



## SAR Inspection Services

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## Home Inspection Report

Prepared For:

**Client Name**

Property Address:

**Client Address**

Inspected on Month, Day, Year

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Thank you for the opportunity to conduct a home inspection of the property listed above. We understand that the function of this report is to assist you in understanding the condition of the property to assist in making an informed purchase decision.

The report contains a review of components in the following basic categories: site, exterior, roofing, structure, electrical, HVAC, plumbing, and interior. Additional categories may or may not be included. The report is designed to be easy to read and comprehend however it is important to read the entire report to obtain a full understanding of the scope, limitations and exclusions of the inspection.

In addition to the checklist items of the report there are several comments which are meant to help you further understand certain conditions observed. These are easy to find by looking for their icons along the left side margin. Comments with the blue icon are primarily informational and comments with the orange icon are also displayed on the summary. Please read them all.

## DEFINITION OF CONDITION TERMS

**Satisfactory:** At the time of inspection the component is functional without observed signs of a substantial defect.

**Marginal:** At the time of inspection the component is functioning but is estimated to be nearing end of useful life. Operational maintenance recommended. Replacement anticipated.

**Repair or Replace:** At the time of inspection the component does not function as intended or presents a Safety Hazard. Repair or replacement is recommended.

**Further Evaluation:** The component requires further technical or invasive evaluation by qualified professional tradesman or service technician to determine the nature of any potential defect, the corrective action and any associated cost.

## General

1) The residential dwelling unit appears to be part of a complex that is managed and maintained by a "Home Owners" or "Condo" association. This inspection is limited to a visual evaluation of the systems and components that are located within the dwelling unit inspected. The current condition of "Common Elements" are excluded from this inspection. Such elements include, but are not limited to:

- The building site condition, structural stability, drainage systems and insulation
- All exterior surfaces, materials and structure
- All roof surfaces, materials and structure
- All attic spaces
- The building foundation, floor substructure and all spaces below, such as basements and/or crawl spaces
- All stairs, landings, porches, hallways, walks and balconies, elevators, utility metering, parking stalls/ports
- All decks, patios, pools, spas, recreational areas/equipment
- All common areas on the property

Any comments regarding these items in this report have been made as a courtesy only.  
Consult with the Home Owner's or Condo Association regarding these items.

Property Type:	Townhouse/Villa
Approximate Age:	2006
Age Based On:	Listing
Furnished:	No
Occupied:	No
Utilities On During Inspection:	Electric Service, Water Service
People Present:	Client, Selling Agent

## Garage

Garage Type:	Attached
	Condition: Satisfactory
Garage Size:	1 Car
Door Opener:	Chain Drive
	Condition: Satisfactory
Opener Safety Feature:	Light Beam
	Condition: Satisfactory

# Electrical

The inspector can not inspect hidden wiring or verify if the number of outlets is per the National Electric Code. A representative number of outlets, switches and fixtures are tested for operation.

Service Panel Location:	Laundry
Service Voltage:	240 volts
Overcurrent Protection:	Breakers
	Condition: Satisfactory
GFCI/AFCI Breakers:	Yes
	Condition: Satisfactory



Figure 1-1

# HVAC

(HVAC continued)

## Cooling

The cooling system is inspected by operation of the equipment by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of cooling system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

Type of Equipment:	Split System
Condition:	Satisfactory
Condenser Approximate Age:	2005
Condensate Drainage:	To Waste Drain
Condition:	Satisfactory
AC Supply Air Temp:	56
AC Return Air Temp:	73



Comment 2:  
View of a/c.



Figure 2-1



Figure 2-2

Air conditioners over 10 years old and heat pumps over 5 years old should be checked, cleaned and serviced yearly by a licensed contractor.

# Plumbing

The plumbing system is inspected visually and by operating a representative number of fixtures and drains. Private water and waste systems are beyond the scope of a home inspection.

Supply Pipe Material:	CPVC
Location of Main Water Shutoff:	Condition: Satisfactory
Sewer System:	By Water Heater
	Public

## Water Heater

Manufacturer:	American Water Heater Co.
Fuel:	Electric
Capacity:	46.5 gal
Approximate Age:	2004
Temp & Pressure Relief Valve:	Present With Blow Off Leg
	Condition: Not tested



Comment 3:  
View of water heater.



Figure 3-1



Figure 3-2

# Bathrooms

## Bathroom #1

Location:	Master
Bath Tub:	Recessed
	Condition: Needs service
Shower:	Stall
	Condition: Satisfactory
Sink(s):	Double Vanity
	Condition: Satisfactory
Toilet:	Standard Tank
	Condition: Satisfactory
Ventilation Type:	Ventilator
	Condition: Satisfactory
GFCI Protection:	Outlets
	Condition: Satisfactory



### Comment 4:

The tub stopper needs service to operate properly.

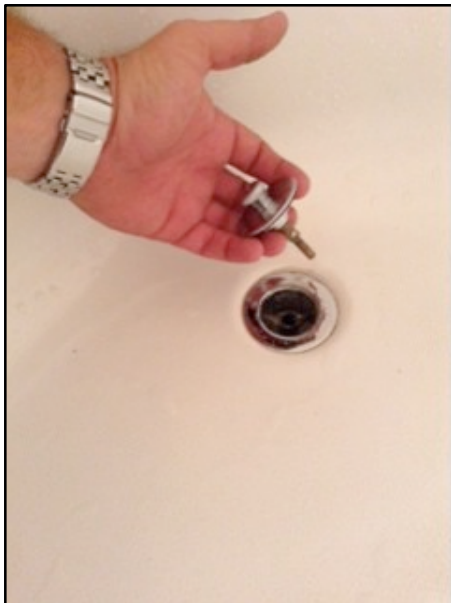


Figure 4-1



(Bathrooms continued)

## Bathroom #2

Location:	Guest
Bath Tub:	Recessed Condition: Satisfactory
Shower:	In Tub Condition: Satisfactory
Sink(s):	Single Vanity Condition: Satisfactory
Toilet:	Standard Tank Condition: Satisfactory
Ventilation Type:	Ventilator Condition: Satisfactory
GFCI Protection:	Outlets Condition: Satisfactory

## Kitchen

Cabinets:	Wood Condition: Satisfactory
Countertops:	Granite Condition: Satisfactory
Sink:	Double Condition: Satisfactory

## Appliances

This is a cursory check only of the specified appliances. The accuracy or operation of timers, temperature or power level controls is beyond the scope of this inspection.

Oven/ Stove:	Whirlpool Condition: Satisfactory
Refrigerator:	Whirlpool Condition: Needs service
Dishwasher:	Whirlpool Condition: Needs service
Microwave:	Whirlpool Condition: Satisfactory

(Appliances continued)

Disposal:

Badger

Condition: Satisfactory

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**Comment 5:**

The dishwasher made a loud squealing noise when operated and produced no water. Further evaluation recommended.



Figure 5-1

(Appliances continued)



**Comment 6:**

The fridge filter was leaking at the time of the inspection when water supply was turned on. Ice maker and water dispenser were not tested. Repair or replace filter or hose components as needed.



Figure 6-1

## Laundry

Built In Cabinets:	Not Present
Laundry Sink:	Not Present
Laundry Hook Ups:	Yes
	Condition: Satisfactory
Washer:	Whirlpool
	Condition: Satisfactory
Dryer:	Whirlpool
	Condition: Satisfactory

# Interior

The interior inspection is limited to readily accessible areas that are not concealed by furnishings or stored items. A representative number of windows and doors.

Floors:	Tile, Carpet Condition: Satisfactory
Window Types:	Sliders Condition: Satisfactory
Window Materials:	Aluminum
Interior Door Materials:	Hollow core



## Comment 7:

The light on the wall in the stairwell is missing its cover. Replace cover or fixture.



Figure 7-1

# Report Summary

## Bathrooms: Bathroom #1

1) The tub stopper needs service to operate properly.

## Kitchen: Appliances

2) The dishwasher made a loud squealing noise when operated and produced no water. Further evaluation recommended.

3) The fridge filter was leaking at the time of the inspection when water supply was turned on. Ice maker and water dispenser were not tested. Repair or replace filter or hose components as needed.

## Interior

4) The light on the wall in the stairwell is missing its cover. Replace cover or fixture.

The Parties Understood and Agreed 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 sellers 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, repair persons 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. HOLD HARMLESS AGREEMENT: CLIENT agrees to hold any and all real estate agents involved in the purchase of the property to be inspected harmless and keep them exonerated from all loss, damage, liability or expense occasioned or claimed by reasons of acts or neglects of the INSPECTOR or his employees or visitors or of independent contractors engaged or paid by INSPECTOR for the purpose of inspecting the subject home.
8. In the event that CLIENT fails to prove any adverse claims against INSPECTOR in a court of law, then the CLIENT will pay all legal costs, expenses and fees of INSPECTOR in defending said claims.
9. If any provision of this Agreement is declared invalid or unenforceable by any court, 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 assigns. CLIENT shall have no cause of action against INSPECTOR after one year after from the date of the inspection.

10. Payment, by CLIENT or CLIENTs representative, is due in full at the inspection site, upon completion of the on-site inspection. The CLIENT will pay all legal and time expenses incurred in collecting due payments.

"A Home Inspection is a Non-Invasive Visual Examination of a Residential Dwelling. Components may include any combination of mechanical, structural, electrical, plumbing, or other essential systems or portions of the home, as identified and agreed to by the Client and Inspector, such as: Roof ~ Exterior ~ Basement / Foundation ~ Heating Cooling ~ Plumbing ~ Electrical ~ Fireplace ~ Attic & Insulation ~ Doors, Windows & Interior."  
From NACHI Standards of Practice

"There are conditions that require the removal of some part of the building to observe, measure, or test otherwise concealed construction. Such intrusive inspections require some demolition and should be performed only with the permission of the owner and by experienced, qualified mechanics."

-From the U.S. Department of Housing and Urban Development's  
Residential Rehabilitation Inspection Guide, 2000

- HOMES BEING INSPECTED DO NOT "PASS" OR "FAIL" -

A home inspector merely discloses his or her findings and reports those findings to the client. Everyone involved graduates to a state of higher learning, and the client can now make better informed decisions about the purchase of a home and its future needs of upkeep and repair.

Four key areas of most home/building inspections cover the exterior, the basement or crawlspace areas, the attic or crawlspace areas and the living areas. Inspectors typically will spend sufficient time in all of these areas to visually look for a host of red flags, tell-tale clues and signs or defects and deficiencies.

The inspected areas of a home/building will consist of all of the major visible and accessible electro-mechanical systems as well as the major visible and accessible structural systems and components of a building as they appeared and functioned at the time and date of the inspection.

Inspectors typically do not provide warranties or guaranties with their inspections and reports. Buyers should therefore not rely on the inspection as any form of insurance policy against any latent, hidden, concealed or future defects and deficiencies.

The following are also some key items that buyers should remember and consider when reviewing their inspection reports:

- \* Inspections are not code compliance evaluations.
- \* Inspection reports are not structural engineering reports.
- \* Systems and components that are off during the inspection are not tested or reactivated.
- \* Buyers should consult with and ask questions of owners and their representatives.
- \* Roof inspections and their components are typically done from eaves or street level with binoculars.
- \* Reports are confidential and are meant exclusively for buyers, and not brokers or owners.
- \* Inspectors typically will not find each and every defect in a building, hence buyers should anticipate future typical defects and deficiencies.
- \* Further evaluation by specialists is recommended for any areas showing defects/deficiencies.
- \* A final walk-through inspection should be carried out the day before closing by the new owners to double check the condition of the building.

#### Limitations:

- I. An inspection is not technically exhaustive.
- II. An inspection will not identify concealed or latent defects.
- III. An inspection will not deal with aesthetic concerns or what could be deemed matters of taste, cosmetic, etc.
- IV. An inspection will not determine the suitability of the property for any use.
- V. An inspection does not determine the market value of the property or its marketability.
- VI. An inspection does not determine the advisability or inadvisability of the purchase of the inspected property.
- VII. An inspection does not determine the life expectancy of the property or any components or systems therein.
- VIII. An inspection does not include items not permanently installed.
- IX. These Standards of Practice apply only to homes with four or fewer dwelling units.

#### Exclusions:

- I. The inspectors are not required to determine:
  - A. Property boundary lines or encroachments.
  - B. The condition of any component or system that is not readily accessible.
  - C. The service life expectancy of any component or system.
  - D. The size, capacity, BTU, performance, or efficiency of any component or system.
  - E. The cause or reason of any condition.
  - F. The cause for the need of repair or replacement of any system or component.



- G. Future conditions.
- H. The compliance with codes or regulations.
- I. The presence of evidence of rodents, animals or insects.
- J. The presence of mold, mildew or fungus.
- K. The presence of air-borne hazards.
- L. The presence of birds.
- M. The presence of other flora or fauna.
- N. The air quality.
- O. The existence of asbestos.
- P. The existence of environmental hazards.
- Q. The existence of electro-magnetic fields.
- R. The presence of hazardous materials including, but not limited to, the presence of lead in paint.
- S. Any hazardous waste conditions.
- T. Any manufacturer recalls or conformance with manufacturer installation or any information included in the consumer protection bulletin.
- U. Operating costs of systems.
- V. Replacement or repair cost estimates.
- W. The acoustical properties of any systems.
- X. Estimates of how much it will cost to run any given system.

II. The inspectors are not required to operate:

- A. Any system that is shut down.
- B. Any system that does not function properly.
- C. Or evaluate low voltage electrical systems such as, but not limited to:
  - 1. Phone lines.
  - 2. Cable lines.
  - 3. Antennae.
  - 4. Lights.
  - 5. Remote controls.
- D. Any system that does not turn on with the use of normal operating controls.
- E. Any shut off valve.
- F. Any electrical disconnect or over current protection devices.
- G. Any alarm systems.
- H. Moisture meters, gas detectors or similar equipment.

III. The inspectors are not required to:

- A. Move any personal items or other obstructions, such as, but not limited to:
  - 1. Throw rugs.

2. Furniture.
3. Floor or wall coverings.
4. Ceiling tiles
5. Window coverings.
6. Equipment.
7. Plants.
8. Ice.
9. Debris.
10. Snow.
11. Water.
12. Dirt.
13. Foliage.
14. Pets

B. Dismantle, open, or uncover any system or component.

C. Enter or access any area which may, in the opinion of the inspector, to be unsafe or risk personal safety.

D. Enter crawlspaces or other areas that are unsafe or not readily accessible.

E. Inspect underground items such as, but not limited to, underground storage tanks or other indications of their presence, whether abandoned or actively used.

F. Do anything which, in the inspector's opinion, is likely to be unsafe or dangerous to the inspector or others or damage property, such as, but not limited to, walking on roof surfaces, climbing ladders, entering attic spaces or negotiating with dogs.

G. Inspect decorative items.

H. Inspect common elements or areas in multi-unit housing.

I. Inspect intercoms, speaker systems, radio-controlled, security devices or lawn irrigation systems.

J. Offer guarantees or warranties.

K. Offer or perform any engineering services.

L. Offer or perform any trade or professional service other than home inspection.

M. Research the history of the property, report on its potential for alteration, modification, extendibility, or its suitability for a specific or proposed use for occupancy.

N. Determine the age of construction or installation of any system structure, or component of a building, or differentiate between original construction or subsequent additions, improvements, renovations or replacements thereto.

O. Determine the insurability of a property.