



# PROPERTY INSPECTION REPORT

SERVING THE BAY AREA

RT



## CLIENT INFORMATION

INSPECTION

DATE:

TIME:

ADDRESS OF INSPECTION:

PREPARED FOR:

FILE NUMBER:

OCTOBER 1, 2009

12:00 PM

XXX, SAN FRANCISCO CA 94111

CLIENT

SAMPLE REPORT



## COMPANY INFORMATION

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SAMPLE

Common components and common areas: Inspectors do not test, analyze, inspect, or offer an opinion on the condition or function of areas or structural components common to more than one unit, systems serving more than one unit, or areas which typically are under the jurisdiction of a homeowners' association, including, but not limited to, structure exterior (including decks, balconies, porches, patios, and parking structures), roof, chimney, foundation, fences, and utility service entries. Some areas or systems may or may not be under the jurisdiction of the association (garage, water heater, laundry, etc.).

Throughout this report, the terms "right" and "left" are used to describe the home as viewed from the street. A system or component has a major visual defect if it is considered significantly deficient, either unsafe or not functioning, and cannot be replaced or rendered safe or functional for less than \$1,000. LANDMARK HOME INSPECTION inspects for evidence of structural failure and safety concerns. The cosmetic condition of the paint, wall coverings, carpeting, window coverings, etc. are addressed for buyer and/or seller informational purposes. All conditions are reported as they existed at the time of the inspection.

The purpose of the inspection is to identify major, visually-observable defects that are present at the time of the inspection and that, in LANDMARK HOME INSPECTION'S opinion, might affect the typical home buyer purchase decision or the use of the property for its intended purpose. The inspection will be limited to readily accessible areas of the property.

The inspectors are not required to move personal property, debris, furniture, equipment, carpeting, walls, floors, ceilings, water, soil or vegetation or other materials or objects that may impede access or limit visibility. Latent or concealed defects are not within the scope of this inspection. Heavy furniture, personal belongings or stored items prevented the inspection of areas on the first floor, second floor and in the garage. Items not permanently affixed and/or hard wired to home, such as track lighting attached to ceiling using receptacle plug for power source, is considered personal or portable property, and are not included in this report.

*It is recommended to have these areas checked through after the seller has vacated to insure that no adverse conditions were concealed before the close of escrow.*

Inspectors are not required to enter any area which may contain materials hazardous to the inspector's health and/or safety. No invasive or destructive testing will be conducted. No equipment or systems will be dismantled. Testing the function or operation of shutters, awnings, window coverings, or other such accessories is not within the scope of this inspection.

This report did not address the possible presence of or danger from asbestos, radon gas, lead exposure hazards, carbon monoxide, urea formaldehyde, toxic or flammable chemicals, water or airborne related illness or disease or other similar or potentially harmful substances. Water and air quality, soil, geological site engineering conditions, and exterior insulated finishing systems (EIFS) are not within the scope of this inspection.

Routine maintenance and safety items are not within the scope of this inspection unless they otherwise constitute major, visually-observable defects. Although some maintenance and/or safety items may be disclosed, this report does not include all maintenance or safety items, and should not be relied upon for such items.

Mold, mildew, fungus and other microbial organisms commonly occur in areas that show evidence of or have the potential for leaking, moisture intrusion and/or inadequate ventilation. The identification of the organisms is beyond the scope of the inspector. Any area or item exhibiting such conditions can be a health hazard to some people. If concerned about this possibility, we recommend further investigation be performed by a Certified Industrial Hygienist to determine if there exists an ongoing climate for incubation or microbial contamination and that steps be taken to eliminate this climate.

Product recalls and safety alerts: Product recalls and consumer safety alerts are added almost daily. If client is concerned about appliances or other items installed in the home that may be on such lists, client may wish to visit the U.S. Consumer Protection Safety Commission (CPSC) web site <http://www.cpsc.gov> or

[www.recalls.com](http://www.recalls.com) for further information. A basic home inspection does not include the identification or research for appliances and other items installed in the home that may be on the CPSC lists.

Other items: Soil condition or stability is not determined during this home inspection. Engineering analysis of a building structure is performed only by a licensed structural engineer. Engineering is beyond the scope of a typical home inspection. Check with the seller for information about the history of the sewer or septic system. Having a drain service company video review and service the main line to be sure it is open and flowing is recommended.

All items identified as “requires service, or maintenance or correction or recommendations for evaluation, repair or correction or inaccessible or not serviceable or beyond the scope of inspection” should be conducted by a licensed specialty contractor, engineer, specialist, or appropriate person well before the close of escrow as additional defects may be discovered and additional service may be required. The client is also strongly advised to further investigate or contract with appropriate person to further investigate and and/all conditions/items in the inspection report that which may have been disclosed by others or which you may be concerned before the close of escrow or sooner if your residential purchase agreement has a time limit.

Compliance with past or present building, zoning, or other governmental codes or regulations is not within the scope of this inspection. Determining property boundaries or inspecting fences and/or privacy walls is not within the scope of this inspection. The inspection does not purport to comment on renovation work and any safety, code or structural issues associated with this work. Permits and engineering approval are not verified and beyond the scope of this inspection. If you are concerned about code violations or building permit information you should: 1) Contract with a company to research permit information available at the appropriate building and safety office; 2) If you have additional concerns with regard to code violations you may contract for a code compliance survey of the property. A typical home inspection is not such a service. We advise clients to ask for any/all permits and inspection records with final signatures for any modifications or additions that may have been made to the dwelling, and/or any known conditions that may have inadvertently left out of disclosure statements.

Your attention is directed to the LANDMARK HOME INSPECTION AGREEMENT, a copy of which is attached; this letter makes it a part of the inspection report. It more specifically delineates the scope of the inspection and the limit of liability of LANDMARK HOME INSPECTION in performing this inspection. Please be sure to read and understand the scope of our inspection.

This report is intended for the sole, confidential, and exclusive use and benefit of the Client(s) under a written LANDMARK HOME INSPECTION AGREEMENT. This report is not intended for the benefit of, and may not be relied upon by, any other party. The disclosure or distribution of this report to the current owner(s) of the property inspected or to any real estate agent will not make those persons intended beneficiaries of this report. LANDMARK HOME INSPECTION has no liability to any party (other than the LANDMARK HOME INSPECTION client named above, for whom this report was expressly prepared) for any loss, damage or expense (including, without limitation, attorney fees) arising from any claim relating to this report.

## 1. DEFINITIONS

**[M] Maintenance:** Conditions noted that recommend upkeep to maintain serviceable.

**[FE] Further Evaluation:** Conditions noted that warrant further evaluation by specialists in the appropriate trades.

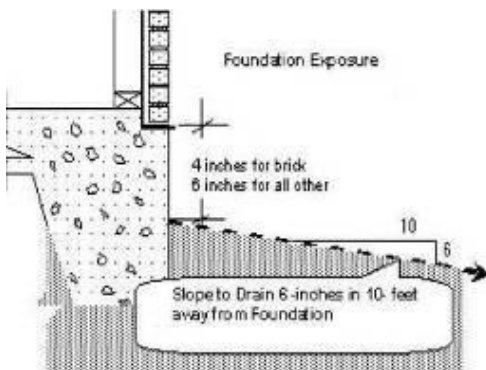
**[RC] Recommend Correction:** Conditions noted of improper installation and/or usage in need of correction.

**[RR] Recommend Repair:** Conditions noted in need of restoration or renewal by replacement or repairing.

**[RU] Recommend Upgrade:** Upgrades are systems and/or components that may not have been available or have been improved since the building was constructed.

**[SC] Safety Concern:** Conditions noted that may pose a hazard to humans, the building, or both. These conditions warrant further evaluation and corrections.

## 2. GENERAL DESCRIPTION



- Buyer and buyer's agent were present at the time of the inspection.
- The home was built in 19XX
- The home was vacant at the time of the inspection.
- The approximate temperature at the time of the inspection was 50 to 55 degrees Fahrenheit, and the weather was sunny and clear.
- The utilities, unless noted below, were on at the time of the inspection.
- The inspected property consisted of a two story wood-framed structure with stucco.
- There were no major visual defects on the visual portions of the exterior stucco.
- The home was situated on a level lot.
- The general grade around the home appeared to be adequate to direct rain water away from the foundation.
- There was a concrete walkway leading to a concrete porch entry way at the front of the home.
- There were no major visual defects observed in the walkway or the entry way porch.

*The storage shed at the rear is not within the scope of inspection.*

## 3. GRADE

Proper drainage is important to keep water from entering the basement or getting under the home. Provide adequate positive drainage so that surface water will drain away from the house. If the surrounding soil continues to be saturated, the resulting pressure on the foundation wall can be nearly twice the pressure of the soil that is not saturated.

Prolonged exposure to hydrostatic pressures leads to the weakening and failure of the foundation walls.

Whenever excess water is introduced to the soil surrounding and supporting the foundation, many circumstances can lead to settlement of the home. If the soil surrounding the house becomes saturated, the load carrying capabilities of the supporting soil are reduced.

Accumulation of water next to the foundation causes an environment fit for the survival of a termite colony next to a home.

#### 4. SPRINKLER

*The sprinkler system was not operated by the inspector. It is recommended to check the system with the seller to assure that the sprinkler system is functional.*

The sprinkler sprayer should not be within six feet of the exterior wall. Sprinklers should not spray against the home or create water pooling around the foundation of the home as water is the worst cause of damage to a home's structure and foundation soil.

#### 5. EXTERIOR STUCCO WALLS

Stucco is a plaster now made mostly from Portland cement and sand and lime. Stucco is usually applied over a base of wire mesh, building paper, and plywood sheathing. It can be applied over existing surfaces or reapplied over existing stucco.

A number of causes create cracks and holes in stucco, including improperly applied or poor-quality stucco. Settling can also cause cracks without good reinforcement in the connecting points of the walls or with intrusion of other building components. Stucco is permeable and allows moisture to pass through. Check with the guidance of a local contractor before repair of stucco walls.

Trees and bushes should always be kept trimmed away from the structure to help prevent moisture and pest entry and to help prevent damage to the roof coverings.

#### 6. DRIVEWAY

Concrete is one of the most long-lasting materials used for building and construction. It does occasionally require repair. Problems such as cracks are caused by outside forces, especially the effects of water, and by incorrect finishing methods and defective materials. It is best to address damage to concrete as they are discovered to prevent further damage.

#### 7. GARAGE

The U.S. Consumer Product Safety Commission requires that all garage door operators be outfitted with an external entrapment protection system. It is very important to know that your safety reverse works. The safety reversing feature on garage door openers should work in both directions. A garage door opener that is not equipped with safety reverse systems or are not adjusted properly can cause serious injury.

Recommend having the garage door opener if present reprogrammed after taking possession of the home for security reasons.

## 8. DECK

*Pressure-treated wood should be maintained by sealing with a stain containing a mildicide.*

Wood is made up of microscopically small cells. On a wooden deck, even though the cells are treated with an ordinary deck stain or wood preservative, they are still empty and subject to accumulated air-borne dirt and debris, such as carbon dust from automotive traffic (brake-pads, tires, and exhaust emissions,) dust, dirt and tree and plant pollens. Particles larger than the cells will be blown or washed away; smaller particles will fall into the cell and accumulate over time. As the cells fill, the color of the wood is no longer seen, but only the color of the combined particles appearing to the viewer as a muted gray.

Through the application of a penetrating finish of high solid content which changes from liquid to solid when exposed to warm air and ultra-violet light, there is little space remaining for the debris to lodge. For decks, fences, and siding, etc., penetrating finishes are superior to coatings such as varnish or polyurethane, because they do not crack, peel, or become opaque. The application of penetrating finishes actually strengthens the wood fibers, since the resin residual is stronger than the cellular structure of the wood to which it is applied.

## 9. ROOF STRUCTURE

See attached report.

The roof is not within the scope of inspection.

## 10. GUTTER SYSTEM

All downspouts should terminate away from the building foundation area, by using of splash blocks or underground drainage piping.

Gutters and downspouts should receive routine maintenance to prevent premature failure. It is important to properly direct water away from the foundation of the home. The discharge from all downspouts should be routed sufficiently away from the structure (usually at least 6' to 10') to prevent puddling, pooling, and saturation of the soil around the property.

## 11. CHIMNEY

A chimney cap will save wear and tear on the chimney by keeping out the freezing rain, snow, leaves, birds, squirrels and other animals. In addition, a chimney cap will help to reduce wind induced downdrafts.

Accumulated soot and debris in the chimney could block the escape of carbon monoxide fumes and cause the toxic gases to enter the home. With deterioration of the flue, the carbon monoxide or sulfur dioxide gases can find their way into the home through even the smallest cracks.

The purpose of the inner liner is to keep the heat of flue gases inside the chimney, so the chimney can't overheat the nearby combustible materials, such as the framing and walls of the house, and possibly be a cause of fire.

## 12. FOUNDATION

There were no major visual defects observed on the visible portions of the foundation and other exposed elements of the under building support structure.

## 13. PLUMBING

There were no major visual defects observed in the visible portions of the plumbing system.

## 14. WATER METER

The water meter was located in the front yard. The main shut-off valve was checked for presence and accessibility only – no operational test was attempted. These valves are prone to leak when turned off and back on. Main water shut-off valve was located on the front side. P-

Water meters measure the volume of water used by a household in cubic feet. A water meter is useful to the water company in determining your monthly bill; it can be an effective tool in an effort to conserve two precious resources: safe drinking water and money. By learning to read a meter, it would be possible to detect plumbing leaks, learn about water usage in a household, save water and energy required to heat it and help to ease the environmental burdens associated with water storage, purification, distribution and treatment facilities.

Straight reading meters display a number under the dial. This number represents hundreds of cubic feet; the last two digits shown on a darker background can be ignored. Each 100 cubic feet equals approximately 750 gallons. Round reading meters are an older and less common style, consisting of a series of six dials marked off in divisions of ten. They should be read from the largest unit (10,000 cf) to the smallest (one cf). If the hand is between numbers, read the lower number.

You can use your meter to detect water leaks on your property. The low flow dial appears as a small colored triangle on most straight reading meters. It spins if any water is flowing through the system. If it is moving clockwise, water is passing through the meter and you may have a leak somewhere in the system. Leaks of just one drop per second waste 2,700 gallons of water a year, so all leaks should be investigated and eliminated promptly.

## 15. GAS METER

The gas meter was located on the front exterior wall. Although no actual testing was performed to detect the presence of gas fumes, there was no noticeable odor of gas detected at the time of the inspection. Main shut-off: P-

**SAFETY:** We recommend keeping a wrench attached to the meter to turn off the gas for emergency needs (available in most hardware stores).

Some cities and counties have regulations that require the installation of automatic gas shutoff devices, which may include excess flow gas shutoff valves and/or earthquake actuated gas shutoff valves. Regulations vary, but generally apply to new building construction, or significant alterations or additions to existing buildings. Check with your local city or county agency to see if regulations apply in your area.

Gas meters measure a home's consumption of natural gas. Most meters are installed outside the home.

A metric meter has five numbers in a row and measures gas in cubic meters. To read a metric meter: read the numbers left to right just as you would a car odometer.

Older homes often have imperial meters which have four dials and measures gas in units of 100 cubic feet. To read an imperial meter: read and record the numbers left to right as indicated by the hands on the four dials. If the hand is between two numbers, read the smaller number except when the hand is between 0 and 9, in which case you would record the number 9.

## 16. WATER HEATER

There was a 40 gallon capacity, natural gas water heater which was located in the garage and was rested upon an elevated platform as required. The water heater was manufactured by Rheem, model number 1234 and serial number 1234. Information on the water heater indicated that it was manufactured 12 years ago.

The water heater was adequately strapped.

A temperature and pressure relief valve (T & P) was present. Because of the lime build-up typical of T & P valves, we do not test them. An overflow leg was present. It did terminate close to the floor. Proper placing is 6" to 24" above the floor. Your safety depends on the presence of a T & P valve

and an overflow leg terminating close to the floor.

The water heater was functional.

The water temperature is not verified/tested. Water that is hotter than the manufacturers recommended setting is a scald/safety hazard. The water temperature should never be set higher than the manufacturers recommended setting. We recommend that the temperature setting be checked at move-in for safety.

A water heater located in a garage should have the ignition source, or pilot light, elevated 18". Pressure relieve valve should terminate to the exterior, 6" to 24" above grade with no thread fitting pointing downward. Minimum 1/4" per foot downward slope should be maintained at the pressure relief drain line. Water piping should be insulated within the first 5' of the water heater. A drain pan should be installed if located in the interior other than the garage. The flu connection area and vent pipe should be in place, slope upwards and be physically sound, without holes or excessive corrosion.

#### **17. ELECTRIC MAIN PANEL AND METER**

The underground electric service wire entered the home on the front wall. The electric meter was located on the exterior wall. The main shut-off was noted but not tested. The main disconnect switch serves as a safety device to permit convenient shutdown of the system for emergency or service. The main disconnect switch should always be kept accessible for use in emergencies. Main disconnects: P-

There were no major defects observed in the service head, anchors and the meter box.

The electric meter belongs to the local power utility company. If the meter is not functioning properly, contact the power company.

The service wire entered a Siemens service panel, located on the exterior wall with a 100 amps and a 120/240 volt rated capacity.

#### **18. ELECTRIC SUB PANEL**

The service entered a Murray sub-panel, located on the garage wall with 100 amps. The branch circuits within the panel were copper and aluminum. These branch circuits and the circuit breaker to which they were attached to appeared to be appropriately matched.

#### **19. ELECTRIC SERVICE**

The visible house wiring consisted primarily of the Romex type.

National Electric Code requires AFCIs for bedroom circuits since January 2002. Older homes with ordinary circuit breakers may benefit the added AFCI protection against arcing faults that address fire hazards.

In a home's wiring system, the GFCI constantly monitors electricity flowing in a circuit to sense any loss of current. If the current flowing through the circuit differs by a small amount from that returning, the GFCI quickly switches off power to that circuit. The GFCI interrupts power quickly to prevent a dangerous measure of electricity. One may receive a painful shock, but not electrocution or serious injury. An open ground means that there is no ground on the outlet (the third hole on the outlet).

## 20. SMOKE ALARMS

For safety reasons, the smoke alarms should be tested upon occupancy. The batteries (if any) should be replaced with new ones when you move into the house and tested on a monthly basis thereafter.

Having a smoke detector cuts the chance of death nearly in half if you have a home fire. By properly placing, regularly testing and maintaining your detectors, you can ensure that they are in fact working and will alert you if a fire breaks out. Make sure you buy only those detectors that bear the mark of an independent testing laboratory. National Fire Alarm Code says homes must have smoke detectors on every level of the home including the basement and outside each sleeping area. New homes are required to have a smoke detector in each sleeping area as well as hardware for detectors to be interconnected, so that if one detector is activated, all detectors will sound the alarm signal. On floors without bedrooms, smoke detectors should be installed in or near living areas, such as family rooms and living rooms.

Since smoke and deadly gases rise, detectors should be placed on the ceiling at least 4 inches from the nearest wall, or high on a wall, 4-12 inches from the ceiling. This inch minimum is important to keep detectors out of possible "dead air" spaces, because hot air is turbulent and may bounce so much that it misses spots near a surface. Installing detectors near a window, door or fireplace is not recommended because drafts could detour smoke away from the unit. In rooms where the ceiling has an extremely high point, such as in vaulted ceilings, mount the detector at or near the ceiling's highest point.

## 21. WINDOWS

Maintenance of windows in your home is simple and can save you money on heating, cooling and preventable repair costs. Here are some basic tips.

- Cracked panes and missing glaze allow drafts, which raise heating and cooling bills.
- Badly chipped, cracked or chalky (to the touch) paint mostly requires re-painting. A poor paint job permits moisture to penetrate the wood, causing rot and bulging.
- Ensure that windows close tightly and check around window casings.
- Weather stripping can be applied to loose windows. Make sure existing weather stripping is in good condition.
- Check for cracked or broken glass.
- Look for moisture between panes of glass with double or triple-pane

windows. Moisture indicates that the seal between the panes has failed. If the seal is broken, the value of the window's insulation diminishes.

If repairs are done in the absence of a professional, be sure to be well protected, especially when working with broken glass.

## 22. DOORS

Maintaining doors in the home is quite simple yet of value to your time and money. Taking simple preventative steps on doors will help them last. Once in a while check all screws on every hinge of each door in your house periodically. This will prevent premature wear and tear. As weather changes, doors tend to stick or not close. Wooden doors swell as humidity increases. This type of condition is usually easy to fix. Doors can become misaligned as a result of settling of the structure or simply from loose screws. If you own pets, check for screened doors that are resistant to tearing.

## 23. WALLS AND CEILINGS

The interior wall and ceiling surfaces were finished with drywall. Possible problem areas may not be identified if the interior wall and ceiling surfaces have been recently painted.

Drywall is a building material also known as gypsum wallboard (GWB), plaster board, or sheetrock. Drywall is formed into a flat sheet of wet plaster between two sheets of heavy paper. This material is fire-resistant because in its natural state, gypsum contains water, and when exposed to heat or flame, this water is released as steam, inhibiting heat transfer.

## 24. FIRST LEVEL

There were no major visual defects observed on the first level.

## 25. HALLWAY BATHROOM (FIRST LEVEL)

### BATHROOM CAULKING

Failure to keep walls sealed can cause deterioration and extensive moisture damage including mold growth to the interior walls, which is not always visible at the time of the inspection.

### MILDEW & FUNGUS

Mildew is a type of fungus often found on grout between tiles, shower walls, faucets and on organic materials such as soap and shampoo. Mildew can be identified by its thin, sheet-like appearance. Mildew can be black or white in color. The most common causes of mildew include: poor

air circulation, low or no lighting, warm and humid temperatures, damp or wet conditions.

Cleaning is the best method for fighting fungus. Use bleach, which not only cleans, but kills bacteria. To prevent mildew, decrease the humidity, use bathroom fans, dehumidifiers, air conditioners, or open a bathroom window to help circulate air. Fans will help pull moisture from the air, preventing the growth of mildew altogether. In the winter, turn on the heat. Electric and gas heat will help dry the bathroom faster and remove excess moisture from the air. Use bathroom lighting before, during and after a shower or hot bath. Mildew does not grow in well-lit areas.

Our inspection of bathrooms is to report on visible water damage and the operation of fixtures. Toilet rings and inaccessible plumbing are not within the scope of inspection. Supply valve(s) for sinks and toilets are not turned. The devices will frequently leak after being moved if they have not been used or regularly maintained. All areas under sinks may not be visible due to stored personal items at the time of inspection. Whirlpools and Jacuzzis are not within the scope of inspection.

## 26. KITCHEN

### KITCHEN APPLIANCES:

Cabinet doors and drawers were opened and closed. The appliances were turned on to check operational function only. No warranty, express or implied, is given for the continued operational integrity of the appliances or their components.

The following items were not tested: refrigerators, ice-makers and ice maker water lines including shut-off valve of refrigerator, water purifiers, the self-cleaning capacity of ovens, can openers and/or instant hot water dispensers. Suggest checking the above items by the seller before the close of escrow. Evaluation of freestanding appliances is not within the scope of this inspection.

The kitchen contained the following appliances:

The Whirlpool natural gas oven and range combination was inspected and did appear to be functional. The accuracy of the clock, timers and settings on ovens are not within the scope of this inspection.

The General Electric natural gas counter top range was inspected and did appear to be functional. The accuracy of the clock, timers and settings on ovens are not within the scope of this inspection.

The XXXXXX electric built-in oven was inspected and did appear to be functional. The accuracy of the clock, timers and settings on ovens are not within the scope of this inspection.

The General Electric vented range hood and microwave combination was inspected and did appear to be functional. The exhaust capacity is not within the scope of this inspection. Cleaning the fan and filter may

increase the exhaust capability.

The Whirlpool dishwasher was observed through a complete cycle and did appear to be functional when set on the "wash" and "drain" cycle.

The Whirlpool refrigerator was inspected and did appear to be functional. The temperature setting and ice maker, if present, are not within the scope of the inspection.

## **27. LAUNDRY ROOM**

Evaluation of dryer and washer and gas line shut-off valve are not within the scope of inspection. If these appliances are to convey to the buyer, it is recommended to have these appliances checked by the seller before the close of escrow. The interior of dryer vents should be frequently examined for lint buildup and cleaned to prevent the possibility of fire.

## **28. SECOND LEVEL**

There were no major visual defects observed on the second level.

## **29. STAIR AND HANDRAIL**

There were no major defects observed in the stair and handrail.

## **30. MASTER BATHROOM (SECOND LEVEL)**

There were no major defects observed in the second level master bathroom.

## **31. HALLWAY BATHROOM (SECOND LEVEL)**

There were no major defects observed in the second level hallway bathroom.

## **32. FIREPLACE**

A wood-burning fireplace was located in the family room.

The fireplace was tested for function only and was found to be operable.

The damper is located in the throat of the chimney area, above the actual fireplace. The damper is the hardware inside your fireplace which controls

and regulates the air allowed inside the fireplace and chimney. Dampers also get incrustated Creosote, soot, and misdirected ash buildup.

To care for the damper, watch for debris that may restrict air flow and remove it using a chimney or fireplace brush. Use a flashlight and check around the damper area for cracks or rusted sections of metal. Dampers which are broken or corroded should be replaced immediately. Dampers must be fully open before lighting a fire.

Creosote is a black, gummy and highly combustible that forms on chimney and stove-pipe interiors. Deterioration in the chimney can cause gases and a fire to enter a house. Due to the possible fire hazard, chimneys should be cleaned on an annual basis or more depending upon frequency of use.

Having an ash pit on the outside of the house of the chimney base can be convenient. It allows for ashes to be brushed down a chute to an ash cleanout for removal through a hatch at a later time.

For safety reasons, a fireplace and the chimney or pipe to which it is vented should be cleaned and re-inspected as there may be hidden defects, not fully visible at the time of the inspection.

Fireplaces are not checked for actual function in burning gas or solid fuels. Gas shutoff valves are not tested. Fireplaces should be inspected on an annual basis and more often depending on usage. Inspection of the fireplace is limited to visible and accessible sections only. The inner reaches of the flue or chimney throat are relatively inaccessible, so the view from the fireplace or chimney is not adequate to discover possible deficiencies or damage, even with a strong light. Inspectors do not remove rain caps and spark arrestors on the chimney top to look inside the chimney flue.

The National Fire Protection Association ([nfpa.org](http://nfpa.org)) and LANDMARK HOME INSPECTION recommend that all fireplaces and chimneys receive a "Level II" inspection whenever real estate is sold or transferred. Many qualified chimney professionals can be located on the web site of the Chimney Safety Institute of America, [csia.org](http://csia.org). Recommend consulting with seller concerning most recent inspection and service/maintenance and further evaluation by a qualified fireplace professional if it cannot be proven that fireplace has been inspected within the past twelve months. Recommend annual inspections by a qualified fireplace professional.

### 33. ATTIC STRUCTURE

There were no major visual defects observed in the attic or roof structure.

The large temperature difference between attics and ducts makes heat conduction through ducts almost as big as a problem as air leakage and obstructions. Ducts in attics should be insulated heavily in addition to being made airtight. Insulated ceilings are one of the most cost-effective energy efficiency measures. In addition to reducing heat loss in the winter and heat gains in the summer, ceiling insulation improves comfort by bringing ceiling temperatures closer to room temperatures and providing

an even temperature distribution throughout the house.

It is generally required that one square foot of free vent area be provided for every one hundred and fifty square feet of ceiling area. Building codes require roof vents to expel moisture that could cause insulation or other building materials to deteriorate during winter. In summer, ventilation may reduce roof temperatures, thus lengthening a roof's life. Powered attic ventilators create negative pressures in the attic and home which may have detrimental effects such as: Removing conditioned air from the home through ceiling leaks and bypasses; Pulling pollutants from the crawlspaces such as mold, radon, and sewer gases into the home; Back-drafting fireplaces, water heaters, and fuel-burning appliances. The level of ventilation throughout the attic shall be improved.

### 34. HVAC (HEATING)

Periodic preventive maintenance is recommended to keep this unit in good working condition. The home was heated by a Bryant natural gas forced air furnace, Model Number SB2ANW03 Serial Number 3804G52004, which is approximately xxxxxx years old. The unit was located in the hallway closet of the home. It has an approximate net heating capacity of 60,000 BTUH.

NOTE: Without removing the burners to gain complete access, and with the limited viewing area of the heat exchanger, a thorough inspection is not possible.

Safety: Make sure that you've cut power to the system before you start your maintenance work. Since systems vary from one manufacturer to the next, it's prudent to consult your owner's manual for specific instructions. If you're in doubt about your ability to perform the maintenance safely, don't take chances --call a professional. It is recommended to have your furnace and ductwork tuned and cleaned once every two years.

Blower motors: At the start of each heating season, open the blower compartment and check the blower. Gently scrape the dust and grime off the blades with a screwdriver or putty knife. Lightly oil the bearings and the shaft so the blower turns freely. For units with belt drives, check the belt for snugness, wear, and alignment.

Most modern blower motors are sealed and self-lubricating. But if you have an older system, the motor may have an oil reservoir. If so, you should fill it at the start of the heating season; check your owner's manual for details.

If you see a cooling coil (a loop of metal tubing) inside the blower compartment, gently clean it with a vacuum cleaner using a brush attachment or with a mild, degreasing detergent and a soft brush (an old toothbrush works well).

Filters: Change or wash the air filter on your forced-air furnace about once a month during the heating season. You'll prolong the life of the equipment, raise its efficiency, and improve your indoor air quality.

There are two standard kinds of filters:

1. A disposable variety, made with woven fiberglass.
2. A washable one, made with steel mesh.

The filter slides into the ductwork or blower compartment near the furnace.

Examination of heating and cooling (if present) systems is mechanically limited since the units are not dismantled to examine interior components. The heating and cooling systems should be inspected and serviced on an annual basis. Recommend obtaining from seller well before close of escrow any documents concerning regular maintenance and service and/or a safety check by public utility, or a complete system evaluation by a qualified heating and cooling specialist, particularly if heating and cooling cannot be proven to have been inspected within the past twelve months. Utility companies typically, but not always, provide a free safety check of all gas-using appliances.

### **35. AIR CONDITIONER (COOLING)**

The maximum breaker size rating on the name plate was 40 amps. The cooling/heating capacity of this unit was adequate for a fifteen degree temperature differential between the return and supply air.

### **36. DUCTWORK**

The heating and cooling ducts should be insulated at all times. An enormous waste of energy occurs when cooled, hot air escapes from supply ducts or when hot attic leaks into return ducts. Ducts must be sealed with duct mastic.

Airflow throughout the house may be balanced by adjusting any dampers in the supply ducts, or by adjusting the supply registers.

### **37. FILTER TYPE**

The disposable filter was located in the furnace. The filter should be replaced on a regular basis to maintain the efficiency of the system. The efficiency rating is not within the scope of this inspection.

The washable filter was located in the furnace. The filter should be cleaned on a regular basis to maintain the efficiency of the system. The efficiency rating is not within the scope of this inspection.

### **38. CONTROLS**

The thermostat is a device that senses the temperature of a specified area

inside your home. If the temperature drops below what it is set for, it will signal the gas valve or the motor in the oil furnace to power on and create heat inside the furnace. The heat from the furnace is then distributed by a fan in a forced air system or by pump in a water or steam heat system. Once the heat has risen above the setting on the thermostat, the thermostat sends a message to limit control element, which shuts off the furnace.

### **39. PEST INSPECTION**

A pest inspection was done by XXX

### **IMPROVEMENT RECOMMENDATION SUMMARY**

The following is a synopsis of the improvement that should be repaired:

**SAMPLE REPORT**