

Real Estate Inspection Report

Prepared Exclusively for: Eddie Haskell
Inspection Performed on
01/15/24



3430 Canyon Oaks Ct Santa Cruz, CA



Inspection Performed and Report Prepared by:

Rick Hartmann, ACI
InterNACHI Certified Inspector
ICC Certified Residential Building, Mechanical and Electrical Inspector
ICC Member #5224824
Certified Installer, Roof Tile Institute
www.santacruzinspections.com
Report #SAMPLE

NOTICE TO THIRD PARTIES

The contents of this report are for the sole use of the client named above and no other person or party may rely on this report for any reason or purpose whatsoever without the prior written consent of the inspector who authored the report. Any person or party who chooses to rely on this report for any reason or purpose whatsoever, without the express written consent of the inspector, does so at their own risk and by doing so without the prior written consent of the inspector, waives any claim of error or deficiency in this report.

COPYRIGHT © 2024 Home Inspection Plus, LLC PO Box 69 Monterey, CA 93942 Phone : 831.241.8554

STANDARD RESIDENTIAL INSPECTION AGREEMENT



THIS IS INTENDED TO BE A LEGALLY BINDING CONTRACT, PLEASE READ IT CAREFULLY

SCOPE OF THE INSPECTION: The real estate inspection to be performed for Client is a survey and basic operation of the systems and components of a building which can be reached, entered, or viewed without difficulty, moving obstructions, or requiring any action which may result in damage to the property or personal injury to the Inspector. The purpose of the inspection is to provide the Client with information regarding the general condition of the building(s). Inspector will prepare and provide Client a written report for the sole use and benefit of Client.

The written report shall document any material defects discovered in the building's systems and components which, in the opinion of the Inspector, are unsafe, significantly deficient, not functioning properly or are/appear to be at the end of their service lives. The inspection shall be performed in accordance with the Standards of Practice of the American Society of Home Inspectors(ASHI®), available upon request, at http://www.homeinspectionplus.com/ASHISOP_March2014.pdf and is limited to those items specified therein.

CLIENT'S DUTY: Client agrees to read the entire written report when it is received and promptly call Inspector with any questions or concerns regarding the inspection or the written report. The written report shall be the final and exclusive findings of Inspector. Client acknowledges that Inspector is a generalist and that further investigation of a reported condition by an appropriate specialist may provide additional information which can affect Client's purchase decision. Client agrees to obtain further evaluation of reported conditions before removing any investigation contingency and prior to the close of the transaction. In the event Client becomes aware of a reportable condition which was not reported by Inspector, Client agrees to promptly notify Inspector and allow Inspector and/or Inspector's designated representative(s) to inspect said condition(s) prior to making any repair, alteration, or replacement. Client agrees that any failure to so notify Inspector and allow inspection is a material breach of this Agreement.

ENVIRONMENTAL CONDITIONS: Client agrees what is being contracted for is a building inspection and not an environmental evaluation. The inspection is not intended to detect, identify, or disclose any health or environmental conditions regarding this building or property, including, but not limited to: the presence of asbestos, radon, lead, urea-formaldehyde, fungi, molds, mildew, PCBs, Chinese drywall or other toxic, reactive, combustible, or corrosive contaminants, materials, or substances in the water, air, soil, or building materials. The Inspector is not liable for injury, health risks, or damage caused or contributed to by these conditions.

GENERAL PROVISIONS: The written report is not a substitute for any transferor's or agent's disclosure that may be required by law, or a substitute for Client's independent duty to reasonably evaluate the property prior to the close of the transaction. This inspection Agreement, the real estate inspection, and the written report do not constitute a home warranty, guarantee, or insurance policy of any kind whatsoever. No legal action or proceeding of any kind, including those sounding in tort or contract, can be commenced against Inspector/Inspection Company or its officers, agents, or employees more than one year from the date Client discovers, or through the exercise of reasonable diligence should have discovered, the cause of action. In no event shall the time for commencement of a legal action or proceeding exceed two years from the date of the subject inspection. **THIS TIME PERIOD IS SHORTER THAN OTHERWISE PROVIDED BY LAW.**

This Agreement shall be binding upon and inure to the benefit of the parties hereto and their heirs, successors, and assigns. This Agreement constitutes the entire integrated agreement between the parties hereto pertaining to the subject matter hereof and may be modified only by a written agreement signed by all of the parties hereto. No oral agreements, understandings, or representations shall change, modify, or amend any part of this Agreement. Each party signing this Agreement warrants and represents that he/she has the full capacity and authority to execute this Agreement on behalf of the named party. If this Agreement is executed on behalf of Client by any third party, the person executing this Agreement expressly represents to Inspector that he/she has the full and complete authority to execute this Agreement on Client's behalf and to fully and completely bind Client to all of the terms, conditions, limitations, exceptions, and exclusions of this Agreement.

LIMITATION OF LIABILITY: Any dispute, controversy, interpretation or claim including claims for, but not limited to, breach of contract, any form of negligence, implied fraud or misrepresentation arising out of, from or related to this contract or arising out of, from, or related to the inspection and inspection report and found in favor of the client shall not exceed (5) five times the inspection fee paid.

SEVERABILITY: Should any provision of this Agreement be held by a court of competent jurisdiction to be either invalid or unenforceable, the remaining provisions of this Agreement shall remain in full force and effect, unimpaired by the court's holding.

MEDIATION: The parties to this Agreement agree to attend, in good faith, mediation with a retired judge or lawyer with at least 5 years of mediation experience before any lawsuit is filed. All notices of mediation must be served in writing by return receipt requested allowing 30 days for response. If no response is forthcoming the moving party may then demand binding arbitration under the terms and provisions set forth below.

ARBITRATION: Any dispute concerning the interpretation or enforcement of this Agreement, the inspection, the inspection report, or any other dispute arising out of this relationship, shall be resolved between the parties by binding arbitration conducted in accordance with California Law, except that the parties shall select an arbitrator who is familiar with the real estate profession. The parties agree that they shall be entitled to discovery procedures within the discretion of the arbitrator. The arbitrator shall manage and hear the case applying the laws of the State of California to all issues submitted in the arbitration proceeding. The award of the arbitrator shall be final, and a judgment may be entered on it by any court having jurisdiction. Any disputes are to be arbitrated by: *Construction Dispute Resolution Services, LLC*

Client acknowledges having read and understood all the terms, conditions, and limitations of this Agreement and voluntarily agrees to be bound thereby.
Client acknowledges having read and understood the Standards of Practice of the American Society of Home Inspectors (ASHI®).

Client: _____ **Date:** _____

Inspector: Rick Hartmann, President, Home Inspection Plus, LLC **Date:** _____

The fee for this inspection and report is \$400 and is due and payable on the date of the inspection.

If any utilities are not activated on the date of the inspection and a re-inspection is desired, client will incur a \$150 re-inspection fee.

INTRODUCTION

IMPORTANT INFORMATION - PLEASE READ THE ENTIRE REPORT **THE INSPECTION REPORT IS DIVIDED INTO 2 PARTS: CONDITIONS AND DESCRIPTIONS**

A Home Inspection is a noninvasive, physical examination, performed for a fee, in connection with a transfer of real property, to identify material defects in the systems, structures and components of a building, as they exist at the time of the inspection. A material defect is a condition that significantly affects the value, desirability, habitability, or safety of a dwelling. Style or aesthetics shall not be considered. Cosmetic conditions are not reported on. Remember, owning a house is like owning a car; it needs regular maintenance and repairs. What is functional today, may not function tomorrow. Because a Home Inspection is general in nature and not technically exhaustive, there may be defects mentioned in the report calling for further review by specific trades persons. These reviews may reveal additional defects or conditions other than those mentioned in the report.

All reported conditions and recommendations referenced in this report should be addressed by competent and state licensed contractors/specialists in the appropriate trades during the contractual contingency time allowed before the sale/escrow closing date and before the transfer of title. This should include cost estimates for corrections.

This home inspection and report follows the current Standards of Practice published by the American Society of Home Inspectors (ASHI). A copy of these Standards of Practice can be obtained at http://www.homeinspectionplus.com/ASHISOP_March2014.pdf

This is a VISUAL inspection. No destructive discovery is performed. I do not dismantle equipment. I cannot see hidden defects.

WATER SUPPLY AND WASTE DISPOSAL

It is beyond the scope of the inspection to verify if the water supply comes from a public or private source. Verify with your Real Estate Agent, Seller and AHJ. If a private source, have an inspection of that system performed by an appropriate tradesperson. It is beyond the scope of the inspection to determine if the buildings sanitary drainage system discharges into a public or private waste disposal system (municipal sewer or septic system). Verify with your Real Estate Agent, Seller and AHJ. If a private waste disposal system, have an inspection of that system performed by an appropriate tradesperson. During the inspection, I will flow at least 150 gallons of water through the waste piping system. This does not guarantee that solids will also flow through the piping, if the sewer line maintains a straight, downward slope or if it is 100% intact.

The only way to be 100% certain that there are no concerns with the main sewer line is to have a video inspection of the main sewer line performed.

WATER CONSERVING FIXTURES

As of January 1, 2017, California State Law requires that water conserving fixtures and toilets be installed, if currently installed fixtures exceed certain flow rates and if the home was built before 1994. The installation of these water efficient fixtures will be required as a condition of a building permit, if the AHJ chooses to enforce this law. This law is not a point-of-sale requirement. If a toilet flows more than 1.6 gallons per flush(gpf), a 1.28 gpf(or dual flush) toilet will be required. If a shower head exceeds 2.5 gallons per minute(gpm), a 2.0 gpm shower head will be required. If a lavatory faucet flows more than 2.2 gpm, a 1.2 gpm faucet will be required. If a kitchen sink faucet flows more than 2.2 gpm, a 1.8 gpm faucet will be required. It is beyond the scope of the inspection to determine flow rates and gallons per flush.

DEFINITIONS

Each deficiency/condition commented on in the inspection report will list what the deficiency is, where it is and why it is a concern. At the end of each comment, the tradesperson/specialist who would be best suited to review, correct or repair the deficiency/condition will be listed.

[HSC] Health and/or Safety Concern: A deficiency in a readily accessible, installed system or component to be/could be a significant risk of a health or safety concern to the occupants/building; the risk may be due to damage, deterioration, or improper installation.

[MRR] Maintenance/Repair/Replace/Review: The deficiency noted is either not functioning properly or significantly deficient.

[UR] Upgrade Recommended: Upgrades are systems or components that may not have been available or have been improved/changed since the building was constructed. These are safety related items, such as GFCI receptacle outlet location requirements, smoke alarm location requirements, changes in building safety standards and the installation of safety glass where subject to human impact. Upgrade items are also considered safety concerns.

[NOTE] For Your Information: This term is used to identify components/conditions which, in my opinion, do not significantly affect the value, desirability, habitability or safety of the structure. I felt you should be aware of their existence/condition. These may also be routine maintenance items and components/systems which are at the end of their normal service lives.

GENERAL INFORMATION

The inspection commenced at 11:15AM. The outdoor weather condition was overcast. The approximate outdoor temperature was 55F - 60F. The soil conditions at the exterior of the home were moist. The interior of the home was vacant. Others present at the inspection: Buyers Agent and Client

EXTERIOR CONDITIONS



Example – Loose gate Latch Arm



Example – Loose Fencing Slats



Example – Deteriorated Fencing

[MRR] The right-side gate latch arm is loose and the gate drags the ground. Fencing at several areas around the rear yard is loose and deteriorated. Budget for repairs and future maintenance. Fence Contractor.



Trim at Garage



Roof Sheathing @ Rear



Front Door

[MRR] Unfinished repairs were observed at exterior trim at the front of the garage and roof sheathing area at the rear of the home. It looks like all that is left is painting. Refer to seller. If someone deems these repairs to be complete, budget to have these areas painted. Painting Contractor. There is a piece of weather-stripping installed at the front door, which prevents the front door from being easily opened/closed. You may wish to have a competent contractor provide an alternative means to weather-strip this door, so it can be easily operated.

PLUMBING SYSTEM CONDITIONS



Example – Missing Aerator



Sink Stopper Rod



Sink Stopper

[NOTE] Both aerators at master bathroom sink faucets are missing. This is a waste of water. The sink stopper rod at the left side master bathroom sink has a deteriorated end, which no longer will engage the sink stopper. Aerators and stopper rods can be found at home improvement stores and are easy to install. While still functional, the water heater is at the end of its normal service life (10 years). It is 11 years old. Budget for a replacement.

KITCHEN CONDITIONS

[NOTE] While still functional, the dishwasher (15 years old), microwave (14 years old) and range (14 years old) are at the end of their normal service lives (10 years). Budget for replacements. The garbage disposal is less than a year old.

ROOF SYSTEM CONDITIONS



Cracked Adhesive



Damaged Tile



Deteriorated Roofing Paper



Example – Moss Growth



Example – Debris in Gutter



Example – Debris in Valley

[MRR] Inspection of the roof covering revealed the following conditions: There are two tiles which were adhered together at the top left section of the roof. One tile should have been trimmed to fit around the top of the ridge and a cut tile should have been installed at one end of this row/course. This was probably a result of poor planning by the roof installer. The sealant used to join these tiles together is cracked. Sealant should not be used here, as it is prone to crack when exposed to sunlight. A piece of malleable flashing should correct this. Excessive moss growth was observed at several areas. Debris and moss growth observed in roof valleys, atop the roof covering and in the gutters. A section at the rear of the roof, where the wall extends out, is difficult to make weathertight. Care and attention to detail is required here to prevent water from getting beneath the roofing paper. Presumably, this is the reason the roof sheathing was replaced in this area. While a new piece of roofing paper was installed above the repair area, there is still deteriorated roofing paper above this area, where water can get to the roof sheathing. These conditions can result in a roof leak. Roofing Contractor.

HEATING AND AIR CONDITIONING SYSTEM CONDITIONS



Air Filter Inside Furnace Cabinet



Return Air Grill in Hallway

[MRR] The air filter is located at the base of the furnace cabinet. The furnace is not designed to house the air filter here, as it is loose-fitting and will not filter all the air. Presumably, the air filter was once installed at the return air grill in the hallway. You can see that a different return air grill was installed, one without an openable cover. Presumably, the person who had this done, wanted to access the air filter from a location that didn't require the use of a ladder. If you'd like to keep the air filter located inside the furnace cabinet, have an HVAC contractor devise a means to keep it securely in place, so all the air gets filtered and prevents the evaporator coil and fan motor from getting dirty. Or, you can have an HVAC contractor install a return air grill in the hallway ceiling, which will accommodate an air filter.

ELECTRICAL SYSTEM CONDITIONS



Rear of Home



Example – One Kitchen Light Switch



Fan Speed Control – Family Room

[MRR] The weather tight outlet cover at the rear exterior of the home is damaged. Install a new cover. 2 light switches which control the kitchen ceiling fluorescent lights are loose in their housings. Replace the switches. The fan speed control pull chain for the ceiling fan in the family room cannot be easily accessed. The pull chain doesn't extend below the light housing. Presumably, the wrong light kit was installed. You wouldn't think that the pull chain would drape over the light housing, but that's the only way it would work. Electrical Contractor.



At Rear Door



Right Side Garage Wall

[NOTE] Unknown switch purpose detected at the rear door. Middle switch. Unused circuit at the exterior? Refer to seller.

[HSC] The outlet at the right-side garage wall, beneath the irrigation timer is not GFCI protected. Presumably, a single pole outlet was once installed here and those are not required to be GFCI protected, if only the irrigation timer can be plugged in here. Install a single pole outlet and cover plate OR a GFCI outlet and cover plate. Electrical Contractor.

INSULATION AND VENTILATION CONDITIONS



Right Side Wall in Garage

[NOTE] Remove the cardboard panels at the ventilation openings in the garage. Fuel burning appliances in the garage require fresh air.

[NOTE] The dryer vent may need cleaning. I could not view the interior of the vent pipe. It travels through the interior laundry room wall, through the attic and discharges at the right side exterior wall.

BATHROOM CONDITIONS



Master Bathroom

[HSC] The shower doors in the master bathroom do not have a door guide installed. This can allow the shower doors to swing inward and possibly fall out of the track. Competent Contractor.

INTERIOR CONDITIONS



Carpeting on Garage Floor



Attic Ladder



Garage Door Opener

[HSC] Carpeting (combustible floor covering) is not permitted to be installed on a garage floor. The concern is the increased risk of a fire, due to vehicles being parked on it. You may wish to obtain a bid to have it removed. Competent Contractor.

[HSC] An attic ladder is installed at the garage ceiling. This is not a fire-rated assembly. Attic accesses in the ceiling of a garage are required to be fire-rated (1 3/8" thick solid door/approved access cover) and self-closing. The purpose of a fire-rated, self-closing access door is to prevent the passage of smoke/flame into the attic space in the event of a fire in the garage. Competent Contractor.

[HSC] The electric garage door opener safety reversal system should reverse the door after 15 lbs. of resistance is encountered. The garage door did not reverse with more than 15lbs of pressure exerted on the door as it was closing. This is an unsafe condition. Overhead Door Contractor.



Loose Threshold Piece

[NOTE] The threshold at the flooring between the kitchen and hallway is loose. Have it re-adhered into place.

PART 2 – DESCRIPTIONS

STRUCTURE DESCRIPTIONS

The concrete slab and concrete perimeter foundation were inspected at visible areas between the ground and exterior wall cladding around the perimeter of the home and in the garage. Due to floor coverings, the concrete slab inside the home was not visible. The wall structure is wood. The ceiling structure is wood. The roof structure is wood trusses with OSB plywood roof sheathing. The attic access is in the master bedroom closet. The attic area was entered and inspected. No deficiencies were observed.

EXTERIOR DESCRIPTIONS

Pressed wood siding was inspected. Stucco wall cladding, brick veneers and metal flashings were inspected. Wood trims were inspected. Eaves, soffits and fascias were inspected. Exterior doors were inspected. Vegetation, grading and surface drainage that are likely to adversely affect the building were inspected. Inlets and portions of an underground drainage system were observed. Underground drainage systems cannot be inspected for functionality, because I can't see them. Ensuring that drainage flows away from the home and maintaining yard drains should be part of a regular maintenance schedule. The inspection of any irrigation systems is beyond the scope of the inspection. Refer to seller. Adjacent and entryway walkways, patios, and driveways were inspected.

ROOF SYSTEM DESCRIPTIONS

The roof covering was walked upon. The concrete roof tiles were inspected. Flashings, roof penetrations and rain gutters were inspected.

INTERIOR DESCRIPTIONS

Visible areas of walls, ceilings and floors were inspected. Accessible countertops and installed cabinets were inspected. Accessible doors and windows were inspected. The garage vehicle door and garage vehicle door opener were inspected.

PLUMBING SYSTEM DESCRIPTIONS

The main water supply valve and pressure regulator are located at the front of the home. The water pressure was 40 psi. The natural gas meter and main gas shut off valve are located at the right side of the home. Visible portions of the copper interior water supply piping were inspected. No water supply piping was visible in the attic. I cannot see if PEX water supply piping is installed in the home. All accessible fixtures and faucets were inspected. Functional flow was observed. Visible portions of the homes interior ABS plastic drain, waste and vent piping system were inspected. Hot and cold water shut-off valves for a washing machine were observed, but not operated. The washing machine drain line was not operated. Clothes washers and dryers are considered personal property and not inspected. The power source for the clothes dryer is a gas connection only. The natural gas water heater is in the garage. The water heater is approximately 11 years old and 40 gallons in size. The seismic strapping is sufficient.

ELECTRICAL SYSTEM DESCRIPTIONS

The electrical service is provided by underground service conductors entering the service equipment panel (main electrical panel) located at the right side of the home. Service entrance conductors, cables (2 or more conductors) and raceways/conduits are underground and inside the wall and could not be observed. The main disconnect (main breaker) is located inside the panel and is 200 amps in size. The main electrical panel is rated at 200 amps. The interior of the panel was inspected. Over current protection devices(breakers) and conductors were inspected. The service grounding method is rebar embedded in the foundation(UFER). The predominant branch circuit wiring consists of non-metallic cable (romex) with copper conductors. A representative number of installed lighting fixtures, switches, and receptacles were inspected. GFCI devices were inspected. The doorbell was functional. Smoke alarms and a carbon monoxide alarm were observed at currently required locations. It is beyond the scope of the inspection to test smoke/carbon monoxide alarms. I only report on their presence/absence and any obvious deficiencies.

HEATING AND AIR CONDITIONING SYSTEM DESCRIPTIONS

The gas-fired forced air split system was operated in heat mode, using the manual controls at the thermostat and warm air was found to be coming from the supply registers. The front furnace panel cover(s) were removed and the interior of the furnace was inspected. The heat exchanger was not visible. The furnace vent was inspected. Visible portions of the conditioned air distribution/ducting system were inspected. The furnace is in the garage. The furnace and A/C condenser were manufactured in 2010.

The central cooling system was inspected and manually operated from thermostat. The cool air temperature differential, taken at the return air register and the closest supply register to the evaporative coil was noted to be between 15F-22F. This reading falls within normal industry standards. It is beyond the scope of the inspection to determine if the air conditioning system is sized properly, if the distribution system is balanced or can adequately cool the home in warmer weather. The energy source for the A/C condenser is electrical and an approved electrical disconnect is located at the unit. Visible portions of the primary condensate drain line were inspected and is exiting the building at an approved location.

BATHROOM DESCRIPTIONS

All bathtub(s) and shower(s) were inspected. I do not leak test shower pans or tubs. Bathtub and shower surrounds, including glass shower doors and enclosures were inspected. Safety glass labels are imprinted/etched on glass enclosures. The toilet(s) were secure and functional. All countertops, sinks, cabinets, and flooring in the bathroom(s) was inspected. Ventilation method(s) in the bathroom(s) are exhaust fan(s) and openable window(s).

KITCHEN DESCRIPTIONS

The heating elements on the electric range were operated and were functional. The oven was operated in 'bake' mode and was functional. The over-the-cooktop microwave was functional. The exhaust fan inside the microwave was functional. The dishwasher was operated in the rinse cycle and was functional. The garbage disposal was operated and was functional. It is beyond the scope of the inspection to operate or confirm the operation of every control and feature of an inspected appliance. Visible areas of the countertops were inspected. All accessible cabinet drawers and doors were opened and closed. One cabinet door knob under the sink in the guest bathroom is loose.

INSULATION AND VENTILATION DESCRIPTIONS

The attic insulation is fiberglass batts. Vapor retarders are not installed, nor required in this area. I cannot ascertain if exterior walls are insulated. Attic area vents were inspected. Laundry and bathroom exhaust fans were inspected. Visible portions of the clothes dryer exhaust system were inspected.

END OF REPORT