

David Remi Home Inspections

10330 Commerce Ave,
Tujunga CA 91042-1969
Inspector: David Remi



Property Inspection Report

Client(s): **Antone & Pamela Escobar**

Property address: **5275 Lynridge Dr,
Yorba Linda CA, 92886**

Inspection date: **Thursday, October 03, 2013**

This report published on Friday, October 04, 2013 10:11:43 AM PDT

This report is the exclusive property of this inspection company and the client(s) listed in the report title. Use of this report by any unauthorized persons is prohibited.

All findings should be made to David Remi Home Inspections.

This report represents our professional opinion of the condition of the inspected elements of the subject property, determined during a limited time inspection. This inspection was performed, where applicable, in a manner consistent with the standards of the home inspection industry, terms and conditions of the inspection agreement and limitations noted in the inspection agreement. Information contained herein was

prepared exclusively for the named client and their authorized representatives.

We have inspected the subject property and must report to you exactly what we found. Because of the age, design and location of the home, we might find some hairline cracks on driveways or walls, see paint peeling off Walls, cracks on tiles, chipped bathtubs or some cracks over windows and doors. These are normal and cosmetic conditions.

While due care was exercised in the performance of this inspection, the company makes no representations or guarantees with respect to latent deficiencies or future conditions as part of the inspection or this report. This report is valid only for a period of thirty (30) days from the date of the inspection. This report, including any attachments, should be reviewed in its entirety. Any questions about the inspection or report should be resolved prior to title transfer.

This inspection report was prepared in a format specifically for the individual/s paying for the inspections fee and report and such transfer does not cover all potential areas of concern a third party may have. This report is transferable only with the consent of the individual/s paying for inspections fee and report and such transfer does not imply any warranty or guarantee regarding the report by inspection firm.

If you have any questions regarding this report, please feel free to call us.

How to Read this Report

This report is organized by the property's functional areas. Within each functional area, descriptive information is listed first and is shown in bold type. Items of concern follow descriptive information. Concerns are shown and sorted according to these types:

	Safety	Poses a risk of injury or death
	Repair/Replace	Recommend repairing or replacing
	Repair/Maintain	Recommend repair and/or maintenance
	Maintain	Recommend ongoing maintenance
	Evaluate	Recommend evaluation by a specialist
	Monitor	Recommend monitoring in the future
	Serviceable	Item or component is in serviceable condition
	Comment	For your information

Contact your inspector If there are terms that you do not understand, or visit the glossary of construction terms at <http://www.reporthost.com/glossary.asp>

General Information

Report number: YLC100313

Start: 10:55AM

Finish: 1:35PM

Present during inspection: Client

Client present for discussion at end of inspection: Yes

Weather conditions during inspection: Dry (no rain)

Temperature during inspection: Cool

Inspection fee: \$250.00

Payment method: Check

Buildings inspected: One house

Age of main building: 1967

Source for main building age: Municipal records or property listing

Occupied: No

- 1) ⓘ All directional references to left, right, front, or rear assume the reader is standing in the street, facing the front doors of the building being referenced.

Exterior

Condition of wall exterior covering: Appeared serviceable

Apparent wall structure: Wood frame

Wall covering: Wood, Stucco

Condition of foundation and footings: Appeared functional

Apparent foundation type: Concrete slab on grade

Foundation/stem wall material: Concrete slab on grade

Footing material (under foundation stem wall): Not visible

- 2) ⚒ One or more large tree roots were close to the foundation. Tree roots can cause significant structural damage to foundations, or may have already caused damage. Recommend that a qualified tree service contractor or certified arborist remove trees as necessary to prevent damage to foundations.



Photo 32



Photo 33



Photo 34



Photo 35



Photo 39



Photo 40

3)  Fungal rot/ wood rot was found at one or more fascia, soffits, and or exposed beams. Recommend that a qualified person repair as necessary. All rotten wood should be replaced.



Photo 5



Photo 6



Photo 11



Photo 12



Photo 13



Photo 14



Photo 8

4)  Cracks up to 1/8" on slab floor at rear section. Recommend sealing cracks to eliminate water intrusion and settling.



Photo 28



Photo 29

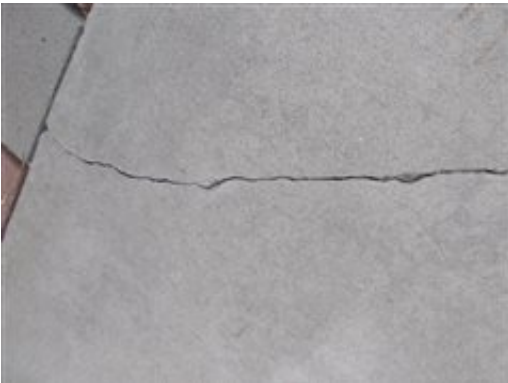


Photo 30

- 5) 🗝️ Vegetation such as trees, shrubs and/or vines was in contact with or close to the building exterior. Vegetation can serve as a pathway for wood-destroying insects and can retain moisture against the exterior after it rains. This is a conducive condition for wood-destroying organisms. Recommend pruning, moving or removing vegetation as necessary to maintain at least 6 inches of space between it and the building exterior. A 1-foot clearance is better.

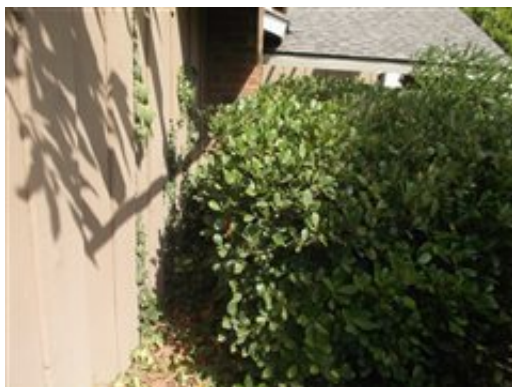


Photo 7



Photo 9

-
- 6) ⓘ * Foundation is Slab On Grade type construction - slab is not visible due to floor coverings.

Roof

Roof inspection method: Traversed

Condition of roof surface material: Appeared functional

Roof surface material: Asphalt or fiberglass composition shingles

Roof type: Gable

Apparent number of layers of roof surface material: Multiple

Condition of exposed flashings: Appeared functional

Condition of gutters, downspouts and extensions: N/A

-
- 7) 🗝️ Branches or bushes touching house or overhanging roof. Overhanging tree limbs should be pruned to avoid debris on roof.

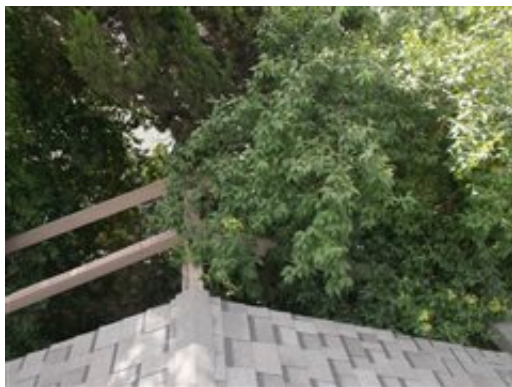


Photo 45



Photo 46

-
- 8) ✓ The roof was inspected and appeared functional at the time of the home inspection.



Photo 47



Photo 48



Photo 49



Photo 50



Photo 51



Photo 52



Photo 53



Photo 54

Attic

Attic inspection method: Traversed

Condition of roof structure: Appeared functional

Roof structure type: Rafters

Ceiling structure: Ceiling joists

Condition of insulation in attic: Required repair, replacement and/or evaluation (see comments below)

Ceiling insulation material: None visible

Condition of roof ventilation: Appeared serviceable

Roof ventilation type: Mechanical vents with powered fan

9)   Open/ missing electrical splices is fire hazard. In accordance with accepted electrical practice, all splices must be inside an approved electrical box with a cover, and this box must be attached to the framing of the house and accessible. These boxes are either metal or plastic.



Photo 75



Photo 89

10)   Water stains on underside of roofing in multiple areas. The inspector is unable to determine if current leaks. Recommend further evaluation and repair by a licensed contractor.



Photo 76



Photo 77



Photo 79

Photo 78



Photo 80



Photo 81



Photo 82



Photo 83

11)  No ceiling insulation was installed in the attic. Recommend that a qualified contractor install insulation for better energy efficiency and per standard building practices (typically with an R rating of R-38).



Photo 73



Photo 74

12)  One or more attic access hatches or doors were not insulated. Weatherstripping was also missing or substandard. Recommend installing weatherstripping and insulation per current standards at hatches or doors for better energy efficiency. For more information, visit:

<http://www.reporthost.com/docs/atticaccess.pdf>



Photo 72

Garage

Type: Attached

Condition of garage: Appeared serviceable

Type of door between garage and house: Solid core

Condition of garage vehicle door(s): Appeared functional

Type of garage vehicle door: Roll

Number of vehicle doors: 1

Condition of automatic opener(s): Appeared functional

Mechanical auto-reverse operable (reverses when meeting reasonable resistance during closing): Yes

Condition of garage floor: Appeared serviceable

Condition of garage interior: Appeared serviceable

Garage ventilation: Adequate

13)  The water heater is subject to damage from vehicles because no protective barrier was installed in front of it. This is a potential safety hazard. A qualified contractor should install a barrier per standard building practices. For example, a steel post or specially made wood partition anchored in the concrete slab floor.



Photo 60

-
- 14)   Weatherstripping around or at the base of the door between the garage and the house was missing, damaged. House to garage doors should prevent fire and fumes from spreading from the garage to the house. Weatherstripping should form a seal around this door. This is a potential safety hazard. Recommend that a qualified person replace or install weatherstripping as necessary.



Photo 70



Photo 71

-
- 15)  Garage side door is damaged and should be replaced.



Photo 17

16) ✓ Overall, the garage appeared serviceable.



Photo 55



Photo 58



Photo 56



Photo 57

Electric service

Electric service condition: Appeared serviceable

Primary service type: Underground

Service voltage (volts): 120-240

Primary service overload protection type: Circuit breakers

Main disconnect rating (amps): 100

Condition of main service panel: Appeared serviceable

Location of main disconnect: Breaker at bottom of main service panel

Smoke alarms installed: Yes - replace

Carbon monoxide alarms installed: No, recommend install

17) 🛠️ 🔍 One or more electric receptacles (outlets) at the kitchen, bathroom(s), garage, exterior had no visible ground fault circuit interrupter (GFCI) protection, or the inspector was unable to determine if GFCI protection was present. If not GFCI-protected, receptacles in wet areas pose a shock hazard. Recommend that a qualified electrician evaluate and install GFCI protection if necessary and per standard building practices. General guidelines for GFCI-protected receptacles include the following locations:

- Outdoors (since 1973)
- Bathrooms (since 1975)
- Garages (since 1978)

- Kitchens (since 1987)
- Crawl spaces and unfinished basements (since 1990)
- Wet bar sinks (since 1993)
- Laundry and utility sinks (since 2005)

For more information, visit:

<http://www.cpsc.gov/cpscpub/pubs/099.pdf>



Photo 18
Exterior - right



Photo 25
Exterior - rear



Photo 31



Photo 61
Laundry



Photo 113
Kitchen



Photo 123
Bathroom (s)



Photo 131

18) +🔧 One or more smoke alarms were damaged, or missing components. Smoke alarms should be replaced as necessary. For more information, visit:
<http://www.cpsc.gov/cpscpub/pubs/559.pdf>



Photo 155



Photo 159



Photo 161



Photo 163

19) + One or more cover plates for switches, receptacles (outlets) or junction boxes were missing or broken. These plates are intended to contain fire and prevent electric shock from occurring due to exposed wires. Recommend that a qualified person install cover plates where necessary.



Photo 59

Garage - ceiling

20) + No carbon monoxide alarms were visible. This is a potential safety hazard. Some states and/or municipalities require CO alarms to be installed for new construction and/or for homes being sold. Recommend installing approved CO alarms outside of each separate sleeping area in the immediate vicinity of the bedrooms on each level and in accordance with the manufacturer's recommendations. For more information, visit:

<http://www.cpsc.gov/CPSCPUB/PREREL/prhtml05/05017.html>

21) + Breakers are not professionally labeled for emergency identification. Recommend that a qualified electrician label the breakers.



Photo 37

22)  The electric service to this property appeared to be rated at substantially less than 200 amps and may be inadequate. Depending on the client's needs, recommend consulting with a qualified electrician about upgrading to a 200 amp service. Note that the electric service's rating is based on the lowest rating for the meter base, the service conductors, the main service panel and the main disconnect switch. One or more of these components may need replacing to upgrade.



Photo 36



Photo 38

Plumbing and laundry

Condition of service and main line: Appeared serviceable

Location of main water shut-off: Building exterior - front

Water service: Public

Water pressure (psi): 120 PSI

Condition of supply lines: Appeared functional

Supply pipe material: Copper

Condition of drain pipes: Appeared serviceable

Drain pipe material: ABS

Condition of waste lines: Appeared serviceable

Waste pipe material: Not determined (inaccessible or obscured)

Vent pipe condition: Appeared functional

23)  Seismic shutoff valve is recommended to be installed at Gas meter.



Photo 15

24) 🔧🔍 The water supply pressure was greater than 80 pounds per square inch (PSI). Pressures above 80 PSI may void warranties for some appliances such as water heaters or washing machines. Flexible supply lines to washing machines are likely to burst with higher pressures. 40-80 PSI is considered the normal range for water pressure in a home, and most plumbers recommend 50-60 PSI . Typically, the pressure cannot be regulated at the water meter. Recommend that a qualified plumber evaluate and make modifications to reduce the pressure to below 80 PSI . Installing a pressure reducing valve on the main service pipe is a common solution to this problem. If one exists, then it should be adjusted, repaired or replaced as necessary to maintain lower pressures. Note that installing a pressure reducing valve creates a "closed system," which may require installing an expansion tank at the water heater if one is not already installed.



Photo 97

25) 🔧🔍 Water stains in ceiling section at laundry room. *See attic section*.



Photo 66



Photo 67

26) 🔧 The main water shut-off valve handle was inoperable. It is especially important to be able to reliably operate the main water shut-off valve in an emergency, such as when a supply pipe bursts.

Recommend that a qualified plumber repair as necessary.



Photo 95



Photo 96

27) 🔧🔍 Based on visible equipment or information provided to the inspector, this property appeared to have a yard irrigation (sprinkler) system. These are specialty systems and are excluded from this inspection. Comments in this report related to this system are made as a courtesy only and are not meant to be a substitute for a full evaluation by a qualified specialist. When this system is operated, recommend verifying that water is not directed at building exteriors, or directed so water accumulates around building foundations. Sprinkler heads may need to be adjusted, replaced or disabled. Recommend that a qualified plumber verify that a backflow prevention device is installed per standard building practices to prevent cross-contamination of gray water and potable water, and install an expansion tank at the water heater if missing and necessary. Recommend that a qualified specialist evaluate the irrigation system for other defects (e.g. leaks, damaged or malfunctioning sprinkler heads) and repair if necessary.

28) ✅ Overall, the plumbing appeared serviceable.



Photo 2



Photo 3

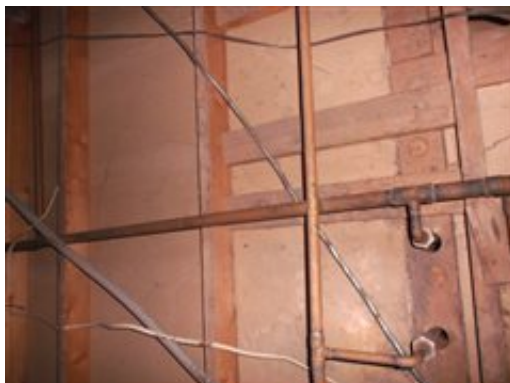


Photo 84

Visible plumbing in attic

**Photo 87****Photo 88**

29)  The client should understand that the waste lines for the most part are not visible as they are buried below the grade. Inspection is solely based on what is seen from accessible and visible locations and judged from performance of fixture drainage at the time of the inspection.

Water Heater

Condition of water heater: Appeared serviceable

Type: Tank

Energy source: Natural gas

Estimated age: N/A

Capacity (in gallons): 40

Temperature-pressure relief valve installed: Yes

Location of water heater: Garage

30)  No drain line was installed for the temperature-pressure relief valve. This is a potential safety hazard due to the risk of scalding if someone is standing next to the water heater when the valve opens. Recommend that a qualified plumber install a drain line per standard building practices.



Photo 65

31) 🔧🔍 Corrosion or rust was found at the supply pipes or fittings. This can indicate past leaks, or that leaks are likely to occur in the future. Recommend that a qualified plumber evaluate and replace components or make repairs as necessary.



Photo 63



Photo 64

32) 🔧🔍 Water stains were found below the water heater. This may be a sign that the water heater is failing, or be a sign of a past leak.



Photo 91

33) 🔧🔍 Water stains in ceiling around water heater exhaust vent. *See attic section*.



Photo 68

34)   The estimated useful life for most water heaters is 8-12 years. The inspector was unable to determine the age of the water heater due to the manufacturer's label being obscured, no serial number being visible, or the serial number not clearly indicating the age. The client should be aware that this water heater may be near, at or beyond its useful life and may need replacing at any time. Recommend attempting to determine the water heater's age.

If found to be near, at or beyond its useful lifespan, recommend budgeting for a replacement in the near future, or considering replacement now before any leaks occur. The client should be aware that significant flooding can occur if the water heater does fail. If not replaced now, consider having a qualified person install a catch pan and drain or a water alarm to help prevent damage if water does leak.



Photo 62

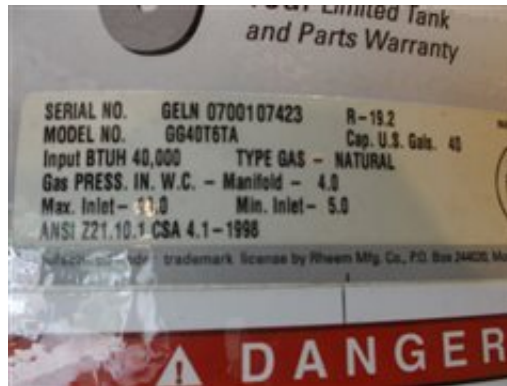


Photo 69

Heating and cooling

General heating system type(s): Forced air

General heating distribution type(s): Ducts and registers

Last service date of primary heat source: N/A

Condition of forced air heating/(cooling) system: Appeared serviceable

Forced air heating system fuel type: Natural gas

Estimated age of forced air furnace: N/A

Location of forced air furnace: Closet - hall

Condition of furnace filters: Appeared serviceable

Condition of forced air ducts and registers: Appeared serviceable

Condition of burners: Appeared serviceable

Condition of venting system: Appeared serviceable

Condition of cooling system and/or heat pump: Appeared serviceable

Cooling system and/or heat pump fuel type: Electric

Location: Exterior - right

Type: Split system

Condition of controls: Appeared serviceable

35)    The last service date of the gas or oil-fired forced air furnace appeared to be more than 1 year ago, or the inspector was unable to determine the last service date. Recommend that a qualified HVAC contractor inspect, clean, and service this system, and make repairs if necessary. For safety reasons, and because this system is fueled by gas or oil, this servicing should be performed annually in the future. Any needed repairs noted in this report should be brought to the attention of the HVAC contractor when it's serviced. For more information visit:

<http://www.cpsc.gov/CPSCPUB/PREREL/prhtml05/05017.html>



Photo 92

36)   Water stains on furnace closet wall. The inspector was unable to determine source of leak or if active leak. Recommend further evaluation and repair if necessary by a licensed contractor.



Photo 93

37)  One or flex ducts used for heating or cooling were disconnected. This may result in reduced energy efficiency due to restricted flow. Recommend that a qualified person make repairs as necessary.



Photo 85



Photo 86

38)  One or more flex duct used for heating or cooling had tears in the plastic covering. Moisture may infiltrate the duct's insulation and result in reduced energy efficiency. Recommend that a qualified person make permanent repairs as necessary. For example, by applying foil tape, or replacing duct sections if damage is significant or if insulation is wet.



Photo 90

39)  Overall, the heating and cooling appliances were operable at the time of the home inspection.



Photo 19



Photo 94

Fireplaces, woodstoves, and chimneys

Condition of gas-fired fireplaces or stoves: Appeared serviceable

Gas fireplace or stove type: Metal pre-fab fireplace

Condition of chimneys and flues: Appeared serviceable

40)   No spark screen or rain cap was installed at one or more chimney flue terminations. Spark screens reduce the chance of embers exiting the flue and causing fires. They also prevent wildlife (e.g. birds, rodents, raccoons) from entering flues. Rain caps prevent water from entering flues, mixing with combustion deposits and creating caustic chemicals which can corrode flues. They also prevent damage to masonry from freeze-thaw cycles and prevent metal components (e.g. dampers, metal firebox liners) from rusting. Recommend that a qualified person install rain caps with spark screens per standard building practices where missing.



Photo 41



Photo 42

41)    Recommend review of all available documentation for gas-fired fireplaces and stoves. Depending on how they are operated (for routine heating versus ambiance), such appliances normally need servicing annually or every few years. Consult with a qualified specialist to determine if service is needed now.



Photo 98



Photo 99



Photo 101



Photo 100

42)  One or more masonry chimney crowns were cracked, deteriorated. Crowns are meant to keep water off of the chimney structure and prevent damage from freeze-thaw cycles. Chimney crowns are commonly constructed by mounding concrete or mortar on the top chimney surface, however this is substandard. A properly constructed chimney crown should:

- Be constructed using either precast concrete slabs, cast-in-place steel reinforced concrete, solid stone, or metal
- Be sloped down from the flue a minimum of 3 inches of fall per foot of run
- Extend a minimum of 2 1/2 inches beyond the face of the chimney on all sides
- Not directly contact the flue liner (if installed), with the gap filled with flexible caulk
- Have flashing installed between the bottom of the crown and the top of the brick chimney

Recommend that a qualified contractor repair or replace crowns as necessary, and per standard building practices.



Photo 43



Photo 44

Kitchen

Condition of counters: Appeared serviceable

Condition of cabinets: Appeared serviceable

Condition of sinks and related plumbing: Appeared serviceable

Condition of under-sink food disposal: Appeared functional

Condition of dishwasher: Required repair, replacement and/or evaluation (see comments below)

Condition of range, cooktop: Appeared serviceable

Range, cooktop type: Natural gas

Condition of refrigerator: N/A (none installed)

Condition of built-in microwave: Required repair, replacement and/or evaluation (see comments below)

43)   The dishwasher was malfunctioning. Recommend that a qualified specialist evaluate and repair or replace as necessary.



Photo 118

-
- 44) 🛠️ The digital display on the microwave oven was damaged, unreadable. Recommend that a qualified person repair as necessary.



Photo 106

-
- 45) 🛠️ Cabinet hardware such as pulls were missing at one or more cabinet drawers, doors or turntables. Recommend that a qualified person repair as necessary.



Photo 105

-
- 46) 🛠️ Gaps in exhaust hood duct may cause the fan to recirculate exhaust air back into the kitchen when operated.



Photo 107

-
- 47) 🛠️ Cracks on tile in multiple areas (counter).



Photo 109



Photo 110



Photo 111



Photo 112

48) 🛠 Sink faucet is badly damaged at base/ bottom.



Photo 114



Photo 115



Photo 117

49) 🛠 Gaps, no caulk, or substandard caulking were found around the sink. Water may penetrate these

areas and cause damage. Recommend that a qualified person repair as necessary. For example, by installing caulk.



Photo 114

50) ✓ Overall, the kitchen appeared serviceable.



Photo 102



Photo 103



Photo 104



Photo 108



Photo 116

Bathrooms

Location #A: Full bath - Hall

Location #B: 3/4 bath, Master bath

Condition of counters: Appeared serviceable

Condition of cabinets: Appeared functional

Condition of flooring: Appeared functional

Condition of sinks and related plumbing: Appeared serviceable

Condition of toilets: Required repair, replacement and/or evaluation (see comments below)

Condition of bathtubs and related plumbing: Appeared serviceable

Condition of shower(s) and related plumbing: Appeared serviceable

Condition of ventilation systems: Required repair, replacement and/or evaluation (see comments below)

51)  The toilet at location(s) #B was loose where it attached to the floor. Leaks can occur. Flooring, the subfloor or areas below may get damaged. Recommend that a qualified contractor remove the toilet(s) for further evaluation and repair if necessary. A new wax ring should be installed and toilet(s) should be securely anchored to the floor to prevent movement and leaking.



Photo 136



Photo 137

52)  One or more shower handles at location(s) #A were missing. Recommend that a qualified person repair or replace handles as necessary.



Photo 126



Photo 127

53)  The exhaust fan (s) at location(s) #A was weak or slow. Moisture may accumulate and result in mold, bacteria or fungal growth. Recommend that a qualified person clean, repair or replace fans as necessary.



Photo 120



Photo 129

54)  Gaps, no caulk, or substandard caulking were found between countertops and backsplashes, around the sink at location(s) #B. Water can penetrate these areas and cause damage. Recommend that a qualified person repair as necessary. For example, by installing or replacing caulk.



Photo 130



Photo 132



Photo 133



Photo 134

55) ✓ Overall, the bathrooms appeared serviceable.



Photo 119



Photo 121



Photo 122



Photo 124



Photo 125



Photo 128



Photo 130



Photo 135



Photo 138



Photo 139

Interior rooms

Condition of exterior entry doors: Appeared serviceable

Exterior door material: Wood

Condition of interior doors: Appeared serviceable

Condition of windows: Appeared serviceable

Type(s) of windows: Sliding

Condition of walls and ceilings: Required repairs, replacement and/or evaluation (see comments below)

Wall type or covering: Drywall or plaster, Wallpaper, Wood

Ceiling type or covering: Acoustic spray

Condition of flooring: Appeared serviceable

Flooring type or covering: Carpet, Tile

56)   Carpeting in one or more areas was loose and posed a trip hazard. Recommend that a qualified contractor repair as necessary. For example, by stretching or replacing carpeting.



Photo 153



Photo 154

57)    Stains were found in one or more ceiling areas. The inspector was unable to determine if an active leak exists (e.g. recent dry weather, inaccessible height).



Photo 141



Photo 143
Living room

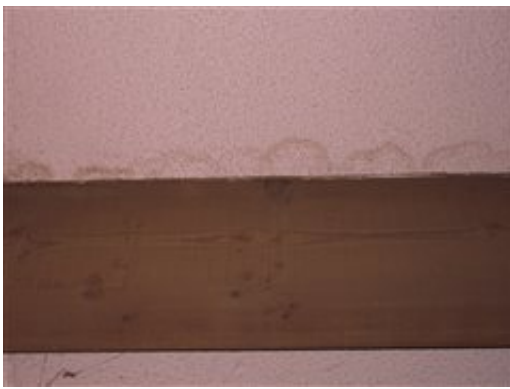


Photo 144

58) 🔧🔍 Water stains on trim at the dining area. The stains may be due to an active leak from the bathtub at location # A. Recommend further evaluation and repair after the shower handle as been installed.



Photo 149



Photo 150

59) 🔧 One or more window screens were damaged or deteriorated. These window(s) may not provide ventilation during months when insects are active. Recommend replacing window screens as necessary.



Photo 20

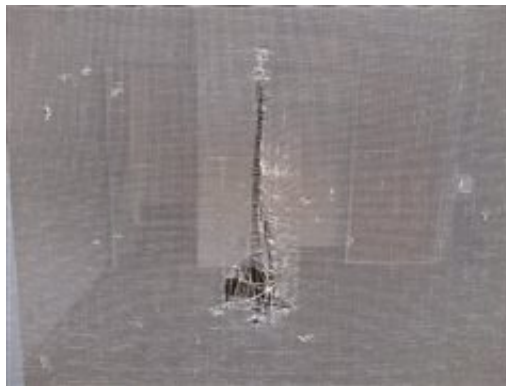


Photo 21



Photo 23



Photo 24



Photo 26



Photo 27

60)  Interior room (s) wallpaper damaged in places.



Photo 157



Photo 166

61)  Condensation/ and or water penetration in sliding glass window at the dining area is evidence of seal failure. Have a qualified professional repair as necessary.



Photo 151



Photo 152

62) 🧹 Carpeting in one or more areas was significantly stained or soiled. Recommend having carpeting professionally cleaned as necessary.



Photo 142



Photo 146

63) ✓ Door stops are recommended at all interior doors in order to prevent damage to the interior walls.



Photo 164

64) ✓ Overall, the interior rooms appeared serviceable.



Photo 10



Photo 140



Photo 145



Photo 147



Photo 148



Photo 156



Photo 158



Photo 160



Photo 162



Photo 165

1.1. A Home Inspection is a non-invasive, visual examination of a residential dwelling, performed for a fee, which is designed to identify observed material defects within specific components of said 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, prior to the inspection process.

I. A home inspection is intended to assist in the evaluation of the overall condition of the dwelling. The inspection is based on observation of the visible and apparent condition of the structure and its components on the date of the inspection, and not the prediction of future conditions.

II. A home inspection will not reveal every concern that exists or ever could exist, but only those material defects observed on the day of the inspection.

III. A home inspection can include a survey and/or analysis of energy flows and usage in a residential property if the client requests it.

1.2. A Material Defect is a condition of a residential real property, or any portion of it, that would have a significant, adverse impact on the value of the real property, or that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem is near, at or beyond the end of the normal useful life of such a structural element, system or subsystem is not by itself a material

defect.

1.3. An Inspection Report shall describe and identify, in written format, the inspected systems, structures, and components of the dwelling, and shall identify material defects observed. Inspection reports may contain recommendations regarding conditions reported or recommendations for correction, monitoring or further evaluation by professionals, but this is not required.

A complete copy of the STANDARDS OF PRACTICE we adhere to can be found at the following link:

<http://www.nachi.org/sop.htm>