

HWBI - HOME INSPECTIONS
Certified Inspector #20030954

Inspection Date: May 17, 2020
Time: 2:00 P.M.



Address: xxxxxx xxxxxx,
Sacramento, CA 95826
Home Type: Single Family
Prepared for: Jerry Mills
Real Estate Agent: Joe Smith
Occupancy: Occupied
Weather: Sunny 86
Foundation: Slab on grade
Pool: Yes


Garage: 2 Car
Garage size: 498 Sq. ft.
Home size: 1640 Sq. ft.
Lot Size: 5,670 Sq.ft.
Bedrooms: 3
Bath: 2
Year built: 1972
Foundation: Slab on grade



HWBI Home Inspection
Inspector: Ernie Jaramillo
#20030954
Sac, CA 95825
Phone: 916.416.6640

“Home Inspection Standards of Practice.” A **home inspection** is a non-invasive, visual examination of the accessible areas of a residential property, performed for a fee, which is designed to identify defects within specific systems and components defined by these Standards that are both observed and deemed material by the inspector. The scope of work may be modified by the Client and Inspector prior to the inspection process.

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3. HOUSE PHOTOS

Xxxxxx xxxxxxx, SACRAMENTO, CA 95826



4. ROOF

Accordance with the Standards of Practice pertaining to Roofing, Inspectors are required to inspect the roof covering, roof drainage systems, flashings, skylights, chimneys and roof penetrations. We recommend an annual inspection and tune-up to minimize the risk of leakage and to maximize roof life. Leakage can develop at any time and may depend on rain intensity, wind direction, ice buildup, and other factors. Estimates of remaining roof life are approximations only and do not preclude the possibility of

1. ROOF Condition:

Inspect: Yes No Repair FYI

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Materials: Asphalt Shingles, 9 years old roof and appears to be in good serviceable condition. Flashing, Vent caps are also in good serviceable condition, No discrepancies. Down spouts and gutters in good serviceable condition.



Inspect: Yes No Repair FYI

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Skylight in good serviceable condition. Plastic glass could be cleaned.



5. EXTERIOR

Standards of Practice pertaining to Exteriors, this report describes the exterior wall coverings and trim. Inspectors are required to inspect the exterior wall coverings, flashing, trim, all exterior doors, the stoops, steps porches and their associated railings, any attached decks and balconies and eaves, soffits and fascias accessible from ground level, entryway, walkways, patios, and driveways; vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building.

1. EXTERIOR Condition:

Inspect: Yes No Repair FYI

Exterior: front part of the house is wood siding and the Back and side walls are Stucco is in good serviceable condition. Trim around sliding door, bedroom and kitchen windows trim is peeling, needs scraping, caulking, sealing and paint.



Inspect: Yes No Repair FYI

Exterior: Cosmetic repair, holes from cable and TV installation, patch and paint.



6. BASEMENT, FOUNDATIONS, CRAWLSPACE & STRUCTURE

The inspector shall report as in need of correction: observed indications of wood in contact with or near soil, observed indications of active water penetration, observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and un-level floors; and any observed cutting, notching and boring of framing members that may, in the inspector's opinion, present a structural or safety concern.

1. Basement, Foundations, Crawlspace, Structure:

Inspect: Yes No Repair FYI

Inspected the porches, patios all in good serviceable condition. Foundation: Slab on grade. Grading of the property very good. No signs of house movement or walls cracked serviceable condition. Pool deck walk way has one crack on back end, Recommend Repair, seal or replace by Licensed Contractor.



2. Basement, Foundations, Crawlspace, Structure:

Inspect: Yes No Repair FYI

Several Cracks in drive way, possible tree roots, recommend having it checked by a Licensed Contractor.



7. HEATING

Standards of Practice pertaining to Heating: The inspector shall inspect: the heating system, using normal operating controls. The inspector shall describe: the location of the thermostat for the heating and the energy source; and shall report as in need of correction: any heating system that did not operate and if the heating system was deemed inaccessible.

1. HEATING Condition:

Inspect: Yes No Repair FYI

Heating system is working using normal operating controls. The unit has not been serviced for 2 years. Recommend servicing both the A/C unit and the Heating Unit by a professional A/C certified Service.



2. HEATING:

Inspect: Yes No Repair FYI

Thermostat was in good working condition at time of inspection. Mounted on the hallway wall.



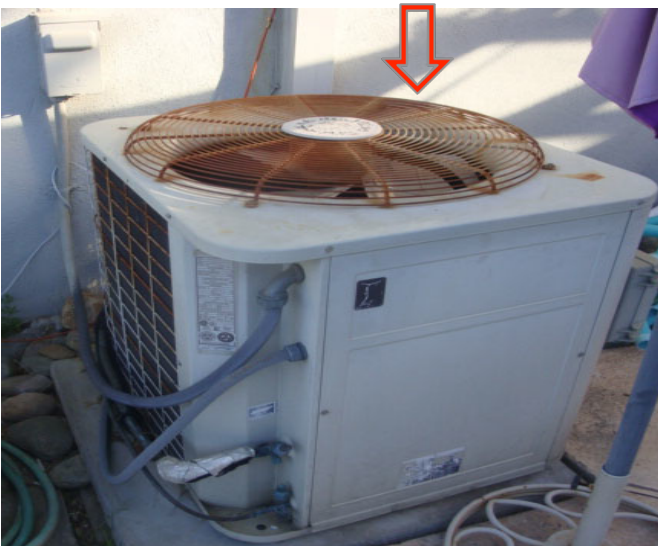
8. COOLING

Standards of Practice pertaining to Cooling. The inspector shall inspect: the cooling system, using normal operating controls. The inspector shall describe: the location of the thermostat for the cooling system; and the cooling method. The inspector shall report as in need of correction: any cooling system that did not operate; and if the cooling system was deemed inaccessible.

1. COOLING Condition:

Inspect: Yes No Repair FYI

Cooling system is working using normal operating controls. Top cover of the A/C unit is rusted clean or replace. The unit has not been serviced for 2 years. Recommend servicing both the A/C unit and the Heating Unit by a professional A/C certified Service.



2. COOLING:

Inspect: Yes No Repair FYI

The cooling unit is a Payne Serial # 3493E05137 power supply: 208/230 volts, High energy efficient.



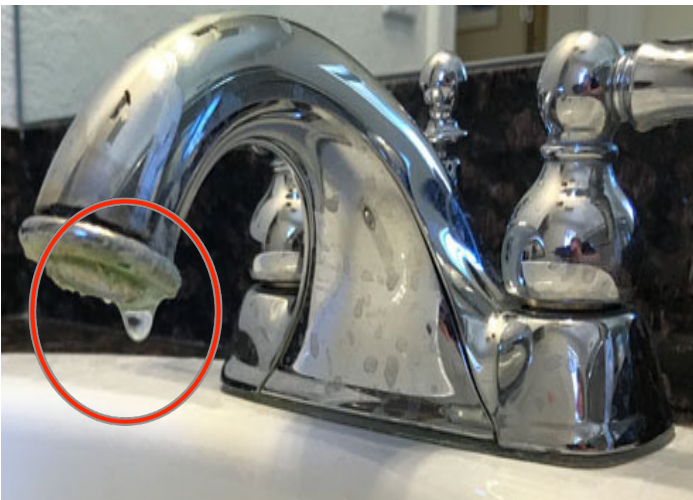
9. PLUMBING

Standards of Practice. The inspector shall inspect: the main water supply shut-off valves, water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, including all fixtures and faucets, by running the water; toilets, sinks, tubs and showers for drainage as well as leaks observed during the inspection and components that did not operate.

1. PLUMBING Condition:

Inspect: Yes No Repair FYI

Inspected the Plumbing by running the water; toilets, sinks, tubs and showers for drainage as well as leaks observed everything is in good serviceable condition except the hallway Bathroom sink has a drip, recommend have it repair or replace by a certified plumber.



2. PLUMBING: Hot Water Heater

Inspect: Yes No Repair FYI

Hot water is a 50 Gallon Smart Shield Sensor System, sinks, tubs are in serviceable condition. Hot water TPR discharge pipe (drain Line) is not present. Recommend a certified plumber to inspect and install.



10. ELECTRICAL

The inspector shall inspect: the service drop; the overhead service conductors and attachment point; the service head, gooseneck and drip loops; the service mast, service conduit and raceway; the electric meter and base; service-entrance conductors; panelboards and over-current protection devices (circuit breakers and fuses); service grounding and bonding; a representative number of switches, lighting fixtures and receptacles, AFCI and GFCIs where possible; smoke and carbon monoxide detectors.

1. ELECTRICAL Condition:

Inspect: Yes No Repair FYI

Electrical box is 100 Amp, 110-220 volts, the front cover has a broken hanger pin, needs replacing/repair. AFCI, GFCIs, Smoke and Carbon Monoxide detectors are in serviceable condition.



2. ELECTRICAL:

Inspect: Yes No Repair FYI

Electrical wiring appears to be satisfactory at the time of inspection. Switches, light fixtures and receptacles were found to be in good serviceable condition.



11. Water Main / Gas Main Valves

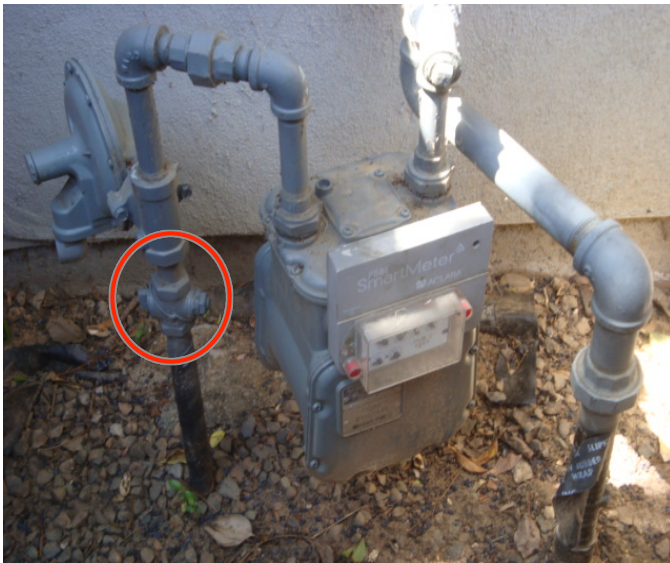
The inspector shall inspect: the service drop; the overhead service conductors and attachment point; the service head, gooseneck and drip loops; the service mast, service conduit and raceway; the electric meter and base; service-entrance conductors; panelboards and over-current protection devices (circuit breakers and fuses); service grounding and bonding; a representative number of switches, lighting fixtures and receptacles, AFCI and GFCIs where possible; smoke and carbon monoxide detectors.

1. ELECTRICAL Condition:

Inspect: Yes No Repair FYI

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Gas Shut off valve on the left side of house, good condition.



2. ELECTRICAL:

Inspect: Yes No Repair FYI

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Water shut off valve in front of house by walkway. Could use shrubs cut back.



12. FIREPLACE

Standards of Practice pertaining to Fireplaces: readily accessible and visible portions of the fireplaces and chimneys; lintels above the fireplace openings; damper doors and cleanout doors and frame. the type of fireplace and report as in need of correction and evidence of joint separation, damage or deterioration of the hearth, hearth extension or chambers; manually operated dampers that did not open and close; the lack of a smoke detector and carbon monoxide detector in the same room as the fireplace; and cleanouts not made of metal, pre-cast cement, or other non-combustible material.

1. FIREPLACE Condition:

Inspect: Yes No Repair FYI

Fireplace was inspected, damper doors, frame and all fireplace components were in good serviceable condition. Smoke and carbon monoxide detectors are in good and serviceable condition.



13. ATTIC, INSULATION & VENTALATION

Standards of Practice the inspector shall inspect: insulation in unfinished spaces, including attics, crawlspaces and foundation areas; ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and mechanical exhaust systems in the kitchen, bathrooms and laundry area. The inspector shall describe: the type of insulation observed; and the approximate average depth of insulation observed at the unfinished attic floor area or roof structure. The inspector shall report as in need of

1. ATTIC, INSULATION & VENTALATION:

Inspect: Yes No Repair FYI

Did not have access to Attic, clothes and boxes blocking access door. Vents in the rear of the house are filled with debris and spots of paint. Recommend clean and remove paint from vent.



2. ATTIC, INSULATION & VENTALATION:

Inspect: Yes No Repair FYI

Vent in the front of the house are filled with debris and spots of paint. Recommend clean and remove paint from vent.



14. DOORS, WINDOWS & INTERIOR

Standards of Practice the inspector shall inspect: a representative number of doors and windows by opening and closing them; floors, walls and ceilings; stairs, steps, landings, stairways and ramps; railings, guards and handrails; and garage vehicle doors. The garage vehicle door as manually-operated or installed with a garage door opener, photo-electric safety sensors that did not operate properly any window that was obviously fogged or displayed other evidence of broken seals.

1. DOORS, WINDOWS & INTERIOR:

Inspect: Yes No Repair FYI

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Windows are double pane, installed 10 Yrs ago. Paint around windows trim is peeling, needs scraping. Caulking / sealing and paint.



2. DOORS, WINDOWS & INTERIOR:

Inspect: Yes No Repair FYI

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Doors, steps, landings and Garage door was inspected, garage door opener and photo safety sensors work and are in good serviceable condition.



15. OPTIONAL SYSTEMS & COMPONENTS

Optional Systems and Components that are not is the scope of this Inspection (but will be noted FYI) in case of a Danger Situation noticed are: Ranges, Cook tops and ovens. Dishwashers, Food Waste Disposal, Trash Compactor, Door Bell, Lawn and Garden Sprinkler Systems, Swimming Pools, Spas, Hot Tubs and equipment, Outdoor cooking equip., Gas Supplies, Security Systems and Whole house vacuum systems.

1. OPTIONAL SYSTEMS & COMPONENTS:

Inspect: Yes No Repair FYI

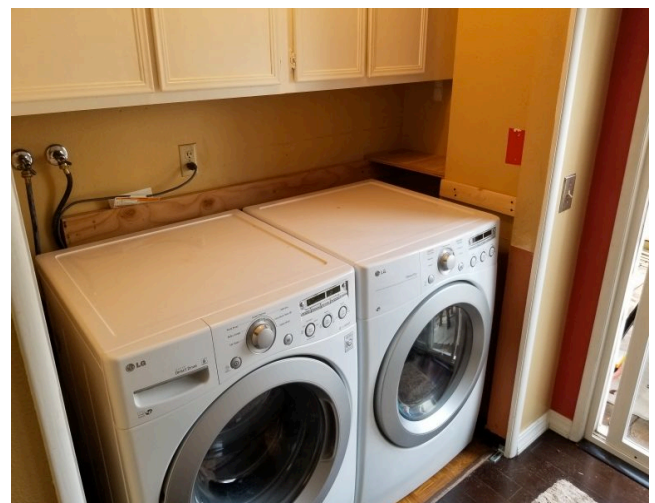
Kitchen Range cook top, Microwave , Disposal and microwave in good serviceable condition.



2. OPTIONAL SYSTEMS & COMPONENTS:

Inspect: Yes No Repair FYI

Wash room water lines, vents and drains are in very good serviceable condition.



16. REPORT SUMMARY

Page 4. Roof: Plastic Glass on Skylight could be cleaned

Page 5. Exterior: 1. Trim needs scraping, painting and Caulking. 2. Cosmetic repair: holes from cable and TV installation. Needs patch and paint.

Page 6. Foundation etc: 1. Crack in walkway around the pool. 2. Cracks in driveway. Recommend have checked by a license contractor.

Page 7. Heating: Has not been serviced for 2 years, Recommend get inspected as soon as possible by a certified AC inspector.

Page 8. Cooling: Has not been serviced for 2 years, Recommend get inspected as soon as possible by a certified AC inspector.

Page 9. Plumbing: Drip in bathroom sink and TPR discharge pipe needs repair/replace. Recommend get inspected repaired/installed by a license Plumber.

Page 10. Electrical: Front cover of electrical box needs hanger pin fixed/replaced.

Page 11. Water Valve: Shrubs could be trimmed away from Water main valve.

Page 13. Ventilation: Vents in front and back of house are filled with debris and spots of paint. They need to be cleaned for proper ventilation.

Page 14. Windows: Front and back window trim is peeling and need to be scraped, painted, sealed and caulked.

Thank you again for choosing HWBI Home Inspections. If you have any questions or concerns Please contact me:

HWBI Home Inspections,
Ernie Jaramillo
(916)416-6640

