



Inspection Report

John Doe

Property Address:
123 Inspection Drive
Sacramento Ca 95832



AJAX Home Inspections

Ron Wilson
6571 Gordon Valley Road
Napa, CA, 94558
(916) 932-6631

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Date: Invalid DateTime	Time:	Report ID: 123123
Property: 123 Inspection Drive Sacramento Ca 95832	Customer: John Doe	Real Estate Professional:

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

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

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Standards of Practice:

INACHI National Association of Certified
Home Inspectors

In Attendance:

Customer representative

Type of building:

Single Family (1 story)

Approximate age of building:

Over 10 Years

Temperature:

Over 65 (F) = 18 (C)

Weather:

Clear

Ground/Soil surface condition:

Dry

Rain in last 3 days:

No

Radon Test:

No

Water Test:

No

Mold Test:

No

1. Roofing

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

IN NI NP RR Items

1.0 ROOF COVERINGS

Roof Covering: Wood shakes

Viewed roof covering from: Ground

Comments:

1.1 FLASHINGS

Comments:

1.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

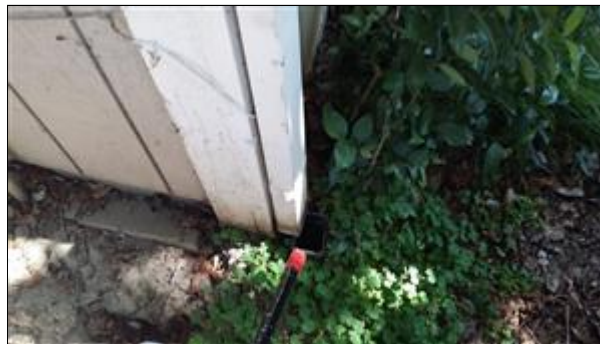
Sky Light(s): Two

Chimney (exterior): Wood

Comments:

1.3 ROOF DRAINAGE SYSTEMS

Comments:



1.3 Picture 1 Disconnected Drainage Pipe (Right Rear)

(Picture 1) The right rear roof drain was disconnected from the underground drainage pipe.

IN NI NP RR Items

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The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

2. Exterior

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

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IN NI NP RR Items

2.0 WALL CLADDING FLASHING AND TRIM

Siding Style: T-111

Siding Material: Wood

Comments:



2.0 Picture 1 Rotted Siding (Rear Master Bathroom)



2.0 Picture 2 Bees Nest (Rear Patio Sealing)

(Picture 2)(Picture 1) There is a section of T1-11 siding that is rotted to the left of the master bedroom slider.

(Picture 2) A bee's nest was found under the rear patio sealing. It did not appear to have bees in it.

2.1 DOORS (Exterior)

Exterior Entry Doors: Wood, Insulated glass

IN NI NP RR Items

IN NI NP RR Items

Comments:



2.1 Picture 1 Delaminating (Left Side Garage Door)



2.1 Picture 2 Wood Rot (Rear Living Room)



2.1 Picture 3 Unfinished Trim and Siding

(Picture 1) The left side door to the garage had weather damage at the bottom.

(Picture 2) Wood rot was found at the rear living window trim.

(Picture 3) The rear patio slider appeared to be newer than the other rear slider. However, the new installation looked incomplete with unfinished paint.

2.2 WINDOWS

Comments:

2.3 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS

Appurtenance: Porch, Patio

IN NI NP RR Items

IN NI NP RR Items

Comments:



2.3 Picture 1 Uneven Pavers (Rear Left)

(Rear Left) (Picture 1) The patio pavers in the left rear corner of the yard were uneven and lifting from the roots of a nearby tree. **This could be a possible tripping hazard.**

2.4 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)

Driveway: Concrete

IN NI NP RR Items

IN NI NP RR Items

Comments:



2.4 Picture 1 Deteriorated Retaining Wall (Front Right)



2.4 Picture 2 Damaged Retaining Wall



2.4 Picture 3 Damaged Retaining Wall (Rear)



2.4 Picture 4 Overgrown Foliage (Right Side)

(Picture 1) In the front right corner of the yard there is a raised garden bed with an improper retaining system that is failing.

IN NI NP RR Items

IN NI NP RR Items

(Picture 2) The wood retaining wall in the back yard is failing in most places. The cause of this is rotted wood and large trees pushing the retaining wall away. I recommend replacing the retaining wall with either brick or some sort of concrete masonry.

(Picture 3) Another picture of damaged retaining wall in the backyard.

2.5 EAVES, SOFFITS AND FASCIAS

Comments:

IN NI NP RR Items

IN NI NP RR Items

2.6 FENCE

Comments:

IN NI NP RR Items

IN NI NP RR Items



2.6 Picture 1 Damaged Picket (Near Left Side Gate)



2.6 Picture 2 Rotted Gate Post (Left Front Gate)



2.6 Picture 3 Broken Picket (Left Side)



2.6 Picture 4 Rotted Fence Post (Left Side)

IN NI NP RR Items

IN NI NP RR Items



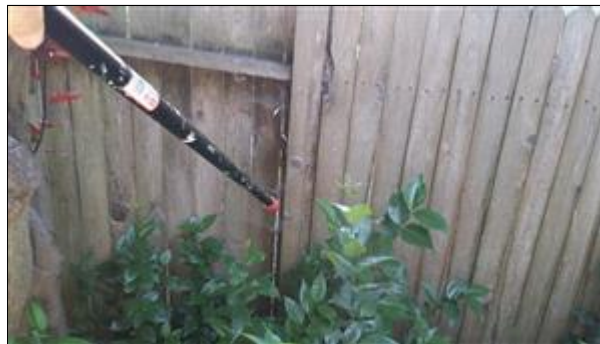
2.6 Picture 5 Rotted Fence Post (Left Side)



2.6 Picture 6 Rotted Fence Post (Left Side)



2.6 Picture 7 Rear Left Side Disconnection Due to



2.6 Picture 8 Rotted Fence Post (Right Side)

IN NI NP RR Items

IN NI NP RR **Items**



2.6 Picture 9 Rotted Fence Post (Right Side)



2.6 Picture 10 Rotted Fence Post (Right Side)

(1) Rotted Gate Post (Left Front Gate) The pictures show all the damaged areas of the yard fence, including 6 rotted fence posts.

(2) The pictures show all the damaged areas in the yard fence including 6 rotted fence posts.

IN NI NP RR **Items**

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3. Garage

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

IN NI NP RR Items

3.0 GARAGE CEILINGS
Comments:

3.1 GARAGE WALLS (INCLUDING FIREWALL SEPARATION)
Comments:

3.2 GARAGE FLOOR
Comments:

3.3 GARAGE DOOR (S)
Garage Door Type: One automatic
Garage Door Material: Metal
Comments:

3.4 OCCUPANT DOOR FROM GARAGE TO INSIDE HOME
Comments:



3.4 Picture 1 Dysfunctional Hinge (Garage Door)



3.4 Picture 2 Damaged

(Picture 1) The garage door the laundry is a fire door. An operable spring hinge is required to automatically shut the door. This spring hinge is not working.

(Picture 2) The same door has been damaged by what looks like forced entry.

IN NI NP RR Items

IN NI NP RR Items

3.5 GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance)

Comments:



3.5 Picture 1 No Sensor



3.5 Picture 2 No Sensor

(Picture 1) (Picture 2) Automatic reverse sensors are required on automatic garage door openers. These sensors are missing.

IN NI NP RR Items

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4. Interiors

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

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IN NI NP RR **Items**

4.0 CEILINGS

Ceiling Materials: Gypsum Board

Comments:

4.1 WALLS

Wall Material: Gypsum Board

Comments:

4.2 FLOORS

Floor Covering(s): Carpet, Linoleum

IN NI NP RR **Items**

IN NI NP RR Items

Comments:

IN NI NP RR Items

IN NI NP RR Items



4.2 Picture 1 Damage (Bathroom & Hallway)



4.2 Picture 2 Damaged (Master Bedroom)



4.2 Picture 3 Damage (Master Bathroom)



4.2 Picture 4 damage (Master Bathroom)

IN NI NP RR Items

IN NI NP RR Items



4.2 Picture 5 Damage (Master Bathroom)

The pictures show damage to the carpet and linoleum flooring in the main bathroom all the way around to the master bathroom.

4.3 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

Cabinetry: Wood

Countertop: Tile

Comments:



4.3 Picture 1 Disconnecting (Kitchen)



4.3 Picture 2 Off Track (Kitchen)

(Picture 1) The cutting board stopper is coming loose from the cutting board.

(Picture 2) This drawer has either broken slide hardware, or it is off track

4.4 DOORS

Interior Doors: Hollow core

IN NI NP RR Items

IN NI NP RR Items

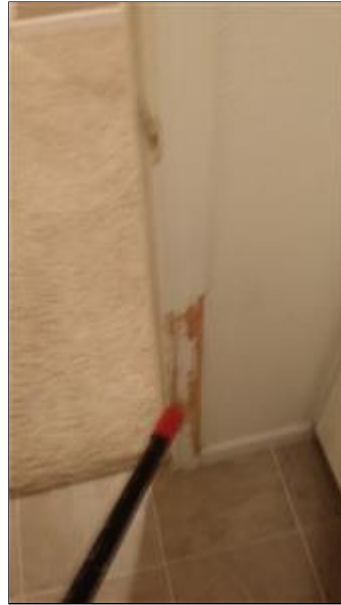
Comments:

IN NI NP RR Items

IN NI NP RR Items



4.4 Picture 1 Damaged Front Door And Jamb



4.4 Picture 2 Damaged Molding (Laundry Room)



4.4 Picture 3 Loose Fixture (Master Bedroom)



4.4 Picture 4 Hard To Slide (Mster Bedroom)

IN NI NP RR Items

IN NI NP RR Items



4.4 Picture 5 Deterioration

(Picture 1) The front door and casing is damaged from forced entry.

(Picture 2) The molding on the laundry room door was damaged.

(Picture 3) The handle on the master bedroom slider was loose.

(Picture 4) The master bedroom slider is very hard to slide due to dirt and debris in the track.

(Picture 5) The master bathroom shower stall is deteriorating from lack of maintenance.

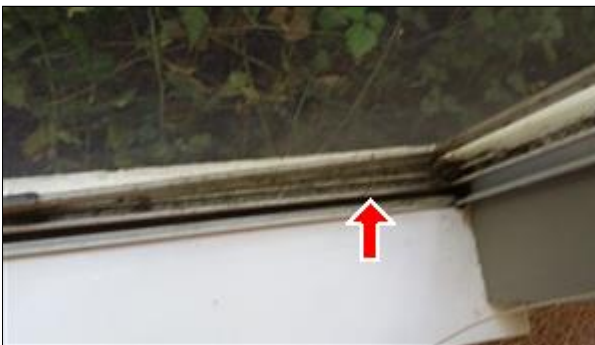
□ □ □ ☒ **4.5 WINDOWS**

Window Types: Aluminum Dual Pain

IN NI NP RR Items

IN NI NP RR Items

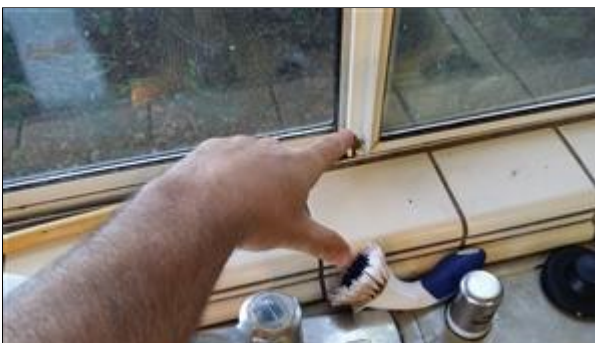
Comments:



4.5 Picture 1 Dirt at slider track



4.5 Picture 2 Stains (Kitchen SkyLight)



4.5 Picture 3 Jammed Stopper

All of the windows and sliders in the home were hard to operate due to long term debris build up.

(Picture 1) Grime build up at window slider track.

(Picture 2) There is some sort of drip stains at the soffit corner of the kitchen skylight.

(Picture 3) The slide lock at the kitchen sink window is jammed. I was unable to open this window.

IN NI NP RR Items

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The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

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IN NI NP RR Items

5.0 FOUNDATIONS, BASEMENTS AND CRAWLSPACES (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

Foundation: Poured concrete

Comments:

5.1 CEILINGS (structural)

Ceiling Structure: 2X4

Comments:

5.2 ROOF STRUCTURE AND ATTIC

Roof Structure: 2 X 4 Rafters

Method used to observe attic: Walked

Comments:

IN NI NP RR Items

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The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

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IN NI NP RR **Items**

6.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Washer Drain Size: 2" Diameter

Water Heater Location: Garage

Irrigation Timers: Rainbird

Comments:

6.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Water Source: Public

Water Filters: None

Plumbing Water Supply (into home): Copper

Plumbing Water Distribution (inside home): Copper

IN NI NP RR **Items**

IN NI NP RR Items

Comments:

IN NI NP RR Items

IN NI NP RR Items



6.1 Picture 1 No Water Flow (Left Rear)



6.1 Picture 2 Exposed Plumbing (Right Rear)



6.1 Picture 3 Slow Drain (Wet Bar)



6.1 Picture 4 Leak at Handle (Kitchen Sink)

IN NI NP RR Items

IN NI NP RR Items



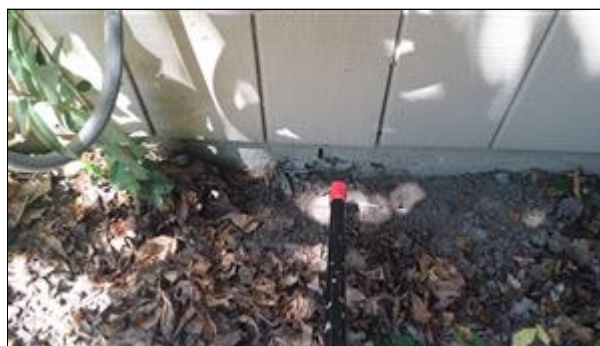
6.1 Picture 5 Slow Drain (Garage)



6.1 Picture 6 Slow Drain (Right Bathroom Sink)



6.1 Picture 7 Slow Drain (Right Sink Master Bathroom))



6.1 Picture 8 Damaged Concrete And Exposed Plumbing (Rear)

(Picture 1) There is no water flow to the water faucet at the rear left.

IN NI NP RR Items

IN NI NP RR Items

(Picture 2) There is abandoned plumbing at the right rear corner of the home.

(Picture 3) The wet bar sink has a slow drain.

(Picture 4) The kitchen sink fixture is leaking at the turn handle.

(Picture 5) The garage sink had debris in it and was slow to drain.

(Picture 6) The right side bathroom sink was slow to drain

(Picture 7) The right side master Bathroom sink was slow to drain.

(Picture 8) There is a section of foundation concrete that is cracked open and drain waste plumbing is clearly visible with in. This is in the same area were rotted T1-11 siding was found at the rear master bedroom slider.

6.2 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

Water Heater Power Source: Gas (quick recovery)

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

Manufacturer: GE

Comments:

6.3 MAIN WATER SHUT-OFF DEVICE (Describe location)

Comments:



6.3 Picture 1 Main Water Shut Off (Front Entry)

The main shut off is the blue lever located on the front wall near the entry. This is for your information.

6.4 FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)

Comments:

IN NI NP RR Items

IN NI NP RR Items

6.5 MAIN FUEL SHUT OFF (Describe Location)

Comments:



6.5 Picture 1 Main Gas Shut Off



6.5 Picture 2 Close Up

[The main gas shut off is located at the front left side of the home. To find out how to save up to 20% on your gas utility bill and potentially get it for FREE please go to my customer site to learn more!](#)

IN NI NP RR Items

IN NI NP RR Items

**6.6 IRRIGATION**

Comments:



6.6 Picture 1 Not Working (Rear Left)



6.6 Picture 2 Rear Irrigation Timer (Rear Patio)



6.6 Picture 3 Front Irrigation Timer (Garage)

(Picture 1) The irrigation valve in the rear left corner of the home was not working. This is the same corner where the exterior faucet is not working. I am uncertain if these two issues are related.

IN NI NP RR Items

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The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

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IN NI NP RR Items



7.0 SERVICE ENTRANCE CONDUCTORS

Electrical Service Conductors: Below ground

Comments:



7.1 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

Panel capacity: 200 AMP

Panel Type: Circuit breakers

Electric Panel Manufacturer: CHALLENGER

Comments:

IN NI NP RR Items

IN NI NP RR Items

7.2 CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)
Comments:

IN NI NP RR Items

IN NI NP RR Items



7.2 Picture 1 Abandon Wiring (Right Rear)



7.2 Picture 2 Damaged Switch (Dining Room)



7.2 Picture 3 Missing Receptical (Office)



7.2 Picture 4 Dead Bulb (Left Side Garage)

IN NI NP RR Items

IN NI NP RR Items



7.2 Picture 5 Flickering Light (Hallway)

The pictures show all electrical discrepancies that were found.

7.3 POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE

Comments:

7.4 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

Comments:

7.5 LOCATION OF MAIN AND DISTRIBUTION PANELS

Comments:



7.5 Picture 1



7.5 Picture 2

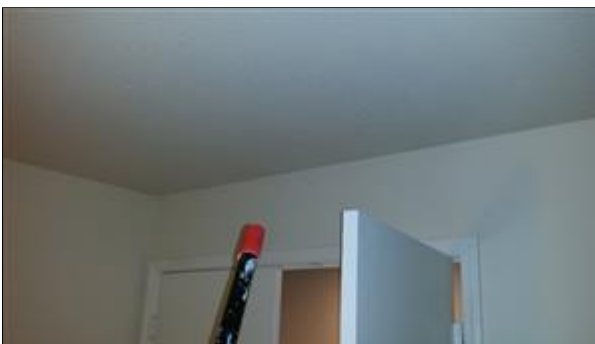
The main panel box is located at the front left.

IN NI NP RR Items

IN NI NP RR Items

7.6 SMOKE DETECTORS

Comments:



7.6 Picture 1

There were no smoke detectors in any of the bedrooms. Smoke detectors are required in all bedrooms. There should also be a smoke detector near the main entrance to the kitchen.

7.7 CARBON MONOXIDE DETECTORS

Comments:

There is no carbon monoxide detector found in home. It is recommended that one be installed according to the manufacturer's instructions.

IN NI NP RR Items

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The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

8. Heating / Central Air Conditioning

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

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IN NI NP RR Items

8.0 HEATING EQUIPMENT

Heat Type: Heat Pump Forced Air (also provides cool air)

Energy Source: Gas

Number of Heat Systems (excluding wood): One

Heat System Brand: TRANE

Comments:



8.0 Picture 1 Dirty Return Filter (Hallway)



8.0 Picture 2 Rodent Droppings



8.0 Picture 3 Water Damage (Attic)

IN NI NP RR Items

IN NI NP RR

Items

(Picture 1) The main air return filter in the hallway was very dirty and should be cleaned.

(Picture 2) There are rodent droppings on the top of the heater in the attic.

(Picture 3) There is water damage just underneath the condensation line to the heater. I highly recommend this heating and air system be inspected, serviced and cleaned by a licensed professional.

8.1 NORMAL OPERATING CONTROLS

Comments:



8.1 Picture 1 Thermostat Set at 69



8.1 Picture 2 Temperature At Register 118

The pictures shows the temperature set at the thermostat vs. the temperature coming from the register in heat mode.

8.2 DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Ductwork: Insulated

Filter Type: Washable

Filter Size: 20X24

Comments:

8.3 PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM

Comments:

8.4 CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)

Comments:

IN NI NP RR

Items

IN NI NP RR Items

 8.5 GAS/LP FIRELOGS AND FIREPLACES

Comments:



8.5 Picture 1 Ash And debris

There is ash and debris in the fireplace. It is always a good idea to have the chimney cleaned once annually for preventative maintenance.

 8.6 COOLING AND AIR HANDLER EQUIPMENT

Cooling Equipment Type: Heat Pump Forced Air (also provides warm air)

Cooling Equipment Energy Source: Electricity

Central Air Manufacturer: GOODMAN

Number of AC Only Units: One

Comments:



8.6 Picture 1 Deteriorated Suction Line Insolation

(1) (Picture 1) The insulation on the vacuum hose from the condensing unit is deteriorated and should be replaced.

(2) The foam sleeve on suction line is missing foam sleeve in area(s) at outside unit. Missing foam on suction line can cause energy loss and condensation. I recommend service or repair as needed.

IN NI NP RR Items

IN NI NP RR Items

8.7 NORMAL OPERATING CONTROLS

Comments:



8.7 Picture 1



8.7 Picture 2 Damaged Thermostat (Hallway)

(Picture 2) The air cooling system did not work because the thermostat is damaged, and I was unable to adjust temperatures to override the thermostat. I highly recommend that the entire heating and air system be inspected, serviced, and cleaned by a licensed professional.

8.8 PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM

Comments:

IN NI NP RR Items

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9. Insulation and Ventilation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

IN NI NP RR **Items**

9.0 INSULATION IN ATTIC

Attic Insulation: Blown, Batt

Comments:

9.1 VENTILATION OF ATTIC AND FOUNDATION AREAS

Ventilation: Ridge vents, Soffit Vents

Comments:

9.2 VENTING SYSTEMS (Kitchens, baths and laundry)

Exhaust Fans: Fan only, Fan with light

Dryer Power Source: 220 Electric

Dryer Vent: Flexible Metal

IN NI NP RR **Items**

IN NI NP RR Items

Comments:



9.2 Picture 1 Dirty (Laundry Room)



9.2 Picture 2 Dirty (Bathroom)



9.2 Picture 3 Falling Down (Master Bathroom)

The pictures show all the vent fans in the home that were dirty with debris. This issue can become a potential fire hazard if regular maintenance is not performed.

(Picture 3) The vent fan in the master bathroom appeared to be falling out of its nesting position.

9.3 VENTILATION FANS AND THERMOSTATIC CONTROLS (ATTIC)

Comments:

IN NI NP RR Items

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

10. Built-In Kitchen Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

IN NI NP RR Items

10.0 DISHWASHER

Dishwasher Brand: MAYTAG

Comments:



10.0 Picture 1



10.0 Picture 2

Model: MDBS561AWS Serial: 37178672NA

10.1 RANGES/OVENS/COOKTOPS

Range/Oven: MAYTAG

IN NI NP RR Items

IN NI NP RR Items

Comments:



10.1 Picture 1 Maytag



10.1 Picture 2

Model: MGR5775QDS Serial:16271435EL

 10.2 RANGE HOOD

Comments:

 10.3 FOOD WASTE DISPOSER

Disposer Brand: KENMORE

Comments:



10.3 Picture 1 Kenmore

I could not reach the model and serial number badge with my camera.

 10.4 MICROWAVE COOKING EQUIPMENT

Built in Microwave: MAYTAG

IN NI NP RR Items

IN	NI	NP	RR	Items
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Comments:



10.4 Picture 1 Maytag



10.4 Picture 2

Model: MMV5165BAS Serial: 14541989LN

IN	NI	NP	RR	Items
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IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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General Summary



AJAX Home Inspections

**6571 Gordon Valley Road
Napa, CA, 94558
(916) 932-6631**

Customer
John Doe

Address
123 Inspection Drive
Sacramento Ca 95832

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

1. Roofing

1.3 ROOF DRAINAGE SYSTEMS

Repair or Replace

(Picture 1) The right rear roof drain was disconnected from the underground drainage pipe.

2. Exterior

2.0 WALL CLADDING FLASHING AND TRIM

Repair or Replace

(Picture 2)(Picture 1) There is a section of T1-11 siding that is rotted to the left of the master bedroom slider.

(Picture 2) A bee's nest was found under the rear patio sealing. It did not appear to have bees in it.

2.1 DOORS (Exterior)

Repair or Replace

(Picture 1) The left side door to the garage had weather damage at the bottom.

(Picture 2) Wood rot was found at the rear living window trim.

(Picture 3) The rear patio slider appeared to be newer than the other rear slider. However, the new installation looked incomplete with unfinished paint.

2. Exterior

2.3 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS

Repair or Replace

(Rear Left) (Picture 1) The patio pavers in the left rear corner of the yard were uneven and lifting from the roots of a nearby tree. **This could be a possible tripping hazard.**

2.4 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)

Repair or Replace

(Picture 1) In the front right corner of the yard there is a raised garden bed with an improper retaining system that is failing.

(Picture 2) The wood retaining wall in the back yard is failing in most places. The cause of this is rotted wood and large trees pushing the retaining wall away. I recommend replacing the retaining wall with either brick or some sort of concrete masonry.

(Picture 3) Another picture of damaged retaining wall in the backyard.

2.6 FENCE

Repair or Replace

(1) Rotted Gate Post (Left Front Gate) The pictures show all the damaged areas of the yard fence, including 6 rotted fence posts.

(2) The pictures show all the damaged areas in the yard fence including 6 rotted fence posts.

3. Garage

3.4 OCCUPANT DOOR FROM GARAGE TO INSIDE HOME

Repair or Replace

(Picture 1) The garage door the laundry is a fire door. An operable spring hinge is required to automatically shut the door. This spring hinge is not working.

(Picture 2) The same door has been damaged by what looks like forced entry.

4. Interiors

4.2 FLOORS

Repair or Replace

The pictures show damage to the carpet and linoleum flooring in the main bathroom all the way around to the master bathroom.

4.3 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

Repair or Replace

(Picture 1) The cutting board stopper is coming loose from the cutting board.

(Picture 2) This drawer has either broken slide hardware, or it is off track

4.4 DOORS

Repair or Replace

(Picture 1) The front door and casing is damaged from forced entry.

4. Interiors

(Picture 2) The molding on the laundry room door was damaged.

(Picture 3) The handle on the master bedroom slider was loose.

(Picture 4) The master bedroom slider is very hard to slide due to dirt and debris in the track.

(Picture 5) The master bathroom shower stall is deteriorating from lack of maintenance.

4.5 WINDOWS

Repair or Replace

All of the windows and sliders in the home were hard to operate due to long term debris build up.

(Picture 1) Grime build up at window slider track.

(Picture 2) There is some sort of drip stains at the soffit corner of the kitchen skylight.

(Picture 3) The slide lock at the kitchen sink window is jammed. I was unable to open this window.

6. Plumbing System

6.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Repair or Replace

(Picture 1) There is no water flow to the water faucet at the rear left.

(Picture 2) There is abandoned plumbing at the right rear corner of the home.

(Picture 3) The wet bar sink has a slow drain.

(Picture 4) The kitchen sink fixture is leaking at the turn handle.

(Picture 5) The garage sink had debris in it and was slow to drain.

(Picture 6) The right side bathroom sink was slow to drain

(Picture 7) The right side master Bathroom sink was slow to drain.

(Picture 8) There is a section of foundation concrete that is cracked open and drain waste plumbing is clearly visible with in. This is in the same area were rotted T1-11 siding was found at the rear master bedroom slider.

6.6 IRRIGATION

Repair or Replace

(Picture 1) The irrigation valve in the rear left corner of the home was not working. This is the same corner where the exterior faucet is not working. I am uncertain if these two issues are related.

7. Electrical System

7.2 CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

Repair or Replace

The pictures show all electrical discrepancies that were found.

8. Heating / Central Air Conditioning

8.0 HEATING EQUIPMENT

Repair or Replace

(Picture 1) The main air return filter in the hallway was very dirty and should be cleaned.

(Picture 2) There are rodent droppings on the top of the heater in the attic.

(Picture 3) There is water damage just underneath the condensation line to the heater. I highly recommend this heating and air system be inspected, serviced and cleaned by a licensed professional.

8.5 GAS/LP FIRELOGS AND FIREPLACES

Repair or Replace

There is ash and debris in the fireplace. It is always a good idea to have the chimney cleaned once annually for preventative maintenance.

8.6 COOLING AND AIR HANDLER EQUIPMENT

Repair or Replace

(1) (Picture 1) The insulation on the vacuum hose from the condensing unit is deteriorated and should be replaced.

(2) The foam sleeve on suction line is missing foam sleeve in area(s) at outside unit. Missing foam on suction line can cause energy loss and condensation. I recommend service or repair as needed.

8.7 NORMAL OPERATING CONTROLS

Repair or Replace

(Picture 2) The air cooling system did not work because the thermostat is damaged, and I was unable to adjust temperatures to override the thermostat. I highly recommend that the entire heating and air system be inspected, serviced, and cleaned by a licensed professional.

9. Insulation and Ventilation

9.2 VENTING SYSTEMS (Kitchens, baths and laundry)

Repair or Replace

The pictures show all the vent fans in the home that were dirty with debris. This issue can become a potential fire hazard if regular maintenance is not performed.

(Picture 3) The vent fan in the master bathroom appeared to be falling out of its nesting position.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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INVOICE

AJAX Home Inspections
6571 Gordon Valley Road
Napa, CA, 94558
(916) 932-6631
Inspected By: Ron Wilson

Inspection Date: Invalid DateTime
Report ID: 123123

Customer Info:	Inspection Property:
John Doe 123 Ajax Drive Court Sacramento Ca 95832 Customer's Real Estate Professional:	123 Inspection Drive Sacramento Ca 95832

Inspection Fee:

Service	Price	Amount	Sub-Total
Heated Sq Ft 1,001 - 2,000	325.00	1	325.00
			Tax \$0.00
			Total Price \$325.00

Payment Method:
Payment Status:
Note:



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Napa, CA, 94558
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Report Attachments

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Ron Wilson

6571 Gordon Valley Road
Napa, CA, 94558
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