

Property Inspection Sample Report

September 21, 0000



Property Address
000 Someplace Drive
Your Town, CA

Agent
Your Agent
Your Realty Company



Inspector
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Terms and Conditions of Inspection

On September 21, 2001, the home located at 000 Someplace Drive, Your Town, CA was inspected by MPF Builders & Consultants, Inc.

The purpose of this report is to provide an opinion of the general over-all condition of the property at the time of inspection. Warranty or guarantee on any or all of the items inspected is not given.

This inspection has been conducted to comply with Internachi (International Association of Certified Home Inspectors) Standards of Practice and Code of Ethics. A copy of the Internachi Standards of Practice and Code of Ethics is available upon request.

The inspection is a visual inspection only, and not technical in nature. Any area that is concealed or not readily available is not inspected. This inspection only spot checked the component systems listed. Each item of each system is not checked, therefore, this report will not indicate all flaws or possible flaws with the property. The terms in the Home Inspection Report Agreement are a part of this report.

Even though reference is made to the UBC (Uniform Building Code), the purpose of this inspection is not to report compliance or non-compliance. Nor is it to ascertain whether the property followed all the government codes; building, zoning, and land use. I recommend that the local Government Building and Planning Departments be consulted in those matters.

Any house that has been occupied for a period of time, whether it has been well maintained or not, will have minor defects. Many of these are considered normal "wear and tear", and not considered to be major. This report will address these, not to denigrate the property, but to inform the client of the property's present condition.

This inspection and report does not cover the work included in a structural pest control inspection or a pest control inspection. I recommend you refer to or obtain a structural pest control inspection and a pest control inspection for decay, mildew, wood damaging organisms, rodents, pests or insects, shower pan leakage, ceramic tile leakage, faulty grades and those items covered under the structural pest control inspection and a Pest Control Inspection Report.

This inspection and report will not eliminate the risks and expenses of property ownership. Insurance and warranties for the property and appliances are available through an insurance agent and a real estate agent.

All properties require periodic maintenance and repairs. A guide for annual expenses for maintenance and repair is generally 1% to 1-1/2% of the purchase price of the property. This amount may not be spent in any one year; however, over a period of time this percentage reflects typical maintenance and repair costs. Failure to provide periodic maintenance and repairs will increase the risks and expenses.

Definitions

Adequate; Functional; Satisfactory: The item, system, or component mentioned was operating or functioning as intended at the time of inspection. Deterioration, lack of upkeep, may be present. The item may be beyond its service life, however, still operating satisfactorily. Periodic maintenance may be necessary for its continued use.

Serviceable; Fair Condition: The item or system is in need of attention as to continue to operate as intended. Repairs or maintenance are recommended for its continued intended use. It may be, however, that replacement may be the more prudent or cost effective solution to the problem.

Marginal; Poor Condition: While the system is operational and still functioning, it is not functioning as intended. Repairs, replacement, or maintenance are imminent for its continued use.

Not Satisfactory, Inoperable: The item described is not operating at all, not safely or as intended. Immediate repairs are required at the present time.

Dangerous Conditions: These items must be fixed immediately. In my opinion, the disregard of these items may present substantial risks to the health and safety to the occupants of the property.

Repair Recommendations: Repairs or maintenance that in my opinion should be done as soon as possible, to maximize the longevity and value of the home. I do not make any recommendations as to who should bear the cost of such work.

Upgrade Recommendations: An improvement or upgrade that in my opinion would benefit the overall serviceability of the home, however, was not required by the Building Code nor considered the standard of construction at the time the home was built.

Maintenance Suggestions: Repairs or improvements suggested by me that would be beneficial to the item, component, or property as to provide long term serviceability of the item or component.

Right Side: The right side of the property when facing the building from the street.

Left Side: The left side of the property when facing the building from the street.

Inspection Conditions

MPF Builders and Consultants, Inc. do not give specific estimates or “ball park” estimates for any work recommended. MPF Builders and Consultants, Inc. follows the Internachi Standards of Practice and Code of Ethics, therefore, does not do any work on homes it inspects. It is highly recommended that all work suggested be estimated by licensed contractors.

It is highly recommended to have any additional inspections completed prior to the close of escrow. It is equally important to have any recommended work, either completed or estimated by licensed contractors prior to the close of escrow. By following this procedure, the buyer can be informed of any other potential defects the specialized inspections may uncover.

This home has been remodeled. There has been an addition built onto the home. There has been some work completed on the home.

It is not known whether all the items were completed with the benefit of Building Permits. Permits were available for the garage addition and the master bedroom addition. It is recommended the interested party consult with the local permitting authority concerning these matters.

This inspection does not substitute for a City or County Building Inspection, nor is it an inspection for code compliance. It is not known whether any structural engineering was completed. Structural Engineering and Code Compliance are beyond the scope of this report.

Structures built before 1978 may contain paint with lead. It is beyond the scope of this report to make any determination whether there is lead in the home. Additionally, this inspection does not make any determination of lead in the water supply to the home. Obtain a copy of the **Homeowner's Guide to Earthquake Safety & Environmental Hazards** from your Realtor, or the California Environmental Protection Agency for further information.

This home is occupied; therefore, furniture and storage items are blocking access and view to many components of the home. The weather the day of the inspection was windy.

General Description

Location of Utility Connections

Water Shut-off:	Front of the Home
Gas Shut-off:	Right Side of the Home
Electrical shut off:	Right Side of the Home

The home inspected is a one story, wood framed structure, with a stucco sided exterior. The one car garage is detached. The roof covering is a fiberglass composition shingle roof. The home is reported to be on both public water and sewer.

The original home appears to be approximately 80 years old, therefore, many of the components of the building are not to current standards. While the home has been extensively remodeled and added to, much of the older systems are still in place. It is the purpose of this report to comment on the overall condition of the home based on the age of the home, and not on the current standards. Consult with the City Building Records to obtain the exact age of the home.

Exterior

The stucco siding of the home is in acceptable condition. Minor settling cracking of the stucco was noted in several locations around the home. Cracking of stucco is considered insubstantial, and normal for a stucco home of this age.

The water tightness of stucco is dependent on the building felt or paper below it. The condition of this paper is not a part of this report. If water tends to absorb in the stucco, an exterior elastomeric paint is recommended on the stucco.

The stucco is applied over the structure to ground level on the original structure. This was standard construction practice through the 1950's. However, it has been determined that this may cause either dry rot or water infiltration to the structure of the home. Present building practice is to install a flashing called a 'drip edge' at the base of the wall, approximately one inch below the mudsill, and several inches above the soil level.

The home has been recently painted. The quality of the paint job is not known.

The eaves were not inspected for dryrot; see the Structural Pest Control Inspection Report.

The concrete driveway is in satisfactory condition with some cracking. The front brick driveway is in satisfactory condition.

The brick entry is in serviceable condition. It is noted that the original wood supporting structure below the brick is still in place. Water stains and sagging was noted on the wood supports.



The concrete walkway on the right side of the home is in serviceable condition with some cracking. The stone patio is in satisfactory condition. The brick side landing is in satisfactory condition.

Minor cracking in concrete slabs and stucco is considered a natural and normal occurrence on expansive soils. Expansion joints, either felt, redwood, or grooved joints, are installed in concrete to control the cracking. As the earth expands and contracts to the absorption and recession of moisture, the concrete will move, and unavoidably crack. As long as these cracks are less than 1/16" wide, with no shifting of levels, these cracks are considered insignificant.

The front brick retaining walls are in satisfactory condition.

The overall drainage of the property appears to be in serviceable condition. Not all the downspouts are connected to an underground drainage system. Some are not properly funneled into the drains. The condition or existence of drainage systems around the property are not tested as a part of this report.



Property lines, setbacks, fencing, storage sheds, pools and hot tubs and related equipment, landscaping sprinkler or irrigation systems, and landscaping are not a part of this report.

This report is not a soils or geotechnical report. We do not address the stability or condition of the soils. If a soils test or geotechnical report is desired, consult the appropriate experts.

This report is not an Arborist Report. We do not comment on the condition or potential damage any trees, roots, limbs or branches can cause damage to a structure. Consult with a licensed Arborist concerning that information.

Recommendation:

1. Read the Structural Pest Control Inspection Report for further recommendations.

Repair Recommendations:

1. Replace the door hinges to the sub area access panel.

Upgrade Recommendations:

1. Connect all the downspouts into an underground drainage system or add extensions to the downspouts as so the water does not drain near the structure of the home. The installation of the French drain system around the perimeter of the home may be necessary if water enters the sub area or basement area.

Roofing and Gutters

MPF Builders and Consultants, Inc. make no claims or warranties on water tightness of roofs. The following is a general opinion on the present condition. For a further or more complete inspection, obtain a roofing inspection from a licensed roofing company.

The fiberglass composition shingle roof appears to be in serviceable condition. A fiberglass composition shingle roof, if properly maintained, should have an expected overall lifespan of 15 to 20 years. The age of the roof was not determined.



The water tightness of the shingles on a low pitch roof is dependent on the membrane below the shingles. The inspection or condition of this membrane is not a part of this report.

There is a modified bitumen membrane adjacent to the eaves and next to the gutters of the home. This appears to be in satisfactory condition.

Roof flashing and penetrations are in satisfactory condition.

Gutters and downspouts appear to be in satisfactory condition.

Recommendation:

1. Obtain any roof warranties from the contractor or previous owner.

Maintenance Suggestions:

1. Keep the drains of the roof clear of debris at all times.

Garage and Storeroom

The garage is a one car detached garage with an added showroom. The storeroom is in the process of being dry walled and taped. It is noted that if the storeroom is to be considered living area, fire rated drywall should be added on the garage side of the common wall.

The vehicular garage doors are swinging doors that are opened manually.

The concrete slab floor appears to be in acceptable condition. However, neither the slab nor the garage walls could be completely inspected due to storage items in the garage blocking the view and access. Further inspection is recommended when the garage is emptied.

The 2" X 4" ceiling joists are not meant for storage, but are there to keep the walls vertical. Do not use them for storage.

SAMPLE REPORT

Foundation

This is not an engineering report. Observations of the structure were only to determine if there were signs of stress or substantial movement at the time of inspection. It is not to determine whether the building was built to any set of engineering standards or building codes.

Condition of the concrete; adequacy of the foundation; depth of footings; soil conditions; resistance to seismic activity; and condition, adequacy and/or existence of reinforcement bar in the foundation are not a part of this report. Obtain a Structural Engineering Foundation Report for that kind of inspection.

The perimeter foundation of the original home is a concrete battered (or angled) foundation. The depth or types of the footings is not known, nor a part of this report.



There is some spalling concrete in the sub area. Spalling is deterioration or flaking of concrete. The repair of spalling concrete is beyond the scope of this report. However, this spalling appears to be superficial.

There are some vertical cracks in the foundation walls. No rotation or shifting was noted, however. The repair of cracked foundation walls is beyond the scope of this report.

Settling has occurred in the home. It is not in the scope of this report to determine the amount or rate of settling. Consult with others to make those determinations.

Ventilation into the foundation sub area is in serviceable condition. Due to the appliances in the basement area, additional ventilation into the basement area is recommended. There is a hole in the screen on the right side of the home that should be repaired

Floor framing is 2"X joists, 16" on center. Mid span girders are supported by posts on concrete piers. The piers are concrete precast piers set on footings.

There is insulation in between the joists, therefore, a complete inspection of the joists and flooring could not be done. However, it is noted that the insulation was installed upside down. The membrane of the insulation should always face the living areas of the home.

The underpinning walls, vertical wood framed walls between the foundation mudsill and the floor joist, are not braced with structural grade plywood, or shear wall in the original section of the home. They are braced in the addition. Shear wall is a beneficial seismic upgrade that resists lateral movement in the event of an earthquake.

To meet current standards, every mud sill should have a minimum of 2 bolts no farther than six feet apart, and no farther than twelve inches away from an end. The home is sporadically bolted. They do not meet this present standard in the older section of the home.

Moisture or wetness in the soil or concrete floor of a foundation is not an uncommon occurrence in this geographic area. Water infiltration into a foundation will often be the result of a rising of the water table or a natural spring. In a foundation where the moisture, wetness or standing water is of a natural cause, the focus of the inspection is whether there is structural damage that has resulted from the water infiltration. Although the foundation area was dry at the time of the inspection there are signs of past water infiltration.

Monitor the amount water that enters the sub area. If excessive, additional drainage may be necessary. See the Exterior Section for other drainage recommendations.

There is efflorescence on the side walls of the foundation and piers. This is caused from water infiltration through the concrete.

There is efflorescence on the side wall of the foundation. This efflorescence is a sign of water infiltration. This water infiltration can lead to foundation cracking due to rusting of reinforcement bar. While this is not evident at the time of inspection, it is important to take remedial action to prevent any such cracking or rusting from occurring in the future.

The rear section of the home has been added. Check for building permits as to ascertain the foundation was constructed with the benefit of a building permit and all appropriate inspections.

Recommendation:

1. Read the Structural Pest Control Inspection Report for further recommendations.
2. Consult with a structural engineer concerning the seismic upgrades recommended.

Repair Recommendations:

1. Repair the foundation screen as noted.

Upgrade Recommendations:

1. Install "T" straps or plywood gussets to the posts and girders.
2. Install shear wall, structural grade plywood, on the underpinning walls.
3. Install additional bolting between the foundation and the structure of the home.

Attic

The attic was not accessible at the time of inspection, therefore, not inspected.

Hot Water System

The natural gas hot water heater is located in the garage. The pressure relief valve is not plumbed. The flue is improperly installed. The slope of the flue is improper. The flue should have a minimum slope of $\frac{1}{4}$ " per foot to discharge. This flue is sloped downward. The hot water heater is seismically strapped. Water heaters generally have a 10-15 year life. The water heater is a 40 gallon unit that is 12 years old.

There is minimal combustion air provided to the water heater and furnace. Additional ventilation into the basement area is recommended.

There is a masonry flue for the water heater and the furnace. While this was common building practice at the time when the home was built, it is presently not recommended, due to the possible cracking of the bricks and mortar, leading to carbon monoxide poisoning in the habitable rooms of the home. It is recommended that masonry flues be replaced with a UBC approved metal vent pipe.



Repair Recommendations:

1. Repair the flue as noted. A shorter water heater (or tankless water heater) should be used to provide the proper slope to discharge. Additionally, the metal flue should be used to duct both the water heater and furnace through the roof.
2. Plumb the pressure relief valve discharge pipe to within 6" of the concrete slab, or to the exterior of the building.

Maintenance Suggestions:

1. Flush out the water heater annually. Be sure to turn the heating unit off while flushing. Failure to do so can damage the water heater.

Heating



The heating system is not checked for uniformity or adequacy of heat supply to the various rooms, but only for operation. The home is heated by a natural gas furnace located in the basement. The unit was operable at the time of the inspection. The flue is improperly installed through the masonry chase. (See Water Heater Section)

A check or test of the combustion chambers or the internal workings of the furnace are not a part of this inspection. Testing is only to determine if the unit is operational.

Although operating at the time of the inspection, all furnaces should be safety inspected periodically. It is recommended that PG&E perform a safety inspection on the gas furnace.



There is a masonry flue for the water heater and the furnace. While this was common building practice at the time when the home was built, it is presently not recommended, due to the possible cracking of the bricks and mortar, leading to carbon monoxide poisoning in the habitable rooms of the home. It is recommended that masonry flues be replaced with a UBC approved metal vent pipe.

It is noted that there is a broken duct in the sub area that hot air is escaping.

Ducting is insulated with fiberglass wrapping where visible. The condition of the ducts where not visible, in concrete or where hidden in walls, is not a part of this report.

There may be asbestos on the heat duct boots. For further information about asbestos, contact a hazardous waste specialist. Asbestos in the torn or deteriorated condition is considered harmful. For further information about asbestos, contact a hazardous waste specialist.



Ventilation

Ventilation of the home is not a part of this report. Proper ventilation is more of a daily maintenance matter. In some cases, it is difficult to determine if proper measures are taken prior to the inspection. If the prior occupants to the home have taken the proper measures, a ventilation problem can be averted.

Ventilation in a home is very important. The lack of proper ventilation in a home can cause mildew on windows, walls, or furniture, and condensation to form on windows. In extreme cases, the lack of ventilation can cause paint to peel, or hardwood floors to buckle or curl.

To prevent such occurrences, windows or exterior doors should be opened every day. Ventilation systems, such as forced air furnaces should be operated periodically to promote ventilation in a home.

If the house is vacant or any period of time, it is important to have the 'fan only' switch on a thermostat set on a timer, as so air is periodically circulated, and to have someone 'air' out the home on a biweekly basis by opening windows and exterior doors. If poor ventilation persists after the simple measures mentioned above are taken, a ventilation expert should be consulted to determine what other measures would be appropriate.

Recommendation:

1. Have PG&E perform a safety inspection on the gas furnace prior to the close of escrow.
2. Install a carbon monoxide detector in the home.
3. See Water Heating Section about repair of the masonry flue.

Repair Recommendations:

1. Encapsulate or remove the torn insulation on the heat duct pipes.
2. Repair the broken duct.

Maintenance Suggestions:

1. Change the air filters on a regular basis.

Plumbing System

The drains in the home are cast iron and PVC plastic where visible. The water lines are copper and galvanized ((to original bathroom), and to the water meter.

Galvanized steel water lines have a limited lifespan. The galvanized water lines under the original bathroom are in corroded condition. There is substantial rust on the joints of the pipes.

See the Bathroom and Kitchen Sections for more information concerning the visible plumbing.

The water pressure is 90 psi (pounds per square inch). It is recommended a water regulator be installed below the main shut off to reduce the water pressure to the home to no more than 75 psi. Adequate water pressure should measure between 50 psi and 75 psi.



This report does not cover any investigation for any underground oil tanks. A home that is over 50 years old may have had them at one time. Consult with the local authorities to determine if an oil tank was ever installed on the property. A stand pipe is noted near the entrance of the sub area.

This report does not cover and MPF Builders and Consultants, Inc. does not take any responsibility for any and all well systems, underground water lines, water storage tanks, septic systems, underground sewer lines or sewer laterals. Any home that is over 50 years old should have a sewer lateral test performed. MPF Builders and Consultants, Inc. do not identify or comment on the quality of water or the existence of and toxins, including lead in the water supply. If there are concerns, it is recommended to have the water tested by testing laboratories.

Recommendation:

1. Since galvanized water lines have a limited lifespan, further inspection of the lines may be desired. Consult with a licensed plumbing contractor regarding any additional inspection.
2. Have a licensed plumber assess the condition of the plumbing system, and make the appropriate repair recommendations.
3. Have the sewer lateral tested.
4. Check for an underground oil tank.

Repair Recommendation:

1. Removal of the galvanized water pipe is recommended.

Upgrade Recommendations:

1. Install a pressure regulator at the main water service into the home.

Gas System

The home is supplied with natural gas; the meter is located on the front left side of the home. The gas lines are steel pipe, and are properly installed.

The appliance hook-ups that are natural gas are the furnace, fireplace, kitchen range, and the hot water heating system. Each of those appliances have emergency shut-offs near the appliance. It is prudent to have a wrench near the main gas line shut-off valve in order to immediately shut the gas off after an earthquake.

Recommendation:

1. It is recommended that the buyer take advantage of a service offered by PG&E, prior to the close of escrow, in which PG&E will inspect all gas appliances and gas lines for proper operation and possible building code infractions at no cost to the buyer.

Electrical System

The electrical system is supplied from a 100 AMP, 110/220 volt, circuit breaker combination main service panel located on the front right corner of the home. Wiring in the main panel appears to be normal. The standard house wiring is copper.

There are two circuit breaker sub panels: located in the garage and back hall. It is noted that the sub panels were not labeled. It is recommended that the panels be labeled to make a determination of where the circuits are connected. However, whenever repairing or working on the wiring, it is recommended that the main circuit breaker be shut off as an additional precaution against shock.



Individual circuits are not tested for load capacity. The determination of proper load capacity can be established by a licensed electrical contractor, if desired.

There is porcelain knob and porcelain tube wiring in the older section of the home. This is an ungrounded two wire, wiring system. This is considered an antiquated type of wiring that should be replaced with current NEC approved wiring. Have a licensed electrician inspect the wiring and make recommendations concerning replacement or repair.



There are minimal receptacles throughout the older section of the home. Present standard require that plugs be no more than 6' from walls and no farther than 12' apart. This home does not meet these minimum standards; therefore, extension cords are used throughout the home. Extension cords are not considered safe to use on a permanent basis.

The receptacles in the home are two pronged, three pronged grounded and three pronged with open grounds. The open grounds are noted in the front bedrooms and living area of the home

Three pronged receptacles with open grounds are normally the result of a two pronged receptacle being replaced with a three pronged receptacle and not being grounded. It is recommended to change all three pronged open ground receptacles to two pronged receptacles.

Ungrounded receptacles do not protect appliances, i.e., computers, office equipment, etc., that require a grounding prong. Surge protectors are not effective when the receptacle they are connected to are not grounded. Therefore, it is recommended to ground all receptacles that grounded appliances will be connected to.

Access to receptacles was limited, due to household furnishings, and as such only those receptacles readily available are tested; therefore, most the receptacles were not tested. It is attempted to test at least one receptacle in each room.

Any incandescent lighting in closets should be changed to fluorescent lighting, as so not to create heat, and a possible fire hazard.

Receptacles in the garage are three pronged grounded. Of the receptacles tested all worked properly. There is extension cord wiring in the garage and basement area. Any permanent electrical appliance or fixture should have permanent wiring to it.

There is loose Romex in the sub area of the home. This Romex should be properly attached to the bottom of the joists.

GFCI (Ground Fault Circuit Interrupters) receptacles have been installed in the kitchen and bathrooms, however, not on the exterior of the home. GFCI receptacles are installed to further prevent the possibility of electrical shock in areas where water or a water source is within six feet of the receptacles.

The smoke detectors of the home should be located on the ceilings, approximately 2' away from any wall. It is recommended that the buyers check the smoke detectors and replace back-up batteries, if required, every year. Hard wiring the smoke detectors is highly recommended to prevent systems from failing. Smoke detectors must be checked and maintained on a regular basis.

Equipment and wiring for telephones, cable TV, intercom, built-in vacuum systems, and alarm systems are not included as a part of this report. Any and all wiring from the power poles or underground utility boxes, underground or overhead cables or service drops are beyond the scope of this inspection. Consult others for that information.

Recommendation:

1. All electrical work should be completed by a licensed electrician in order to avoid the possibility of electrical shock or fire.
2. Label the sub panel circuit breakers.

Repair Recommendations:

1. Repair the loose wiring as noted
2. Change the three pronged open ground receptacles to two pronged receptacles.
3. Remove and replace as necessary any extension cord wiring in the garage and basement area. .
4. Change the incandescent lighting in the closets to fluorescent lighting.

Upgrade Recommendation:

1. Install GFCI receptacles on the exterior of the home.
2. Move the smoke detectors in all bedrooms to 2' away from the walls.
3. Add more receptacles to the home to alleviate the use of extension cords.

General Interior

It is not the purpose of this report to comment on cosmetic features of the residence. However, comment will be made as to the maintenance and serviceability of the items mentioned.

Structures built before 1978 may contain paint with lead. Structures built before 1979 may contain asbestos. It is beyond the scope of this report to make any determination whether there is lead, asbestos, formaldehydes, or any other toxins in the home. Obtain a copy of the Homeowner's Guide to Earthquake Safety & Environmental Hazards from your Realtor, or the California Environmental Protection Agency for further information.

Molds and mildews are generally found behind furniture and in closets, most of which are inaccessible or hidden, therefore, not covered by this report. Additionally, it is beyond the scope of this report to test or inspect for molds and mildews or the conditions that they thrive in. Molds and mildews have been known to have adverse risks on individuals. Consult with others concerning the health risks concerning mold and mildew.

It is beyond the scope of this report to recommend repairs for mold and mildew conditions. However, proper ventilation is very important to reduce the habitat in which spores can survive.

Moisture is a perennial problem, with which you should be aware. It involves a host of interrelated factors, and can be unpredictable, intermittent, or constant. When moisture intrusion is not self evident, it can be inferred by musty odors, peeling paint or plaster, efflorescence, or salt crystal formations, rust on metal components, and wood rot. However, condensation and humidity can produce similar conditions if the temperature in an area is not maintained above the dew point.

Regardless, if the interior floors are at the same elevation or lower than the exterior grade we could not rule out the potential for moisture intrusion and would not endorse any such areas. Nevertheless, if such conditions do exist, or if you or any members of your family are sensitive to allergens, you should schedule a specialist inspection.

The home was furnished, therefore, many walls, windows, flooring, and electrical receptacles were not visible for inspection. It is recommended that the interior of the home be re-inspected when the furniture and storage items are vacated.

The windows in the living room are single glazed wood framed windows in serviceable condition and dual glazed vinyl framed windows throughout the home in satisfactory condition.

Not all windows in the home are tested, but only a representative number of them. At least one window per room is tested, unless blocked by furniture, or access is impaired. Water tightness of windows or window frames is not guaranteed. Some windows may leak in heavy or wind blown storms. The existence or condition of the screens is not a part of this report

It is noted that the vinyl windows are replacement windows. The condition of the flashing and flanges behind the sidings and care taken while installing the windows is not known. Improper flashing or installation can cause a window to leak.

The living room window is not safety tempered. Present building code requires all windows below 18" from floor, windows in the entry area, and windows in bathrooms adjacent to tubs and showers, and sliding glass doors to be tempered.

Dual glazed windows have a vacuum seal between the two panes of glass. When this seal is broken, they may cloud or attract vapor in between the two panes of glass. The only remedy is to replace both panes of glass.

It is difficult, and sometimes virtually impossible to locate all dual glazed windows in a home that may have a broken seal. Therefore, while MPF Builders and Consultants, Inc. will look for broken seals, we make no guarantees on finding or identifying all or any of them.

The front entry door is weather-stripped and operable. All interior entry and closet doors operated properly.

The stairs and handrail are in serviceable condition, however, the handrail to the basement is not returned into the walls as required by code. .

The walls and ceilings throughout the house are in satisfactory condition, and show no signs of unusual stress or movement. Hairline cracks in walls and ceiling, if any, are considered a normal part of the settling of the home.

It is noted that drywall joint compound installed prior to 1979 may contain asbestos. Do not remove, drill, sand or saw into the walls or ceilings without having them properly tested.

There may be plaster walls in the home. Plaster walls are prone to crack, and an many circumstances break away from the studs. There may be asbestos in the topping compound. It is recommended in those cases to have the plaster removed, and replaced with drywall.

The hardwood floors are in satisfactory condition where visible, however, most were hidden due to carpets and furniture installed over them. The condition of carpets throughout the home is not considered a part of this report.

Repair Recommendations:

1. Return the stair hand rails into the walls

Kitchen

The kitchen appears to be in serviceable condition. No leaks are present in the kitchen sink, faucet, water supplies or drain. The disposer is operable. The gas range was operable. The ventilation fan is operable.

The cabinets are in satisfactory condition. The granite tops are in satisfactory condition. The hardwood is in satisfactory condition.

The dishwasher does not have an air gap installed. An air gap is a device that allows the dishwasher to drain better, and acts as a check valve as so water does not drain back into the dishwasher. Dishwashers are not tested as a part of the inspection. In order to properly test dishwashers, all possible combinations of settings would need to be run for their full cycles. Due to time limitations, this can not be done.

There are plastic water supplies to the sink. While these are legal, they have been known to burst. Braided steel supplies are recommended.

Refrigerators, ice machines, trash compactors, and any appliances that are not specifically built-in, are not tested or checked as a part of the inspection.

Recommendation:

1. Consult with your Real Estate Agent in regards to the obtaining of a Home Warranty Policy. All built-in appliances, except refrigerators, ice machines, and trash compactors, are checked as a part of the Home Inspection to insure that they are operable. Operability does not insure the lifespan or that the appliance still meets the manufacturer's original specifications for operation.

Repair Recommendations:

1. Install an air gap in the dishwasher drain line.

Upgrade Recommendation:

1. Replace the plastic supplies with braided steel supplies where noted.

Bathrooms and Laundry

The hall bathroom appears to be in satisfactory condition. No leaks are present in the sink, faucet, water supplies or drain. The water closet operated properly, no leaks are present. The tub is porcelain over cast iron with a marble shower surround in satisfactory condition. The tile floor is in satisfactory condition.

The master bathroom appears to be in satisfactory condition. No leaks are present in the sink, faucet, water supplies or drain. The water closet worked properly, no leaks are present, however, is loose. The shower pan and surround are granite in satisfactory condition. The glass shower door is plate glass. The tub is a fiberglass Jacuzzi type tub with a cultured marble surround in satisfactory condition. The Jacuzzi jets were not tested. The ventilation fan is operable. The tile floor is in satisfactory condition.

A shower pan test, where the shower pan is filled with water and tested for leaks is not a part of this report. This is usually a test done as a part of a Structural Pest Control Inspection Report, and only when any possible leakage will not adversely affect the home. Consult with others concerning water tightness of a shower pan.

There are plastic water supplies to the sink. While these are legal, they have been known to burst. Braided steel supplies are recommended.

The laundry is located in the basement. The dryer connection is electric. The venting for the dryer is proper. The water connections and drain for the washer installed as so they can drain into the gravity sewer. It is not known if the washer can discharge the water effectively into sewer drain. No leaks are present in the laundry sink, faucet, water supplies or drain. The sink has a pump that drains into the sew drain. No check valve, however, was noted.

Washing machines and clothes dryers are not tested as a part of this report, therefore, the condition of those appliances is not known.

Recommendation:

1. Read the Structural Pest Control Inspection Report for further recommendations.

Upgrade Recommendation:

1. Replace the plastic supplies with braided steel supplies where noted.
2. Install a check valve from the laundry sink to the main sewer drain.
3. Remove the master bathroom toilet and install a wax ring and retighten.

Maintenance Suggestion:

1. It is important that the joints between the tub, pan, shower surround and flooring be properly caulked to prevent water infiltration behind the surround or into the sub floor.

Fireplace

The living room fireplace is a masonry fireplace. It appears to be in serviceable condition. The fire box appears to be in marginal condition. The mortar in the fire box is in poor condition. Fireplace hearth and surround is in satisfactory condition. Gas is improperly plumbed into the fireplace. The valve is located in the fire box. The valve should be recessed into a wall and moved out the fire box. The gas log igniter was not tested. Fireplace chimney does not have a spark arrestor. The chimney unreinforced brick.

Recommendation:

1. Do not use the fireplace until repaired. Have the fireplace and flue cleaned and inspected. It is highly recommended to have any additional inspections completed prior to the close of escrow.

Repair Recommendations:

1. Move the gas valve out of the fire box.
2. Repair the fire box.

Upgrade Recommendations:

1. Install a spark arrestor on the chimney.
2. Reinforce the chimney.

Maintenance Suggestions:

1. Have the fireplace cleaned and serviced on a regular basis.

Summary

000 Someplace Drive, Your Town, CA appears to be in generally serviceable condition with some repairs recommended. The electrical, plumbing, water heating and heating systems are operable with some repairs recommended. The roof is in serviceable condition.

The Repair Recommendations in the report are important. The Upgrade Recommendations are made to inform the prospective buyer of possible ways to bring the home up to higher building standards that may not have existed at the time the home was built.

This report is limited in its scope. It is highly recommended to have any additional inspections completed prior to the close of escrow. It is equally important to have any recommended work, either completed or estimated by licensed contractors prior to the close of escrow. By following this procedure, the buyer can be informed of any other potential defects the specialized inspections may uncover.

It is beyond the scope of this report to test or inspect for molds and mildews. Molds and mildews have been known to have adverse risks on individuals. Consult with others concerning the health risks concerning mold and mildew.

It is also noted that this report does not identify or test for any toxics, such as but not exclusive to: lead, asbestos, or formaldehyde. Consult with others concerning any type of toxics your home may contain.

See the Structural Pest Control Inspection Report for other recommendations. This inspection and report does not cover the work included in a structural pest control inspection or a pest control inspection. It is recommended you refer to or obtain a structural pest control inspection report for decay, mildew, wood damaging organisms, rodents, pests or insects, shower pan leakage, ceramic tile leakage, faulty grades and those items covered under the Structural Pest Control Inspection Report.

Please read the report thoroughly. The recommendations are important, and should be followed with due diligence. The maintenance suggestions are given to assist the buyer in sustaining in the long term service of the home.

This inspection report is for the sole use of the person requesting and paying for the inspection. This inspection report is not transferable to any other party. MPF Builders and Consultants, Inc. assume responsibility only to the party this report was prepared for, and receipt and use of this report shall constitute acknowledgment and acceptance of its terms and limitations.

If this report is used as a “presale” inspection, the report can be passed on to the buyers. However, it is required that the buyers obtain a walkthrough inspection by MPF Builders and Consultants, Inc. for this report to remain valid. This not only insures that the conditions of the property have not changed since the inspection; it also better informs the buyers of the condition of the home. A walkthrough inspection is half the cost of a full inspection.

Thank you for the opportunity to inspect the above property. I hope this report is informative. If you have any questions, please don't hesitate to call.



Michael Fogli
MPF Builders and Consultants, Inc.

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Appendix

Agreement

Resume

SAMPLE REPORT

Property Inspection Report Agreement

000 Someplace Drive, Your Town, CA

Terms and Conditions:

1. This inspection report is being prepared at your request for the purpose of ascertaining the present physical condition of the property. This report is not intended for the purpose of fixing a value or as an opinion of the advisability of purchase.
2. Any participant or witness to the inspection who has information about the condition of the building or knowledge of previous inspections should notify the inspector before the start of the inspection.
3. The scope of this inspection and report is limited to a visual inspection of those areas of the property which are exposed to view. Any area inaccessible or concealed due to earth, construction, furniture, stores, appliances, or any other reason is not included in this inspection or report.
4. Even though reference is made to the UBC (Uniform Building Code), the purpose of this inspection is not to report compliance or non-compliance. Nor is it to ascertain whether the property followed all the government codes; building, zoning, and land use. I recommend that the local Government Building and Planning Departments be consulted in those matters.
5. This inspection report is not considered a Structural Engineering Report. Nor does it comment on the condition of the soils of the property. Structural, civil, geotechnical or soils engineering are beyond the scope of this report.
6. This report is not a solicitation for work. Neither is it to be construed as a guarantee nor warranty of the building or any of its parts.
7. It is beyond the scope of this report to make any determination whether there is lead, asbestos, mold or any other toxics in the home. Obtain a copy of the **Homeowner's Guide to Earthquake Safety & Environmental Hazards** from your Realtor, or the California Environmental Protection Agency for further information.

8. This report does not inspect for Chinese drywall. The detection of Chinese drywall is beyond the scope of this inspection. Therefore, MPF Builders and Consultants, Inc. cannot be held liable for any Chinese drywall or any of the potential problems that it may cause.
9. The inspection is a generalist view and opinion of the structure. The inspector may recommend other inspections or specialists to inspect the building. It is the responsibility of others to proceed to obtain the other inspections. These other inspections are to be completed prior to the close of escrow.
10. This inspection and report does not cover the work included in a structural pest control inspection or a pest control inspection. It is recommended you refer to or obtain a structural pest control inspection report for decay, mildew, wood damaging organisms, rodents, pests or insects, shower pan leakage, ceramic tile leakage, faulty grades and those items covered under the Structural Pest Control Inspection Report.
11. This inspection is the sole property of the client(s) requesting and paying for this inspection. Copies of the inspection report will be given only to said client and their agent.
12. MPF Builders and Consultants Inc. assumes responsibility only to the party this report was prepared for, and receipt and use of this report shall constitute acknowledgment and acceptance of its terms and limitations. This inspection can be used as a presale inspection, therefore, made available to potential buyers. It is required a walkthrough inspection be performed by MPF Builders and Consultants, Inc. with the potential buyers and for the buyers to read and agree to the terms of this agreement. A walkthrough inspection is offered by MPF Builders & Consultants Inc. at half the cost of the original inspection.
13. If this inspection report is used by another purchaser other than the one the report was made for, a follow-up inspection must be made to insure the accuracy of the inspection and to insure the present buyer is informed of the reinspection and its limitations. It is also required that any and all purchasers read and agree to the terms of this agreement for this report to remain valid. A walkthrough inspection is offered by MPF Builders & Consultants Inc. at half the cost of the original inspection.

14.If there is a dispute of findings, the parties involved must contact MPF Builders and Consultants, Inc. prior to filing any claims as to allow MPF Builders and Consultants, Inc. reasonable opportunity to respond and/or repair. In the event agreement is not forthcoming, both parties will agree to arbitration with a mutually agreed to arbitrator. The limit of liability for this inspection report is three times the cost of this inspection.

15.This inspection has been conducted to comply with Internachi (International Association of Certified Home Inspectors) Standards of Practice and Code of Ethics. A copy of the Internachi Standards of Practice and Code of Ethics is available upon request.

Payment

1. Payment for the inspection requested is \$ 475.00 paid at the time of inspection.
2. Two percent (2%) per month finance charge will be added to all bills sixty (60) days past due. In the event that suit becomes necessary for collection of this account, purchaser agrees to pay all reasonable attorney's fees and court costs.

By:

Michael Fogli, President
MPF Builders & Consultants, Inc.

Date

Signed:

Signature on File

Buyer or Seller

Date

Buyer or Seller

Date

Authorized Agent

Date

Michael Peter Fogli

Title

- President of MPF Builders and Consultants, Inc

Highlights of Qualifications

- 35 years of developing, building, and designing custom homes and
- Strong practical and theoretical knowledge in both building and design areas
- Good communication skills and enjoys working with people

Professional Experience

MPF Builders and Consultants, Inc.

1993-Present

San Mateo, CA

Construction, Design and Consulting Firm

Designing projects for contractors and developers; providing building inspections for prospective buyers of homes; supervising several ongoing construction projects; designing, estimating and setting up project schedules for contractors and owner builders; designing, building and supervising construction projects.

Achievements

- Provided valuable information to clients buying or selling their home.
- Attained the desired result in court cases for my clients.
- Inspection of ongoing jobs that resulted in higher quality construction in a timely and cost effective manner.
- Developed and designed an 11,000 square foot office-retail complex in downtown Half Moon Bay, CA

Michael Fogli Custom Builder, Inc.

1980-1993

Half Moon Bay, CA

President of Construction Firm

Designing and building custom homes for clients; guiding our clients through the entire process from conceptual design to occupancy; designing and building several commercial projects; designing and building homes for the open market; managing up to 15 employees and over 20 subcontractors; commencing home inspections as one of our services in 1986.

Achievements

- Developed, built, owned and operated the Cypress Inn on Miramar Beach.
- Designed and developed the Ramada Inn in Half Moon Bay.
- Designed, built and operated the first mini storage buildings on the San Mateo County Coastside.
- Assisted in the charrette for the Downtown area of Half Moon Bay
- Assisted the Johnston House Foundation and City of Half Moon Bay in restoring interiors of the Johnston House. It is the only example of a mortise and tenon construction 'Salt Box' structure on the California Coast.

Organizations

Internachi (International Association of Certified Home Inspectors)

FREA: Residential and Commercial Property Inspector

California Building Contractor License 319523

SAMCAR (San Mateo County Board of Realtors) Affiliate