

NEV-CAL Home Inspections



1575 Sample St.
Anytown, USA 12345

Prepared for: Neve Cali

Prepared by: NEV-CAL Home Inspections
P.O. Box 8112
Reno, NV 89507

NEV-CAL Home Inspections

12:48 September 30, 2016

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Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

Acceptable	Functional with no obvious signs of defect.
Not Present	Item not present or not found.
Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
Marginal	Item is not fully functional and requires repair or servicing.
Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.

General Information

THIS HOME INSPECTION REPORT HAS A LIMITED RESTRICTED USE - CONSULT THE "INSPECTION AGREEMENT" PRIOR TO USING THIS REPORT

Property Information

Property Address 1575 Sample St.
City Anytown State USA Zip 12345

Client Information

Client Name Neve Cali
E-Mail inspections@nevcalis.us

Inspection Company

Inspector Name Andrew S. Wolf
Company Name NEV-CAL Home Inspections
Address P.O. Box 8112
City Reno State NV Zip 89507
Phone 775-329-8034 Fax 775-525-9374
E-Mail inspections@nevcalis.us
Inspection Fee TBD

Conditions

Others Present Buyer's Agent and Buyer Property Occupied Vacant
Estimated Age 29 years Entrance Faces South
Inspection Date 09/30/2016
Start Time 8:30 AM End Time 11:00 AM
Electric On Yes
Gas/Oil On Yes
Water On Yes
Temperature 58 Degrees
Weather Clear Soil Conditions Dry
Space Below Grade Crawl space
Building Type Single family Garage Attached
Sewage Disposal Municipal How Verified Typical for area
Water Source Municipal How Verified Typical for area

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Structure

1. Acceptable Structure Type: Wood frame 2x4 walls - assume R11 insulation.
2. Acceptable Foundation: Concrete
3. Acceptable Differential Movement: No movement or displacement noted
4. Acceptable Beams: Solid wood
5. Acceptable Joists/Trusses: 2x8
6. Acceptable Piers/Posts: Poured piers and wood posts
7. Acceptable Floor/Slab: Poured slab
8. Acceptable Stairs/Handrails: Carpeted stairs with wood hand rails
9. Acceptable Subfloor: Plywood

Electrical

1. Service Size Amps: 200 Volts: 120-240 VAC
2. Acceptable Service: Aluminum
3. Acceptable 120 VAC Branch Circuits: Copper
4. Acceptable 240 VAC Branch Circuits: Copper and aluminum
5. Acceptable Aluminum Wiring: Range circuit only
6. Acceptable Conductor Type: Non-metallic sheathed cable
7. Defective Ground: Driven ground rod **Ground bond for water & gas lines are missing (required for safety) - recommend correction.**
8. Not Present Central Vacuum:
9. Acceptable Smoke Detectors: In bedrooms & associated hallways
10. Marginal CO Detectors: Not present **Recommend installing a CO detector for additional occupant safety.**

Rear of house Electric Panel

11. Defective Manufacturer: Sylvania **Improper openings at under side of power panel (probable pest access) - recommend proper closure and removal of dead animal.**



12. Maximum Capacity: 200 Amps
13. Acceptable Main Breaker Size: 200 Amps
14. Acceptable Breakers: Labeled for apparent use.
15. Acceptable AFCI: For bedroom & smoke detector circuits **Recommend testing AFCI circuits monthly.**
16. Acceptable GFCI: Present through GFCI receptacles **Recommend testing GFCI circuits monthly.**
17. Is the panel bonded? Yes

Plumbing

- 1. Acceptable Service Line: Unknown - assume copper
- 2. Acceptable Main Water Shutoff: Crawl space Consult seller on house winterizing procedures.



- 3. Acceptable Water Lines: Copper
- 4. Acceptable Drain Pipes: ABS
- 5. Acceptable Service Caps: Accessible
- 6. Acceptable Vent Pipes: ABS
- 7. Acceptable Gas Service Lines: Black pipe, CSST tubing, gas valve & flex lines to furnace & water heater.

Garage Water Heater

- 8. Acceptable Water Heater Operation: Functional at time of inspection Seismic bracing & insulation blanket in place - notation only.
- 9. Manufacturer: A.O. Smith
- 10. Model Number: FRT-3456A Serial Number: 79871580
- 11. Type: Natural gas Capacity: 50 Gal.
- 12. Approximate Age: 17 years Area Served: Whole house
- 13. Acceptable Flue Pipe: Single wall to double wall at ceiling
- 14. Acceptable TPRV and Drain Tube: Copper - vented to exterior

Heating System

The heat exchanger in a gas or oil furnace is hidden from view, it is recommended that a service contract be placed on the unit and a service call be made prior to settlement to check the condition of the heat exchanger and furnace components.

Attic Heating System

Heating System (Continued)

1. Defective Heating System Operation: Functional at time of inspection **Evidence of active condensate leaking inside furnace - recommend repair.**



2. Manufacturer: Lennox
3. Model Number: TRQ-1102 YATU7 Serial Number: 98745210202
4. Type: Forced air - high efficiency Capacity: 80,000 BTUHR
5. Area Served: Whole house Approximate Age: 17 years
6. Fuel Type: Natural gas
7. Acceptable Heat Exchanger: 5 Burner
8. Unable to Inspect: Heat exchanger
9. Acceptable Blower Fan/Filter: Direct drive with disposable filter
10. Acceptable Distribution: Insulated flex duct
11. Acceptable Flue Pipe: PVC
12. Not Present Humidifier:
13. Marginal Thermostats: Non-programmable **Recommend changing thermostat to a programmable thermostat for energy conservation (normal present compliance requirement).**
14. Tank Location: N/A
15. Suspected Asbestos: No

Air Conditioning

South side of house AC System

1. Acceptable A/C System Operation: Functional at time of inspection
2. Acceptable Condensate Removal: PVC
3. Acceptable Exterior Unit: Pad mounted
4. Manufacturer: Lennox
5. Model Number: 34239A36-B Serial Number: 1235439283
6. Area Served: Whole house Approximate Age: 17 years
7. Fuel Type: 240 VAC Temperature Differential: 18 Degrees
8. Type: Central A/C Capacity: 3 Ton
9. Acceptable Visible Coil: Copper core with aluminum fins
10. Acceptable Refrigerant Lines: Low pressure and high pressure
11. Acceptable Electrical Disconnect: Pull switch

Fireplace/Wood Stove

Living Room Fireplace

1. Marginal Freestanding Stove: Wood burning Wood burning stove is not a US EPA certified stove - replacement may be required by local town ordinance.
2. Type: Wood burning
3. Acceptable Flue: Metal
4. Acceptable Damper: Metal
5. Acceptable Hearth: Raised stone

Crawl Space

Bedroom closet Crawl Space

1. Method of Inspection: In the crawl space
2. Defective Unable to Inspect: 10% Excessive moisture and probable organic growth noted on the crawl space ceiling - consult pest report for further evaluation.



3. Acceptable Access: Floor panel
4. Defective Moisture Penetration: Some ground dampness Crawl space ground is damp with evidence of excessive moisture (rusting on anchor bolts & probable organic growth on wood structure) - recommend correction.
5. Moisture Location: In inspected area
6. Defective Moisture Barrier: None present - area dry Recommend installing a 6 mil black plastic moisture barrier on the crawlspace ground to control crawlspace moisture.
7. Marginal Ventilation: Vents Vents closed - recommend opening vents for warm season.
8. Acceptable Insulation: R19 batts in ceiling

Attic

Hallway Attic

1. Method of Inspection: In the attic
2. Acceptable Unable to Inspect: 10%
3. Acceptable Roof Framing: Wood truss
4. Defective Sheathing: Plywood **Moisture staining with probable organic growth noted on north side of attic sheathing - consult pest report for further evaluation.**



5. Acceptable Ventilation: Gable and soffit vents
6. Acceptable Insulation: Fiberglass batts - R21
7. Acceptable Wiring/Lighting: Service light
8. Acceptable Moisture Penetration: None noted at time of inspection

Roof

Main Roof Surface

1. Method of Inspection: On roof
2. Acceptable Unable to Inspect: 10%
3. Acceptable Material: Composition shingles
4. Type: Gable
5. Approximate Age: Unknown
6. Acceptable Flashing: Painted metal
7. Acceptable Plumbing Vents: ABS
8. Acceptable Electrical Mast: Periscope through roof
9. Acceptable Gutters: Painted metal
10. Acceptable Downspouts: Painted metal

At ridge on north end of roof Chimney

11. Acceptable Chimney: Metal pipe in wood chase
12. Acceptable Flue/Flue Cap: Metal
13. Acceptable Chimney Flashing: Painted metal

Lots and Grounds

1. Marginal

Driveway: Concrete Concrete driveway is pitted and cracked - future replacement may be necessary.



2. Acceptable

Walks: Quartzite stone

3. Acceptable

Steps/Stoops: Wood & tile/stone

4. Acceptable

Porch: Tile

5. Defective

Patio: Concrete The patio slab is damaged with displacement - recommend correction.



6. Marginal

Deck: Wood Deck railing picket spacing wider than present 4" maximum spacing - recommend upgrade for safety.



7. Acceptable

Balcony: Wood

8. Acceptable

Grading: Flat

9. Acceptable

Vegetation: Landscaped

10. Acceptable

Retaining Walls: Keystone block

Lots and Grounds (Continued)

11. Marginal Fences: Wood & chain link Fence posts are deteriorating at base at 6 locations - recommend correction.



12. Acceptable Lawn Sprinklers: Front and back yard 1) Yard irrigation system not part of this home inspection - consult seller for operation instructions.
2) Vacuum breaker for irrigation system located at north side of house - notation only.

Exterior Surface and Components

All sides Exterior Surface

1. Acceptable Type: Painted aluminum siding
2. Acceptable Trim: Wood
3. Acceptable Fascia: Wood
4. Acceptable Soffits: Open & wood
5. Not Present Door Bell:
6. Acceptable House Numbers: In required locations
7. Acceptable Entry Doors: Metal with glass inserts
8. Acceptable Patio Door: Wood frame glass doors
9. Acceptable Deck Door: Vinyl Slider
10. Defective Windows: Dual glazed. Contact a glass company for window replacement estimate for the fogged or damaged windows noted in the report.
11. Acceptable Window Screens: Vinyl mesh.
12. Acceptable Exterior Lighting: Surface mount
13. Acceptable Exterior Electric Outlets: 120 VAC GFCI
14. Acceptable Hose Bibs: Frost-free
15. Acceptable Gas Meter: Rear of house
16. Acceptable Main Gas Valve: Located at gas meter

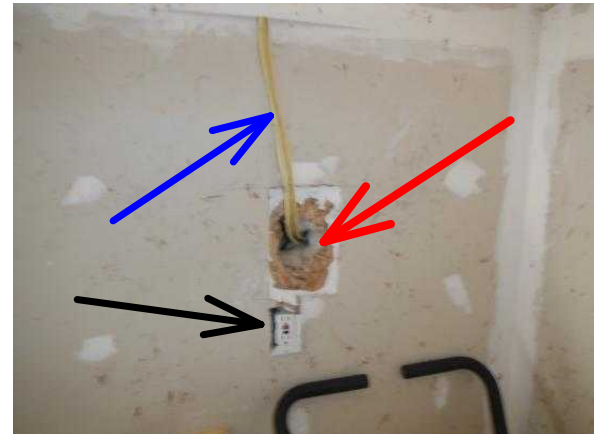
Garage/Carport

Attached Garage

1. Type of Structure: Wood structure Car Spaces: Two car
2. Acceptable Garage Doors: Insulated metal with windows
3. Acceptable Door Operation: Mechanized
4. Defective Door Opener: Lift Master 1) Motion sensor operation operated properly - notation only.
2) Down pressure reversing operation did not operate at time of inspection (red arrow) - adjustment/repair needed.



5. Defective Service Doors: Solid core Garage service door did not fully self-close & latch - adjustment/repair needed.
6. Acceptable Ceiling: Fire-taped drywall
7. Defective Walls: Fire-taped drywall Drywall damage noted in the garage fire wall (red arrow) - recommend correction for safety.



8. Acceptable Floor/Foundation: Poured slab Some floor/settling cracks noted - notation only
9. Acceptable Electrical: 120 volt lighting & receptacles GFCI protection in place for accessible garage wall receptacles - notation only.
10. Acceptable Smoke Detector: Heat sensor - part of house alarm system

Laundry Room/Area

Washer/dryer inspections not part of the home inspection - washer/dryer considered accepted as an "as is" condition. Contact an appliance service company for evaluation of the units, if needed.

Main floor Laundry Room/Area

1. Acceptable Ceiling: Painted drywall
2. Acceptable Walls: Painted drywall
3. Acceptable Floor: Vinyl floor covering
4. Acceptable Doors: Louver
5. Acceptable Windows: None present Exhaust fan present & functional - notation only.

Laundry Room/Area (Continued)

- | | |
|----------------|---|
| 6. Acceptable | Electrical: 120 volt lighting |
| 7. Not Present | Laundry Tub: |
| 8. Acceptable | Washer Hose Bib: Double ball valves with single lever control |
| 9. Acceptable | Washer and Dryer Electrical: 120-240 VAC |
| 10. Defective | Dryer Vent: Vented to exterior 1) Plastic dryer vent connection considered to be hazardous (potential to burn - red arrow) - recommend replacement with compliant dryer vent connector. 2) Metal flex dryer vent used in crawl space to vent dryer to exterior (blue arrow) - recommend replacing with metal smooth wall dryer vent line for better dryer efficiency (normally required for present compliance). 3) Dryer vent line disconnected in crawlspace (black arrow) - repair needed. |



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| 11. Acceptable | Dryer Gas Line: Black gas pipe stub in wall - capped. |
| 12. Acceptable | Washer Drain: Recessed plumbing box drain |

Kitchen

Main floor Kitchen

- | | |
|-------------------------|--|
| 1. Defective | Cooking Appliances: Electric range 1) Cook top burners and oven functional at time of inspection - notation only. 2) Range anti-tip brace missing (required per manufacturer's label) - recommend correction for safety. |
| 2. Acceptable | Ventilator: Range hood - vented to exterior |
| 3. Marginal | Disposal: In-Sinkerator Disposal splash guard is deteriorating (opening) - recommend splash guard replacement for safety. |
| 4. Acceptable | Dishwasher: Bosch Dishwasher run full cycle - operation appears normal. |
| 5. Air Gap Present? Yes | |
| 6. Acceptable | Trash Compactor: KitchenAid Compactor run full cycle - operation appears normal. |
| 7. Acceptable | Refrigerator: Kenmore Refrigerator with ice maker functional at time of inspection - notation only. |
| 8. Acceptable | Microwave: Range hood/microwave combination Microwave functional at time of inspection - notation only. |

Kitchen (Continued)

- 9. Acceptable Sink: Stainless steel - double bowl
- 10. Acceptable Plumbing/Fixtures: Single lever with ABS P-trap
- 11. Defective Electrical: 120 volt lighting & receptacles **Cover plate missing under kitchen sink (cover plate required for safety) - recommend correction for safety.**



- 12. Acceptable Counter Tops: Tile
- 13. Acceptable Cabinets: Wood
- 14. Acceptable Ceiling: Painted drywall
- 15. Acceptable Walls: Painted drywall
- 16. Acceptable Floor: Tile
- 17. Acceptable Windows: Greenhouse.
- 18. Acceptable HVAC Source: Toe Kick register

Bathroom

- Hall bath - main floor Bathroom
- 1. Acceptable Ceiling: Painted drywall
 - 2. Acceptable Walls: Painted drywall
 - 3. Acceptable Floor: Tile
 - 4. Acceptable Doors: Hollow core (wood)
 - 5. Acceptable Windows: Vinyl slider.
 - 6. Acceptable Electrical: 120 volt lighting & receptacles
 - 7. Acceptable Counter/Cabinet: Cultured marble top with wood cabinet
 - 8. Defective Sink/Basin: Single bowl **Bottom of sink is rusting - recommend replacement.**



Bathroom (Continued)

9. Acceptable Faucets/Traps: 2 handle with ABS P-trap
10. Acceptable Tub/Surround: Cast iron tub with tile surround Glass shower door enclosure - notation only.
11. Defective Toilets: Standard size - 1.6 Gpf 1) Toilet loose at floor junction - recommend replacing wax seal & properly securing toilet.
2) Toilet not grouted/caulked at toilet/floor junction - recommend correction.
12. Acceptable HVAC Source: Toe Kick register
13. Acceptable Ventilation: Electric ventilation fan and window

Living Space

Living Room Living Space

1. Acceptable Closet: Single small
2. Acceptable Ceiling: Wood
3. Acceptable Walls: Painted drywall
4. Acceptable Floor: Laminated "Pergo" type flooring
5. Acceptable Doors: Hollow core (panel)
6. Acceptable Windows: Metal slider. Window has fogging between the layers of glass - one pane.



7. Acceptable Electrical: 120 volt lighting & receptacles
8. Acceptable HVAC Source: Floor register
9. Acceptable Smoke Detector: Battery type
10. Marginal CO Detector: Not present CO detector not present on the main floor level near the bedrooms (required for safety) - recommend correction.

Hallway - main floor Living Space

11. Acceptable Closet: Linen closet

Living Space (Continued)

12. Defective

Ceiling: Painted drywall **Active moisture staining noted on ceiling in living room (moisture noted at time of inspection) - consult qualified contractor for further evaluation and repair estimate.**



13. Acceptable

Walls: Painted drywall

14. Acceptable

Floor: Laminated "Pergo" type flooring

15. Defective

Electrical: 120 volt lighting **Cover plate missing at light switch - cover plate required for safety.**



16. Acceptable

HVAC Source: Return air grill

17. Acceptable

Smoke Detector: 120 volt with battery back-up

Bedroom

1st floor - east Bedroom

- | | |
|---------------|---|
| 1. Acceptable | Closet: Walk In |
| 2. Acceptable | Ceiling: Painted drywall |
| 3. Acceptable | Walls: Painted drywall |
| 4. Acceptable | Floor: Carpet |
| 5. Acceptable | Doors: Wood panel |
| 6. Defective | Windows: Wood double hung. Window is broken - contact glass company for repair estimate. |



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| 7. Defective | Electrical: 120 volt outlets plus switch controlled receptacle for lighting Open or missing ground at west side wall receptacle - recommend correction for safety. |
|--------------|---|



- | | |
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| 8. Acceptable | HVAC Source: Floor register |
| 9. Marginal | Smoke Detector: None present Recommend installing a smoke detector in bedroom for added safety. |

Final Comments

This sample report is a very basic example of a full inspection report.

Marginal Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Electrical

1. CO Detectors: Not present Recommend installing a CO detector for additional occupant safety.

Heating System

2. Thermostats: Non-programmable Recommend changing thermostat to a programmable thermostat for energy conservation (normal present compliance requirement).

Fireplace/Wood Stove

3. Living Room Fireplace Freestanding Stove: Wood burning Wood burning stove is not a US EPA certified stove - replacement may be required by local town ordinance.

Crawl Space

4. Bedroom closet Crawl Space Ventilation: Vents Vents closed - recommend opening vents for warm season.

Lots and Grounds

5. Driveway: Concrete Concrete driveway is pitted and cracked - future replacement may be necessary.



6. Deck: Wood Deck railing picket spacing wider than present 4" maximum spacing - recommend upgrade for safety.



Marginal Summary (Continued)

7. Fences: Wood & chain link Fence posts are deteriorating at base at 6 locations - recommend correction.



Kitchen

8. Main floor Kitchen Disposal: In-Sinkerator Disposal splash guard is deteriorating (opening) - recommend splash guard replacement for safety.

Living Space

9. Living Room Living Space CO Detector: Not present CO detector not present on the main floor level near the bedrooms (required for safety) - recommend correction.

Bedroom

10. 1st floor - east Bedroom Smoke Detector: None present Recommend installing a smoke detector in bedroom for added safety.

Defective Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Electrical

1. Ground: Driven ground rod **Ground bond for water & gas lines are missing (required for safety) - recommend correction.**
2. Rear of house Electric Panel Manufacturer: Sylvania **Improper openings at under side of power panel (probable pest access) - recommend proper closure and removal of dead animal.**



Heating System

3. Attic Heating System Heating System Operation: Functional at time of inspection **Evidence of active condensate leaking inside furnace - recommend repair.**



Crawl Space

4. Bedroom closet Crawl Space Unable to Inspect: 10% **Excessive moisture and probable organic growth noted on the crawl space ceiling - consult pest report for further evaluation.**



Defective Summary (Continued)

5. Bedroom closet Crawl Space Moisture Penetration: Some ground dampness Crawl space ground is damp with evidence of excessive moisture (rusting on anchor bolts & probable organic growth on wood structure) - recommend correction.
6. Bedroom closet Crawl Space Moisture Barrier: None present - area dry Recommend installing a 6 mil black plastic moisture barrier on the crawlspace ground to control crawlspace moisture.

Attic

7. Hallway Attic Sheathing: Plywood Moisture staining with probable organic growth noted on north side of attic sheathing - consult pest report for further evaluation.



Lots and Grounds

8. Patio: Concrete The patio slab is damaged with displacement - recommend correction.



Exterior Surface and Components

9. Windows: Dual glazed. Contact a glass company for window replacement estimate for the fogged or damaged windows noted in the report.

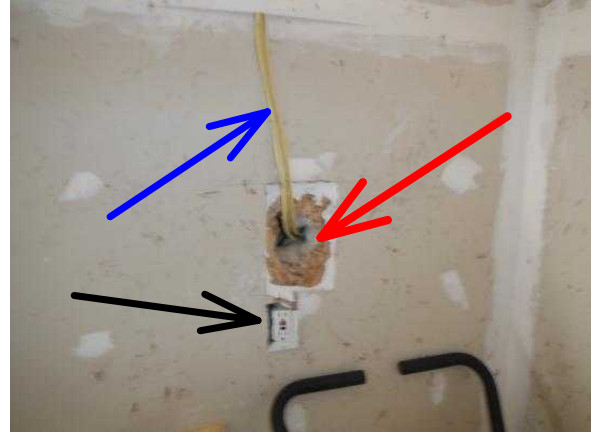
Garage/Carport

10. Attached Garage Door Opener: Lift Master 1) Motion sensor operation operated properly - notation only.
2) Down pressure reversing operation did not operate at time of inspection (red arrow) - adjustment/repair needed.



Defective Summary (Continued)

11. Attached Garage Service Doors: Solid core Garage service door did not fully self-close & latch - adjustment/repair needed.
12. Attached Garage Walls: Fire-taped drywall Drywall damage noted in the garage fire wall (red arrow) - recommend correction for safety.



Laundry Room/Area

13. Main floor Laundry Room/Area Dryer Vent: Vented to exterior 1) Plastic dryer vent connection considered to be hazardous (potential to burn - red arrow) - recommend replacement with compliant dryer vent connector.
2) Metal flex dryer vent used in crawl space to vent dryer to exterior (blue arrow) - recommend replacing with metal smooth wall dryer vent line for better dryer efficiency (normally required for present compliance).
3) Dryer vent line disconnected in crawlspace (black arrow) - repair needed.



Kitchen

14. Main floor Kitchen Cooking Appliances: Electric range 1) Cook top burners and oven functional at time of inspection - notation only.
2) Range anti-tip brace missing (required per manufacturer's label) - recommend correction for safety.

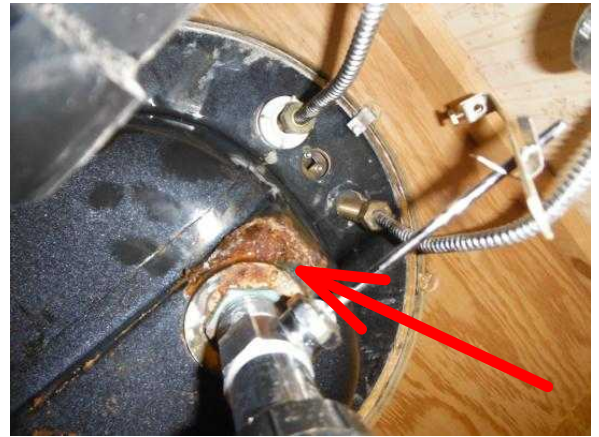
Defective Summary (Continued)

15. Main floor Kitchen Electrical: 120 volt lighting & receptacles **Cover plate missing under kitchen sink (cover plate required for safety) - recommend correction for safety.**



Bathroom

16. Hall bath - main floor Bathroom Sink/Basin: Single bowl **Bottom of sink is rusting - recommend replacement.**



17. Hall bath - main floor Bathroom Toilets: Standard size - 1.6 Gpf 1) **Toilet loose at floor junction - recommend replacing wax seal & properly securing toilet.**
2) **Toilet not grouted/caulked at toilet/floor junction - recommend correction.**

Living Space

18. Hallway - main floor Living Space Ceiling: Painted drywall **Active moisture staining noted on ceiling in living room (moisture noted at time of inspection) - consult qualified contractor for further evaluation and repair estimate.**



Defective Summary (Continued)

19. Hallway - main floor Living Space Electrical: 120 volt lighting **Cover plate missing at light switch - cover plate required for safety.**



Bedroom

20. 1st floor - east Bedroom Windows: Wood double hung. **Window is broken - contact glass company for repair estimate.**



21. 1st floor - east Bedroom Electrical: 120 volt outlets plus switch controlled receptacle for lighting **Open or missing ground at west side wall receptacle - recommend correction for safety.**

