

# Property Inspection Report



House2Home Inspections



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**Date  
01/26/26**

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# Grounds

## Driveway

|  |  |                                       |                                |
|--|--|---------------------------------------|--------------------------------|
| <input type="checkbox"/> Asphalt                             | <input checked="" type="checkbox"/> Concrete                         | <input type="checkbox"/> Gravel       | <input type="checkbox"/> _____ |
| <input checked="" type="checkbox"/> Appears serviceable      | <input type="checkbox"/> Not functional/ unsafe/near end of lifespan |                                       |                                |
| <input type="checkbox"/> Eroded asphalt                      | <input type="checkbox"/> Maintenance/ sealant needed                 |                                       |                                |
| <input type="checkbox"/> No cracks found                     | <input checked="" type="checkbox"/> Common cracks                    | <input type="checkbox"/> Major cracks |                                |
| <input type="checkbox"/> Surfaced raised/settled/trip hazard |  |                                       |                                |

Comments: \_\_\_\_\_

## Sidewalks

|   |   |                                       |                                 |                                |
|---|---|---------------------------------------|---------------------------------|--------------------------------|
| <input checked="" type="checkbox"/> Concrete                | <input type="checkbox"/> Brick                                      | <input type="checkbox"/> Paver/tile   | <input type="checkbox"/> Gravel | <input type="checkbox"/> _____ |
| <input checked="" type="checkbox"/> Appears serviceable     | <input type="checkbox"/> Not functional/unsafe/near end of lifespan |                                       |                                 |                                |
| <input type="checkbox"/> No cracks found                    | <input checked="" type="checkbox"/> Common cracks                   | <input type="checkbox"/> Major cracks |                                 |                                |
| <input type="checkbox"/> Raised surface/settled/trip hazard | <input type="checkbox"/> Evidence of poor drainage                  |                                       |                                 |                                |

Comments: \_\_\_\_\_

## Retaining walls

Location(s): \_\_\_\_\_ Type: \_\_\_\_\_

|  |   |
|--|---|
| <input type="checkbox"/> Appears serviceable | <input type="checkbox"/> Not functional/unsafe/worn/displacement/near end of life |
| <input type="checkbox"/> No cracks found     | <input type="checkbox"/> Moisture penetration/no drainage opening                 |
| <input type="checkbox"/> Common cracks       | <input type="checkbox"/> Major cracks   |
|  | <input checked="" type="checkbox"/> None  |

Comments: \_\_\_\_\_

## Patio

Location(s): \_\_\_\_\_ Rear \_\_\_\_\_  Concrete

|   |   |
|---|---|
| <input checked="" type="checkbox"/> Appears serviceable | <input type="checkbox"/> Not functional/near end of life    |
| <input type="checkbox"/> No cracks found                | <input type="checkbox"/> Major cracks                       |
| <input checked="" type="checkbox"/> Common cracks       | <input type="checkbox"/> Raised surface/settled/trip hazard |
|   | <input type="checkbox"/> None                               |

Comments: \_\_\_\_\_

## Porch

Location(s): A: \_\_\_\_\_ Front \_\_\_\_\_ B: \_\_\_\_\_ C: \_\_\_\_\_

|  |  |
|--|--|
| <input type="checkbox"/> Wood                                | <input checked="" type="checkbox"/> Concrete               |
| <input checked="" type="checkbox"/> Appears serviceable      | <input type="checkbox"/> Not functional/near end of life   |
| <input checked="" type="checkbox"/> Common cracks            | <input type="checkbox"/> None                              |
| <input type="checkbox"/> Porch/steps settled away from house | <input type="checkbox"/> Earth to wood contact             |
| <input type="checkbox"/> Railings serviceable                | <input type="checkbox"/> Railings to loose/damaged/missing |

Comments: \_\_\_\_\_

## Fences Gates

Masonry/ Wood  Fences not inspected

|  |   |
|--|---|
| <input checked="" type="checkbox"/> Appears serviceable      | <input type="checkbox"/> Not functional/unsafe/worn/displacement/near end of life |
| <input type="checkbox"/> Loose/rotted posts                  | <input type="checkbox"/> Loose /missing blocks                                    |
| <input checked="" type="checkbox"/> Common cracks            | <input type="checkbox"/> Broken/missing boards                                    |
| <input type="checkbox"/> Gate/latch needs repair/replacement | <input type="checkbox"/> Leaning  |
|  | <input type="checkbox"/> Major cracks   |

Comments: \_\_\_\_\_

# Exterior

**Exterior stairs**  Wood/Metal/Concrete  Location(s): Front B: Rear  
 Appears serviceable  Not functional/unsafe/near end of life  None  
 Railings serviceable  Moisture damage/stains  Railing Missing

Comments: See picture 2A-Several exterior steps front of house missing at least one handrail installment needed

**Exterior walls** Type: Stucco  
 Appears serviceable  Not functional/unsafe/worn/displacement/near end of life  
 No cracks found  Common cracks  Major cracks  
 Moisture damage/stains  Hole(s)

Comments: \_\_\_\_\_

**Trim**  Wood  
 Eaves,soffits,fascia,&trim appear serviceable  Moisture damage/stains  
 Not functional/unsafe/worn/displacement/near end of life  Common cracks  
 Flashing / trim: damage/cracks/loose/missing  Dry Rot

Comments: \_\_\_\_\_

**Chimney** Locations: A: Front left B: \_\_\_\_\_  
 Stucco  Not functional/unsafe/worn/displacement/near end of life  
 Appears serviceable  Chimney/brick/mortar is: cracked/leaning  
 Spark screen present  No spark screen or rain cap  None

Comments: \_\_\_\_\_

**Sprinklers**  Not inspected  Control box location Outside  
 Appears serviceable  Not functional  
 Valves leak/Broken head  None

Comments: \_\_\_\_\_

**Hose faucets**  Appears serviceable  Leaks  Missing/broken handles

Comments: \_\_\_\_\_

**Gutters & downspouts**  Full  Partial  None  
 Appears serviceable\*  Not functional/unsafe/worn/displacement/near end of life\*  
 Drains blocked\*  Downspouts/Gutters:Missing/Loose/Damaged  
 Route downspouts away from building

Comments: \_\_\_\_\_

Notice \* Gutters and subsurface drains are not water tested for leakage or blockage.



**SEVERAL EXTERIOR STEPS FRONT OF HOUSE MISSING AT LEAST ONE HANDRAIL INSTALLMENT NEEDED**



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# Foundation

**Grading**

- Level site   
  Steep   
  Moderate   
  Minor slope  
 Drainage of site/slope of soil at foundations proper based upon visual observation in most areas  
 Plants/ trees touch house /roof   
  Overgrown landscaping

Comments: \_\_\_\_\_

- Slab-on-grade   
  Basement   
  Crawlspace  
 Foundation Type:   
 CONCRETE   
  Entered crawlspace   
  No access  
 Door/cover ok   
 Missing/damaged   
 House bolted to foundation

**Foundations**

- Appears serviceable   
  Common cracks   
  Major cracks  
 No cracks found   
 Moisture/stains/damage   
 No visible signs of leaks  
 No moisture present   
 Cracks found   
 Uneven areas in flooring  
 Floor not visible due to carpet and flooring cover --no readily visible problem noted today

Comments: \_\_\_\_\_

# Roof

- Asphalt shingle   
  Concrete tile   
  Wood  
 Rock   
 Roll Composition  
**Roof style:**   
 Hip   
 Gable   
 Flat/low slope   
 Mansard  
**How inspected**   
 Walked   
 Viewed from ladder/ground with binoculars  
 Appears serviceable   
 Near end of useful life  
 Typical maintenance recommended. This usually consists of repair/replacement of damaged or missing tiles/shakes/shingles.  
 Cracked/broken tiles/shakes/shingles   
 Roof appears to be improperly installed  
 Moss covered   
 Holes   
 Evidence of ponding  
 Flashings appear serviceable   
 Vent caps appear serviceable  
 Flashing separation   
 Need repair   
 Missing caps

Comments: \_\_\_\_\_

**Notice:** \* Determining the presence of asbestos or other hazardous materials is beyond the scope of this inspection  
 \* Roofs,skylights and flashings are not water tested for leaks we always recommend a separate roof inspection  
 \* Tenting a home for fumigation may cause damage to roofs--recommend re-inspection after complete  
 \* Roofs way appear serviceable at time of Inspection due to non raining condition We always recommend a separate roof inspection by a license roofer

# Plumbing

## Main line\*

Copper   
  Galvanized   
  Plastic   
  Unable to determine  
 Size: 3/4"    Pressure: 70 P.S.I.@ 10:00 AM  
 Appears serviceable    Main valve location: Front of house  
 Not located     Valve/handle:broken/missing/leaks

Comments: \_\_\_\_\_

## Supply lines

Copper   
  Galvanized   
  Plastic   
  Lead  
 Appears serviceable   
 Minor corrosion   
 Moderate corrosion/rust  
 Copper/galvanized contact   
 Minor loss of water flow when using multiple fixtures  
 Leaks   
 Minor flow restriction   
 Copper/galvanized contact

Comments: \_\_\_\_\_

## Waste lines\*

Copper   
  Galvanized   
  Cast iron   
 Plastic  
 Drain Lines  
 Appears serviceable   
 Cannot determine  
 Minor corrosion   
 Moderate corrosion/rust  
 Plumbing vents/traps appear serviceable(however all vents/traps not fully visible)

Comments: \_\_\_\_\_

## Fuel system

Shut off valve location: Front left of house  
 Type: Gas     Appears serviceable  
 Pipes not corrosion proof/not protected in ground/concrete  
 No shut off valve     Pipes not 6" above ground

Comments: \_\_\_\_\_

## Water heater

Location A: Outside    B: \_\_\_\_\_    C: \_\_\_\_\_  
 Type: Tank less gas    Gallons: \_\_\_\_\_  
 Appears serviceable\*     Near end of lifespan/worn\*  
 Pilot/system off--could not inspect     Corrosion on pipes  
 Burner flame appears improper     Heater leaks  
 Water shutoff valve installed(no test)     Valve missing/broken/leaks  
 T.P.R. valve installed on tank     No T.P.R. valve  
 T.P.R. pipe appears serviceable     T.P.R. pipe missing  
 Combustible air is available     Air supply blocked/none provided  
 No gas line dirt leg     Insufficient clearance to combustible material  
 Vent flue piping is serviceable     Pipe damaged/missing/disconnected  
 Water heater platform damaged     Gas flame in garage is not 18" above floor  
 Mounted to wall     No Straps

Comments: \_\_\_\_\_

See picture 4A-Missing t.p.r pipe on water heater pipe needs to be copper are galvanized installment needed

Notice: \* Estimate of remaining life is not part of the inspection. Solar systems are not part of the inspection  
 \*Any water or drain lines below ground are not part of this inspection.



MISSING T.P.R PIPE ON WATER HEATER PIPE NEEDS TO BE  
COPPER ARE GALVANIZED INSTALLMENT NEEDED

# Heating/AC

**Description**    **Approx. BTU'S:**    Unknown    **Location:**    Attic  
**Heating type:**    Forcedair    **Fuel type:**    Gas

Comments: \_\_\_\_\_

**Condition**     Pilot not on     System appears serviceable  
 Not functional     Suggest cleaning

Comments:    Heater unit in attic not functional at time of inspection repair needed Recommend further evaluation

**Venting**     Appears serviceable     Damage/deterioration/defects  
 Back venting     Improper vent pipe

Comments: \_\_\_\_\_

**Combustion air**     Air supply blocked     No/inadequate air supply  
 Appears serviceable     Damage/deterioration/defects

Comments: \_\_\_\_\_

**Burners**     Closed system/unable to inspect     Unusual flame pattern  
 Burner flame appears typical     Rust/flakes in chamber

Comments: \_\_\_\_\_

**Distribution**     Ducts/registers     Ducts damaged/crushed/disconnected  
 Appears serviceable\*     Low air volume

Comments: \_\_\_\_\_

**Normal controls**     Unable to inspect/utilities off     Thermostat broken/loose  
 Appears serviceable     Damage  
 Controls need repair

Comments: \_\_\_\_\_

**Air filters**     Appears serviceable     Missing filter  
 Suggest cleaning/changing filter     No hold down

Comments: \_\_\_\_\_

**Air conditioning\***    **Location A:**    Outside    **Location B:**    Attic

Split system     Package unit  
 Appears serviceable     Not functional/near end of life

**Power**     120 volt     240 volt     Electric disconnect present

**Condensate**     Condensate line installed     No electric disconnect present

**Refrigerant line**     Insulation installed on-lines     Insulation damaged/missing

Comments: \_\_\_\_\_

Notice: \* Asbestos materials have been commonly used in heating systems,not all ducts in attic are visible

\* Asbestos testing is beyond the scope of this inspection.---- All heating units are not checked

\* for physical damage only working condition. If concerned suggest further evaluation

# Electric

**Service**     Overhead     **Underground**     240  
 **Appears serviceable**     Damage/deterioration/defects  
 Loose damaged connections/flashing at roof/mast  
 **Ground present**     Ground loose/disconnected

Comments: \_\_\_\_\_

**Main Panel**    Rear of house  
 **Appears serviceable**     Power is off at main /no inspection  
 Damage/deterioration/defects     Not Accessible

Comments: \_\_\_\_\_

**Sub Panels**    Hallway  
 **Appears serviceable**

**Panel Notes**     **Breakers**     **Fuses**  
 **Appears serviceable**  
 Improper wiring at panel     Direct tap  
 Electrical system appears to be outdated by today's standards  
 Damage     Breaker is off at panel  
 Unprotected openings in panel

Comments: \_\_\_\_\_

**Wiring Notes**     **Sample of fixture, switches and outlets appear serviceable**  
 Furnishings prevent testing of all outlets and switches  
 **Polarity and grounding of outlets within six feet of plumbing appear serviceable**  
 Three prong outlets did not test properly grounded  
 Reverse polarity at: \_\_\_\_\_  
 Outlet(s) not working at: \_\_\_\_\_  
 **GFCI(S) responded to test**     **Doorbell worked**  
 GFCI(S) not operational     No doorbell  
 GFCI(S) recommended     Doorbell not operational  
 Improper wiring outside    Exposed splices at: \_\_\_\_\_

Comments: \_\_\_\_\_

# Interior

**Door(Entry)**     Appears serviceable     Hardware operational     Damage/deterioration/defects  
 Weather stripping is serviceable     No weather stripping  
 Damaged door jamb

Comments: \_\_\_\_\_

**Doors(Int)**     Doors appear serviceable     Need adjustment/damage/defect  
 Hardware operational     Door(s)rub/stick/won't latch/damaged

Comments: \_\_\_\_\_

**Doors(Ext)**     Sliding Glass     French     Standard  
 Exterior door appears serviceable     None  
 Latching hardware appears serviceable     Door is damaged/hard to operate  
 Tempered glass     Screen damaged     Unable to tell if glass is tempered

Comments: \_\_\_\_\_

**Windows**     Aluminum     Wood     Vinyl  
 Sliding     Casement     Louver  
 Sample tested appear serviceable     Windows hard to operate  
 Won't lock/open     Cracked/broken glass     Damaged/Missing screens

Comments: \_\_\_\_\_

**Interior walls**     Drywall     Plaster     Paneling/wallpaper  
 General condition appears serviceable\*  
 Common cracks\*     No cracks found     Major cracks  
 Holes/openings\*     Furnishing prevent full inspection-Do careful check on walkthrough\*

Comments: \_\_\_\_\_

**Ceiling**     Drywall     Acoustic     Plaster  
 General condition appears serviceable\*  
 Moist\*     Stains\*     Dry  
 No cracks found     Common cracks\*     Major cracks

Comments: \_\_\_\_\_

**Floors**     Carpet     Wood     Tile  
 General condition appears serviceable\*     Carpet/tile/wood damaged  
 Furnishing prevent full inspection-Do careful check on walkthrough\*

Comments: \_\_\_\_\_

Notice: \* Determining odors,mold or stains is not included. Floor covering damage / stains may be hidden by furniture. Condition of wood flooring under carpet is not inspected.

# Interior 2

## Fireplace

|   |   |  |          |
|---|---|--|----------|
| Location(s)   |   | A: <u>Living room</u>                        | B: _____ |
| <input checked="" type="checkbox"/> Masonry             | <input type="checkbox"/> Prefabricated        | <input type="checkbox"/> Wood stove          |          |
| <input checked="" type="checkbox"/> Appears serviceable | <input type="checkbox"/> Cracked/loose bricks | <input type="checkbox"/> Deteriorated mortar |          |
| <input checked="" type="checkbox"/> Gas                 | <input type="checkbox"/> Wood burning         | <input type="checkbox"/> Gas capped          |          |
| <input type="checkbox"/> Damper operational             | <input checked="" type="checkbox"/> Missing   | <input type="checkbox"/> None                |          |

Comments: \_\_\_\_\_

## Interior Features

|  |   |
|--|---|
| <input checked="" type="checkbox"/> Ceiling fan(s) operational | <input type="checkbox"/> Not functional/unsafe          |
| <input type="checkbox"/> Interior stairs appear serviceable    | <input type="checkbox"/> Uneven/loose steps             |
| <input type="checkbox"/> Stair handrail appears serviceable    | <input type="checkbox"/> Railing loose/improper/missing |

Comments: \_\_\_\_\_

## Smoke Detector

|  |   |   |
|--|---|---|
| <input type="checkbox"/> Indicator light on              | <input type="checkbox"/> Needed in bedrooms     | <input type="checkbox"/> Needed in hall             |
| <input checked="" type="checkbox"/> Test button responds | <input type="checkbox"/> Button did not respond | <input checked="" type="checkbox"/> Carbon monoxide |

Comments: \_\_\_\_\_

## Laundry

|  |  |   |
|--|--|---|
| <input type="checkbox"/> Garage                                    | <input checked="" type="checkbox"/> Service area | _____   |
| <input checked="" type="checkbox"/> Piping serviceable             | <input type="checkbox"/> Unable to view          | <input type="checkbox"/> Damage/deterioration/              |
| <input checked="" type="checkbox"/> Electrical outlet grounded     |  | <input type="checkbox"/> Ungrounded/Unable to test          |
| <input checked="" type="checkbox"/> Gas piping appears serviceable |  | <input type="checkbox"/> Unable to view                     |
| <input checked="" type="checkbox"/> Dryer venting provided         | <input type="checkbox"/> Venting not provided    | <input type="checkbox"/> Venting runs into attic/crawlspace |
| <input type="checkbox"/> Laundry sink serviceable                  |  | <input type="checkbox"/> Sink loose/damaged                 |
| <input type="checkbox"/> Plumbing below sink serviceable           |  | <input type="checkbox"/> Leaks/corrosion                    |
| <input type="checkbox"/> Faucet operational                        | <input type="checkbox"/> Leaks/corrosion         | <input type="checkbox"/> None                               |

Comments: \_\_\_\_\_

## Attic

|   |  |  |
|---|--|--|
| Roof frame  | <input checked="" type="checkbox"/> Conventional Framing |  |
| Ceiling frame   | <input checked="" type="checkbox"/> Conventional Framing |  |
| How inspected   | <input type="checkbox"/> Entered*                        | <input checked="" type="checkbox"/> Inspection limited view from access* |
| <input checked="" type="checkbox"/> Appears serviceable | <input type="checkbox"/> Access:None                     | <input type="checkbox"/> Near end of lifespan                            |
| <input type="checkbox"/> No stains visible              | <input type="checkbox"/> Framing sagging                 | <input type="checkbox"/> Moderate/major stains/damage                    |
| <input checked="" type="checkbox"/> Vents provided      | <input type="checkbox"/> Small stains                    | <input type="checkbox"/> Screens damaged/missing                         |
| _____ Rolled _____ Type insulation                      | <input type="checkbox"/> Vents: none/blocked             | <input type="checkbox"/> None/poor coverage                              |
| Approx. depth: <u>6-8</u> Inches                        | Access location: <u>Hallway</u>                          |  |

Comments: \_\_\_\_\_

Notice: \* Determining the presence of asbestos or other hazardous materials is beyond the scope of this inspection

# Garage

**Floor**       **Appears serviceable**       Damage/deterioration       Floor raised/settled  
 No cracks found       Common cracks       Major cracks

Comments: \_\_\_\_\_

**Walls/Ceiling**       **Appears serviceable**       Moisture stains/damage       Holes

Comments: \_\_\_\_\_

**Ventilation**       **Appears serviceable**       Blocked/none       Screens damaged

Comments: \_\_\_\_\_

**Door To Living Space**       **Solid**       **Rated door**  
 **Appears serviceable**       Damage/deterioration       **None**  
 Self closer operational       Self closing hinge/missing/non operational/needs adjustment

Comments: \_\_\_\_\_

**Exterior Door**       **Appears serviceable**       Damage/deterioration       **None**  
 Lock inoperative       Jamb damaged       Not tested/blocked

Comments: \_\_\_\_\_

**Vehicle Door**       **Tilt-up**       **Sliding**       **Swinging**  
 **Appears serviceable**       Damage/deterioration       Moisture stains/damage  
 Tension rods loose       Door warped       Broken springs  
 Rollers/tracks damaged       Vehicle doors locked-not tested

Comments: \_\_\_\_\_

**Automatic Opener**      # of units      1  
 **Appears serviceable**       Unit is not working       **None**  
 **Automatic reverse operated**       No auto reverse

Comments: \_\_\_\_\_

**Electrical**       **Appears serviceable**       Damage/deterioration       Improper wiring  
 Junction boxes missing covers       Open ground/ rev polarity  
 **Outlets serviceable**       GFCI Recommended       Ext. cords used as permanent wiring  
 Outlets not functional       Loose damaged outlets       Exposed wiring subject to damage

Comments: \_\_\_\_\_

Notice: \* Determining the rating or fire walls is beyond the scope of inspection. Framing, wiring and piping covered by drywall cannot be inspected.

# Kitchen

**Kitchen sink**

|   |  |   |
|---|--|---|
| <input checked="" type="checkbox"/> Sink appears serviceable        | <input type="checkbox"/> Minor wear    | <input type="checkbox"/> Heavy wear/chipped         |
| <input type="checkbox"/> Dishes block sink-could not inspect        | <input type="checkbox"/> Slow draining | <input type="checkbox"/> Recommend sealing at sink  |
| <input checked="" type="checkbox"/> Faucet serviceable              | <input type="checkbox"/> Leaks         | <input type="checkbox"/> Hot & cold reversed        |
| <input checked="" type="checkbox"/> Plumbing under sink serviceable | <input type="checkbox"/> Leaks         | <input type="checkbox"/> Pipes rusted/corroded      |
| <input type="checkbox"/> Moisture stains/damage below sink          | <input type="checkbox"/> No hot water  | <input type="checkbox"/> Restricted view below sink |

Comments: \_\_\_\_\_

**Kitchen(General)**

|  |   |
|--|---|
| <input checked="" type="checkbox"/> Counters,Cabinets,floor,and lights appear in serviceable condition | <input type="checkbox"/> Cracks/damage          |
| <input type="checkbox"/> Doors/drawers/counters: minor wear  | <input type="checkbox"/> Missing grout/caulking |
| <input type="checkbox"/> Missing handles   |   |

Comments: \_\_\_\_\_

**Disposal**

|   |   |   |
|---|---|---|
| <input checked="" type="checkbox"/> Appears serviceable | <input type="checkbox"/> Corroded             | <input type="checkbox"/> Near end of lifespan |
| <input type="checkbox"/> Unit makes unusual noise       | <input type="checkbox"/> Splash guard missing |   |
| <input checked="" type="checkbox"/> Wiring serviceable  | <input type="checkbox"/> Exposed wire splices |   |
| <input type="checkbox"/> Missing junction box cover     | <input type="checkbox"/> Not functional       | <input type="checkbox"/> None                 |

Comments: \_\_\_\_\_

**Range/cook top**

|   |   |  |
|---|---|--|
| <input checked="" type="checkbox"/> Gas                             | <input type="checkbox"/> Electric                     | <input checked="" type="checkbox"/> Electronic ignition  |
| <input checked="" type="checkbox"/> Appears serviceable             | <input type="checkbox"/> None                         |  |
| <input type="checkbox"/> Burner not functional at: _____            | <input type="checkbox"/> No inspection(power/gas off) |  |
| <input checked="" type="checkbox"/> Oven door appears serviceable   | <input type="checkbox"/> Damage                       | <input type="checkbox"/> Door does not close             |
| <input checked="" type="checkbox"/> Door gasket appears serviceable | <input type="checkbox"/> Damage                       | <input type="checkbox"/> Cracked glass                   |
| <input type="checkbox"/> Gas shut off valve installed               | <input checked="" type="checkbox"/> Not visible       | <input type="checkbox"/> Gas shut off valve not provided |
| <input checked="" type="checkbox"/> Fan/ hood operational           | <input type="checkbox"/> No hood fan                  | <input type="checkbox"/> Hood fan did not operate        |

Comments: \_\_\_\_\_

**Dishwasher**

|   |  |   |
|---|--|---|
| <input checked="" type="checkbox"/> Appears serviceable                   | <input type="checkbox"/> Not functional              | <input type="checkbox"/> None                           |
| <input checked="" type="checkbox"/> Conditon(door,liner,racks)serviceable | <input type="checkbox"/> Rust damage                 |   |
| <input type="checkbox"/> Washer arm appears frozen                        | <input type="checkbox"/> Unit not secure to cabinets |   |
| <input checked="" type="checkbox"/> Door seals appear serviceable         | <input type="checkbox"/> Leaking                     | <input type="checkbox"/> Door won't close/open properly |

Drain installation

|   |                                  |   |
|---|----------------------------------|---|
| <input checked="" type="checkbox"/> Air gap | <input type="checkbox"/> Hi-loop | <input type="checkbox"/> Draining through air gap |
|---|----------------------------------|---|

Comments: \_\_\_\_\_

# Bathroom

**Location:** Bath A Master      Bath B Hallway      Bath C Family room

**Toilet**

|                               | A                                   | B                                   | C                                   |  |
|-------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|--|
| <b>Appears serviceable</b>    | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> Corrosion/leaking supply line |
| Loose at floor                | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> Loose/leaking toilet tank     |
| Recommend new wax seal        | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> Cracked tank/cover/bowl/base  |
| <b>Water runs continually</b> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> Moisture stains around toilet |

**Comments:** See picture 11A-Toilet in hall bathroom runs continually Recommend replacing floater in tank

**Sink**

|                            |                                     |                                     |                                     |   |
|----------------------------|-------------------------------------|-------------------------------------|-------------------------------------|---|
| <b>Appears serviceable</b> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> Corrosion under sink                 |
| Sink cracked/damage        | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> Minor wear                           |
| <b>Faucet appears ok</b>   | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> Corrosion/damage at faucet           |
| Constant dripping          | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> <b>Supply line leaks</b>             |
| Low water volume           | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> Minor wear                           |
| <b>Drain appears ok</b>    | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> Drain stopper missing/not functional |
| Slow drain                 | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> Restricted view below sink           |
| Leaking drain              | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            |   |
| <b>Counter appears ok</b>  | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> Minor wear                           |
| Damage to counter          | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> Moisture stains below sink           |

**Comments:** See picture 11A-Hot and cold water supply lines under hall bathroom sink leaks repair needed  
Recommend further evaluation

**Ventilation**

|                            |                                     |                                     |                                     |  |
|----------------------------|-------------------------------------|-------------------------------------|-------------------------------------|--|
| <b>Appears serviceable</b> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |  |
| Exhaust fan not operating  | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> No exhaust fan                  |
| Window broken/non op.      | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> Exhaust fan makes unusual noise |

**Comments:**

**Bathtub**

|                            |                          |                                     |                          |   |
|----------------------------|--------------------------|-------------------------------------|--------------------------|---|
| <b>Appears serviceable</b> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Moisture damage wall/floor |
| Damage to tub              | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> Sealing needed             |
| Minor wear                 | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |   |

**Shower**

|                             |                                     |                                     |                          |   |
|-----------------------------|-------------------------------------|-------------------------------------|--------------------------|---|
| <b>Appears serviceable</b>  | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Shower head leaks                        |
| Damage to shower wall       | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> Minor wear                               |
| No shower diverter          | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> Shower diverter not functioning properly |
| <b>Faucet appears ok</b>    | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Minor wear                               |
| Constant dripping           | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> Water handles/ valves/missing/leaks      |
| <b>Drain appears ok</b>     | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Slow draining at tub                     |
| <b>Enclosure appears ok</b> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> Door difficult to operate                |

**Comments:**



HOT AND COLD WATER SUPPLY LINES UNDER HALL BATHROOM  
LEAKS REPAIR NEEDED RECOMMEND FURTHER EVALUATION



TOILET IN HALL BATHROOM RUNS CONSTANTLY RECOMMENDS  
REPLACING FLOATER IN TANK



# House2Home Inspections Inspection Agreement

The address of the property is: \_\_\_\_\_

Fee for the home inspection is \$ \_\_\_\_\_.

THIS AGREEMENT made this \_\_\_\_\_ day of \_\_\_\_\_ by and between  
\_\_\_\_\_ (Hereinafter "INSPECTOR") and the undersigned (hereinafter "CLIENT").

## The Parties Understand and Agree as follows:

- 1) INSPECTOR GUARANTEES to perform a visual inspection of the home and to provide CLIENT with a written inspection report identifying the defects that INSPECTOR both observed and deemed material. INSPECTOR may offer comments as a courtesy, but these comments will not comprise the bargained-for report. The report is only supplementary to the seller's disclosure.
- 2) INSPECTOR agrees to perform the inspection in accordance to the current Standards of Practice of the National Association of Certified Home Inspectors posted at <http://www.nachi.org/sop.htm>
- 3) CLIENT understands that the inspection will be performed in accordance to the aforementioned Standards, which contain certain limitations, exceptions, and exclusions
- 4) The inspection and report are performed and prepared for the use of CLIENT, who gives INSPECTOR permission to discuss observations with real estate agents, owners, repairpersons, and other interested parties. INSPECTOR accepts no responsibility for use or misinterpretation by third parties
- 5) INSPECTOR does not perform engineering, architectural, plumbing, or any other job function requiring an occupational license in the jurisdiction where the inspection is taking place, unless the inspector holds a valid occupational license, in which case he/she may inform the CLIENT that he/she is so licensed, and is therefore qualified to go beyond this basic home inspection, and for additional fee, perform additional inspections beyond those within the scope of the basic home inspection
- 6) In the event of a claim against INSPECTOR, CLIENT agrees to supply INSPECTOR with the following: (1) Written notification of adverse conditions within 14 days of discovery, and (2) Access to the premises. Failure to comply with the above conditions will release INSPECTOR and its agents from any and all obligations
- 7) In the event that CLIENT fails to prove any adverse claims against INSPECTOR in a court of law, CLIENT agrees to pay all legal costs, expenses and fees of INSPECTOR in defending said claims
- 8) If any court declares any provision of this Agreement invalid or unenforceable, the remaining provisions will remain in effect. This agreement represents the entire agreement between the parties. No change or modification shall be enforceable against any party unless such change or modification is in writing and signed by the parties. This Agreement shall be binding upon and enforceable by the parties and their heirs, executors, administrators, successors and assignees. CLIENT shall have no cause of action against INSPECTOR after six months from the date of the inspection
- 9) Payment is due upon completion of the on-site inspection. The CLIENT agrees to pay all legal and time expenses incurred in collecting due payments

(House2home Inspections) may have an affiliation with third-party service providers ("TPSP") in order to offer value-added services to its clients. The company may also arrange for these TPSP to send literature or make post-inspection contact with the Company's Clients

**THE ABOVE IS UNDERSTOOD AND AGREED TO, AND CLIENT ACKNOWLEDGES RECEIPT OF A COPY OF THIS AGREEMENT**

\_\_\_\_\_  
FOR INSPECTOR

\_\_\_\_\_  
CLIENT OR REPRESENTATIVE

# Final Comments

The digital photo album and the comment therein, are considered an integral part of this report. Make sure you read all information contained in this report as items may be in the report that were not discussed during the inspection.

Home Inspectors are generalists conducting an essentially visual inspection and recommending specialists in the appropriate area for specific repairs. Some specialists, and other people, will disagree with my opinions. I always defer to specialists opinions, since as a matter of law, they are supposed to know more than I their opinions in writing also. If they refuse to do so, you need to establish what weight to give each opinion.

House2home Inspections services a large area of California with many different building code enforcement authorities, each with their own individual interpretations of the national and state building codes based on their local politics and beliefs. We cannot be completely conversant with each and every building code enforcement authority's interpretation of the national building codes, therefore House2home inspections does not perform code compliance inspections nor guarantee that all items are in compliance with governing codes, regulations, ordinances, statutes, covenants and manufacturer specifications.. Our references and sources for calling out different items as a safety concern or defective or marginal or in need of repair may include the national buildings codes (International Residential Code/National Electric Code/Uniform Plumbing Code, etc), manufacturer's instructions, the building industry's standards, continuing education, and personal experience. If you think an issue might be a code violation, consult your local building code enforcement department for a determination.

I recommend that you obtain as much history as is available concerning this property. This historical information may include copies of any seller's disclosures, previous inspections or engineering reports prepared by or for: relocation companies; municipal inspection departments; lenders; insurers; and appraisers. You should attempt to determine whether repairs, renovation, remodeling, additions or other such activities have taken place at this property.

No cost estimates are provided by House2home Inspections. Cost estimates are prepared by qualified specialists in a given trade. They are usually preceded by specific measurements taken (that are outside the scope of this inspection) and labor, equipment and material cost data that are generally not possessed by home inspectors.

Client is advised to obtain a copy of the Seller's Disclosure Statement and review it prior to closing. Client is also advised to conduct a pre-closing walk through of the residence immediately before finalizing to verify that all items that were to be repaired are repaired and that the property conditions has not substantially changed since this inspection. Client should request verification that agreed

necessary.

I recommend that Client investigate and consider the purchase of a Home Warranty through your real estate agent. This warranty may help protect you in the event a covered system fails or needs repair/replacement after closing.