Deteriorated mortar |
| <input type="checkbox"/> Gas | | <input type="checkbox"/> Wood burning | <input type="checkbox"/> Gas capped |
| <input type="checkbox"/> Damper operational | | <input type="checkbox"/> Missing/nonoperative | <input checked="" type="checkbox"/> None |

Comments: _____

Interior Features

| | |
|-------------------------------------------------------------|---------------------------------------------------------|
| <input type="checkbox"/> Ceiling fan(s) operational | <input type="checkbox"/> Not functional/unsafe |
| <input type="checkbox"/> Interior stairs appear serviceable | <input type="checkbox"/> Uneven/loose steps |
| <input type="checkbox"/> Stair handrail appears serviceable | <input type="checkbox"/> Railing loose/improper/missing |

Comments: _____

Smoke Detector

| | | |
|-----------------------------------------------|------------------------------------------------------------|-----------------------------------------------------|
| <input type="checkbox"/> Indicator light on | <input checked="" type="checkbox"/> Needed in bedrooms | <input type="checkbox"/> Needed in hall |
| <input type="checkbox"/> Test button responds | <input checked="" type="checkbox"/> Button did not respond | <input checked="" type="checkbox"/> Carbon monoxide |

Comments: _____

Missing smoke detectors in all bedrooms installment needed--Smoke detector in hallway didn't respond repair needed

Laundry

| | | |
|--------------------------------------------------------------------|-----------------------------------------------|-------------------------------------------------------------|
| <input checked="" type="checkbox"/> Garage | <input type="checkbox"/> Service area | <input type="checkbox"/> _____ |
| <input checked="" type="checkbox"/> Piping serviceable | <input type="checkbox"/> Unable to view | <input type="checkbox"/> Damage/deterioration/ |
| <input checked="" type="checkbox"/> Electrical outlet grounded | | <input type="checkbox"/> Ungrounded/Unable to test |
| <input checked="" type="checkbox"/> Gas piping appears serviceable | | <input type="checkbox"/> Unable to view |
| <input checked="" type="checkbox"/> Dryer venting provided | <input type="checkbox"/> Venting not provided | <input type="checkbox"/> Venting runs into attic/crawlspace |
| <input type="checkbox"/> Laundry sink serviceable | | <input type="checkbox"/> Sink loose/damaged |
| <input type="checkbox"/> Plumbing below sink serviceable | | <input type="checkbox"/> Leaks/corrosion |
| <input type="checkbox"/> Faucet operational | <input type="checkbox"/> Leaks/corrosion | <input type="checkbox"/> None |

Comments: _____

Attic

| | | | |
|---------------|----------------------------------------------|-------------------------------------------------|---------------------------------------------------------------|
| | Roof frame | <input type="checkbox"/> Conventional Framing | |
| | Ceiling frame | <input type="checkbox"/> Conventional Framing | |
| How inspected | <input type="checkbox"/> Entered* | <input checked="" type="checkbox"/> Access:None | <input type="checkbox"/> Inspection limited view from access* |
| | <input type="checkbox"/> Appears serviceable | <input type="checkbox"/> Framing sagging | <input type="checkbox"/> Near end of lifespan |
| | <input type="checkbox"/> No stains visible | <input type="checkbox"/> Small stains | <input type="checkbox"/> Moderate/major stains/damage |
| | <input type="checkbox"/> Vents provided | <input type="checkbox"/> Vents: none/blocked | <input type="checkbox"/> Screens damaged/missing |
| | Type insulation | <input type="checkbox"/> None/poor coverage | |

Approx. depth: _____ Inches

Access location: _____

Comments: _____

Notice: * Determining the presence of asbestos or other hazardous materials is beyond the scope of this inspection

Garage

Floor

| | | |
|----------------------------------------------------------------|---------------------------------------------------|-----------------------------------------------|
| <input checked="" type="checkbox"/> Appears serviceable | <input type="checkbox"/> Damage/deterioration | <input type="checkbox"/> Floor raised/settled |
| <input type="checkbox"/> No cracks found | <input checked="" type="checkbox"/> Common cracks | <input type="checkbox"/> Major cracks |

Comments: _____

Walls/Ceiling

| | | |
|----------------------------------------------------------------|-------------------------------------------------|--------------------------------|
| <input checked="" type="checkbox"/> Appears serviceable | <input type="checkbox"/> Moisture stains/damage | <input type="checkbox"/> Holes |
|----------------------------------------------------------------|-------------------------------------------------|--------------------------------|

Comments: _____

Ventilation

| | | |
|----------------------------------------------------------------|---------------------------------------|------------------------------------------|
| <input checked="" type="checkbox"/> Appears serviceable | <input type="checkbox"/> Blocked/none | <input type="checkbox"/> Screens damaged |
|----------------------------------------------------------------|---------------------------------------|------------------------------------------|

Comments: _____

Door To Living Space

| | | |
|----------------------------------------------------------------|-----------------------------------------------------------------------|-------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> Appears serviceable | <input type="checkbox"/> Damage/deterioration | <input checked="" type="checkbox"/> Door not solid or fire rated |
| <input type="checkbox"/> Self closer operational | <input checked="" type="checkbox"/> Self closing hinge/missing | <input type="checkbox"/> Solid |
| | | <input type="checkbox"/> Rated door |

Comments: _____

Exterior Door

| | | |
|----------------------------------------------------------------|-----------------------------------------------|---------------------------------------------|
| <input checked="" type="checkbox"/> Appears serviceable | <input type="checkbox"/> Damage/deterioration | <input type="checkbox"/> None |
| <input type="checkbox"/> Lock inoperative | <input type="checkbox"/> Jamb damaged | <input type="checkbox"/> Not tested/blocked |

Comments: _____

Vehicle Door

| | | |
|----------------------------------------------------------------|----------------------------------------------------------|-------------------------------------------------|
| <input type="checkbox"/> Tilt-up | <input checked="" type="checkbox"/> Sliding | <input type="checkbox"/> Swinging |
| <input checked="" type="checkbox"/> Appears serviceable | <input type="checkbox"/> Damage/deterioration | <input type="checkbox"/> Moisture stains/damage |
| <input type="checkbox"/> Tension rods loose | <input type="checkbox"/> Door warped | <input type="checkbox"/> Broken springs |
| <input type="checkbox"/> Rollers/tracks damaged | <input type="checkbox"/> Vehicle doors locked-not tested | |

Comments: _____

Automatic Opener

| | | |
|------------------------------------------------------------|----------------------------------------------|-------------------------------------------------|
| <input type="checkbox"/> Appears serviceable | <input type="checkbox"/> Unit is not working | <input checked="" type="checkbox"/> None |
| <input type="checkbox"/> Automatic reverse operated | | <input type="checkbox"/> No auto reverse |

of units

Comments: _____

Electrical

| | | |
|----------------------------------------------------------------|-------------------------------------------------------------|--------------------------------------------------------------|
| <input checked="" type="checkbox"/> Appears serviceable | <input type="checkbox"/> Damage/deterioration | <input type="checkbox"/> Improper wiring |
| <input type="checkbox"/> Junction boxes missing covers | | <input checked="" type="checkbox"/> Open ground |
| <input checked="" type="checkbox"/> Outlets serviceable | <input checked="" type="checkbox"/> GFCI Recommended | <input type="checkbox"/> Ext. cords used as permanent wiring |
| <input type="checkbox"/> Outlets not functional | <input type="checkbox"/> Loose damaged outlets | <input type="checkbox"/> Exposed wiring subject to damage |

Comments: _____

See picture 9A-Open ground on wall outlets in garage/outlets are not grounded by todays standards repair needed-Missing GFCI wall outlet in garage installment needed

Notice: * Determining the rating or fire walls is beyond the scope of inspection. Framing,wiring and piping covered by drywall cannot be inspected.



OPEN GROUND ON WALL OUTLETS IN GARAGE/OUTLETS ARE NOT GROUNDED BY TODAY'S STANDARDS RECOMMEND EVALUATION



OPEN GROUND ON WALL OUTLETS IN GARAGE/OUTLETS ARE NOT GROUNDED BY TODAY'S STANDARDS RECOMMEND EVALUATION

Kitchen

Kitchen sink

- | | | |
|---------------------------------------------------------------------|----------------------------------------|-----------------------------------------------------|
| <input checked="" type="checkbox"/> Sink appears serviceable | <input type="checkbox"/> Minor wear | <input type="checkbox"/> Heavy wear/chipped |
| <input type="checkbox"/> Dishes block sink-could not inspect | <input type="checkbox"/> Slow draining | <input type="checkbox"/> Recommend sealing at sink |
| <input checked="" type="checkbox"/> Faucet serviceable | <input type="checkbox"/> Leaks | <input type="checkbox"/> Hot & cold reversed |
| <input checked="" type="checkbox"/> Plumbing under sink serviceable | <input type="checkbox"/> Leaks | <input type="checkbox"/> Pipes rusted/corroded |
| <input type="checkbox"/> Moisture stains/damage below sink | <input type="checkbox"/> No hot water | <input type="checkbox"/> Restricted view below sink |

Comments: _____

Kitchen(General)

- | | |
|--------------------------------------------------------------------------------------------------------|-------------------------------------------------|
| <input checked="" type="checkbox"/> Counters,Cabinets,floor,and lights appear in serviceable condition | |
| <input type="checkbox"/> Doors/drawers/counters: minor wear | <input type="checkbox"/> Cracks/damage |
| <input type="checkbox"/> Missing handles | <input type="checkbox"/> Missing grout/caulking |

Comments: _____

Disposal

- | | | |
|---------------------------------------------------------|-----------------------------------------------|-----------------------------------------------|
| <input checked="" type="checkbox"/> Appears serviceable | <input type="checkbox"/> Corroded | <input type="checkbox"/> Near end of lifespan |
| <input type="checkbox"/> Unit makes unusual noise | <input type="checkbox"/> Splash guard missing | |
| <input checked="" type="checkbox"/> Wiring serviceable | <input type="checkbox"/> Exposed wire splices | |
| <input type="checkbox"/> Missing junction box cover | <input type="checkbox"/> Not functional | <input type="checkbox"/> None |

Comments: _____

Range/cook top

- | | | |
|------------------------------------------------------------------|------------------------------------------|----------------------------------------------------------|
| <input type="checkbox"/> Gas | <input type="checkbox"/> Electric | <input type="checkbox"/> Electronic ignition |
| <input type="checkbox"/> Appears serviceable | <input checked="" type="checkbox"/> None | |
| <input type="checkbox"/> Burner not functional at: _____ | | <input type="checkbox"/> No inspection(power/gas off) |
| <input type="checkbox"/> Oven door appears serviceable | <input type="checkbox"/> Damage | <input type="checkbox"/> Door does not close |
| <input type="checkbox"/> Door gasket appears serviceable | <input type="checkbox"/> Damage | <input type="checkbox"/> Cracked glass |
| <input checked="" type="checkbox"/> Gas shut off valve installed | <input type="checkbox"/> Not visible | <input type="checkbox"/> Gas shut off valve not provided |
| <input checked="" type="checkbox"/> Fan/ hood operational | <input type="checkbox"/> No hood fan | <input type="checkbox"/> Hood fan did not operate |

Comments: _____

Dishwasher

- | | | |
|-----------------------------------------------------------------|------------------------------------------------------|---------------------------------------------------------|
| <input type="checkbox"/> Appears serviceable | <input type="checkbox"/> Not functional | <input checked="" type="checkbox"/> None |
| <input type="checkbox"/> Condition(door,liner,racks)serviceable | | <input type="checkbox"/> Rust damage |
| <input type="checkbox"/> Washer arm appears frozen | <input type="checkbox"/> Unit not secure to cabinets | |
| <input type="checkbox"/> Door seals appear serviceable | <input type="checkbox"/> Leaking | <input type="checkbox"/> Door won't close/open properly |

Drain installation

- | | | |
|----------------------------------|----------------------------------|---------------------------------------------------|
| <input type="checkbox"/> Air gap | <input type="checkbox"/> Hi-loop | <input type="checkbox"/> Draining through air gap |
|----------------------------------|----------------------------------|---------------------------------------------------|

Comments: _____

Bathroom

Location: Bath A Master Bath B Hall Bath C _____

Toilet

| | A | B | C | |
|----------------------------|-------------------------------------|-------------------------------------|--------------------------|----------------------------------------------------------------------------------------------------------|
| Appears serviceable | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Corrosion/leaking supply line |
| Loose at floor | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Loose/leaking toilet tank |
| Recommend new wax seal | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Cracked tank/cover/bowl/base |
| Water runs continually | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Moisture stains around toilet |

Comments: _____

Sink

| | A | B | C | |
|----------------------------|-------------------------------------|-------------------------------------|--------------------------|-----------------------------------------------------------------------------------------------------------------|
| Appears serviceable | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Corrosion under sink |
| Sink cracked/damage | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Minor wear |
| Faucet appears ok | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Corrosion/damage at faucet |
| Constant dripping | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Supply line valve leaks |
| Low water volume | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Minor wear |
| Drain appears ok | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Drain stopper missing/not functional |
| Slow drain | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Restricted view below sink |
| Leaking drain | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Counter appears ok | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Minor wear |
| Damage to counter | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Moisture stains below sink |

Comments: _____

Ventilation

| | A | B | C | |
|----------------------------|-------------------------------------|-------------------------------------|--------------------------|------------------------------------------------------------------------------------------------------------|
| Appears serviceable | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| Exhaust fan not operating | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> No exhaust fan |
| Window broken/non op. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Exhaust fan makes unusual noise |

Comments: _____

Bathtub

| | A | B | C | |
|----------------------------|--------------------------|-------------------------------------|--------------------------|-------------------------------------------------------------------------------------------------------|
| Appears serviceable | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Moisture damage wall/floor |
| Damage to tub | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Sealing needed |
| Minor wear | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |

Shower

| | A | B | C | |
|-----------------------------|-------------------------------------|-------------------------------------|--------------------------|---------------------------------------------------------------------------------------------------------------------|
| Appears serviceable | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Shower head leaks |
| Damage to shower wall | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Minor wear |
| No shower diverter | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Shower diverter not functioning properly |
| Faucet appears ok | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Minor wear |
| Constant dripping | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Water handles/ valves/missing/leaks |
| Drain appears ok | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Slow draining at tub |
| Enclosure appears ok | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Door difficult to operate |

Comments: _____



House2Home Inspections Inspection Agreement

The address of the property is: _____

Fee for the home inspection is \$ _____.

THIS AGREEMENT made this _____ day of _____ by and between
_____ (Hereinafter "INSPECTOR") and the undersigned (hereinafter "CLIENT").

The Parties Understand and Agree as follows:

- 1) INSPECTOR GUARANTEES to perform a visual inspection of the home and to provide CLIENT with a written inspection report identifying the defects that INSPECTOR both observed and deemed material. INSPECTOR may offer comments as a courtesy, but these comments will not comprise the bargained-for report. The report is only supplementary to the seller's disclosure.
- 2) INSPECTOR agrees to perform the inspection in accordance to the current Standards of Practice of the National Association of Certified Home Inspectors posted at <http://www.nachi.org/sop.htm>
- 3) CLIENT understands that the inspection will be performed in accordance to the aforementioned Standards, which contain certain limitations, exceptions, and exclusions
- 4) The inspection and report are performed and prepared for the use of CLIENT, who gives INSPECTOR permission to discuss observations with real estate agents, owners, repairpersons, and other interested parties. INSPECTOR accepts no responsibility for use or misinterpretation by third parties
- 5) INSPECTOR does not perform engineering, architectural, plumbing, or any other job function requiring an occupational license in the jurisdiction where the inspection is taking place, unless the inspector holds a valid occupational license, in which case he/she may inform the CLIENT that he/she is so licensed, and is therefore qualified to go beyond this basic home inspection, and for additional fee, perform additional inspections beyond those within the scope of the basic home inspection
- 6) In the event of a claim against INSPECTOR, CLIENT agrees to supply INSPECTOR with the following: (1) Written notification of adverse conditions within 14 days of discovery, and (2) Access to the premises. Failure to comply with the above conditions will release INSPECTOR and its agents from any and all obligations
- 7) In the event that CLIENT fails to prove any adverse claims against INSPECTOR in a court of law, CLIENT agrees to pay all legal costs, expenses and fees of INSPECTOR in defending said claims
- 8) If any court declares any provision of this Agreement invalid or unenforceable, the remaining provisions will remain in effect. This agreement represents the entire agreement between the parties. No change or modification shall be enforceable against any party unless such change or modification is in writing and signed by the parties. This Agreement shall be binding upon and enforceable by the parties and their heirs, executors, administrators, successors and assignees. CLIENT shall have no cause of action against INSPECTOR after six months from the date of the inspection
- 9) Payment is due upon completion of the on-site inspection. The CLIENT agrees to pay all legal and time expenses incurred in collecting due payments

(House2home Inspections) may have an affiliation with third-party service providers ("TPSP") in order to offer value-added services to its clients. The company may also arrange for these TPSP to send literature or make post-inspection contact with the Company's Clients

THE ABOVE IS UNDERSTOOD AND AGREED TO, AND CLIENT ACKNOWLEDGES RECEIPT OF A COPY OF THIS AGREEMENT

FOR INSPECTOR

CLIENT OR REPRESENTATIVE

Final Comments

The digital photo album and the comment therein, are considered an integral part of this report. Make sure you read all information contained in this report as items may be in the report that were not discussed during the inspection.

Home Inspectors are generalists conducting an essentially visual inspection and recommending specialists in the appropriate area for specific repairs. Some specialists, and other people, will disagree with my opinions. I always defer to specialists' opinions, since as a matter of law, they are supposed to know more than I. Their opinions in writing also. If they refuse to do so, you need to establish what weight to give each opinion.

House2home Inspections services a large area of California with many different building code enforcement authorities, each with their own individual interpretations of the national and state building codes based on their local politics and beliefs. We cannot be completely conversant with each and every building code enforcement authority's interpretation of the national building codes, therefore House2home inspections does not perform code compliance inspections nor guarantee that all items are in compliance with governing codes, regulations, ordinances, statutes, covenants and manufacturer specifications.. Our references and sources for calling out different items as a safety concern or defective or marginal or in need of repair may include the national building codes (International Residential Code/National Electric Code/Uniform Plumbing Code, etc), manufacturer's instructions, the building industry's standards, continuing education, and personal experience. If you think an issue might be a code violation, consult your local building code enforcement department for a determination.

I recommend that you obtain as much history as is available concerning this property. This historical information may include copies of any seller's disclosures, previous inspections or engineering reports prepared by or for: relocation companies; municipal inspection departments; lenders; insurers; and appraisers. You should attempt to determine whether repairs, renovation, remodeling, additions or other such activities have taken place at this property.

No cost estimates are provided by House2home Inspections. Cost estimates are prepared by qualified specialists in a given trade. They are usually preceded by specific measurements taken (that are outside the scope of this inspection) and labor, equipment and material cost data that are generally not possessed by home inspectors.

Client is advised to obtain a copy of the Seller's Disclosure Statement and review it prior to closing. Client is also advised to conduct a pre-closing walk through of the residence immediately before finalizing to verify that all items that were to be repaired are repaired and that the property conditions has not substantially changed since this inspection. Client should request verification that agreed

necessary.

I recommend that Client investigate and consider the purchase of a Home Warranty through your real estate agent. This warranty may help protect you in the event a covered system fails or needs repair/replacement after closing.