



**Guaranteed Home Inspections
800 579 5018**

**HOME INSPECTION REPORT
By Kurt Shafer
Inspector of Properties**

Buyer	Mr. and Mrs. Buyer
Address	Sample Report Road Temecula CA 92590
Agent	Century 21





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Temperature:	80
Weather	Clear
Occupied?	No
Utilities On?	Water, power on, propane off
Year built	1993
Building Type	Sfr
Space below	No
Garage	4 car attached

HOME INSPECTION REPORT SUMMARY

For a list of all items inspected please go to <http://www.sandshomeinspections.com/What.html>

Summary of findings that warrant attention by the buyers and sellers :

In the Concern column **SC=Safety Concern, FE=recommend Further Evaluation by expert**, CR=Correction Recommended, AA=no action needed
 In the Trade column A=appliance repair, C=contractor, E=electrician, H=handyman, C=contractor, HV=hvac contractor, P=plumber, R=roofer, PTR=painter

Con cern	Trade	Figure	Description
SC	C	2264	There is an unfinished patio at the back of the house that is a trip hazard
SC	E	2327	One pool pump motor has a ground wire that is loose at the ground lug
SC	E	2428	There is an AC cord hanging loose in the garage that might be electrified
SC	A	2341	There are GFCI outlets at the pool breaker panel that operate properly and might or might not protect the lights, the lights did not come on when the controls were used so it could not be verified that these do protect them, recommend inspection by electrician or pool control manufactor
FE	C	2253	There is an intercom at the front entrance that could not be tested and there is a red box with a key that is likely for the fire department and should be investigated further
FE	C	2254	There are two propane tanks on the property, one which is not being used in the foreground and one that is for use in the background and the propane line is disconnected so it is
FE	C	2266	There is a fountain at the left rear of the house that is not operational but might be restorable
FE	C	2271	There is a hole in the wall off the kitchen for no known reason
FE	C	2323	There is an Aqua Pure Pool Water Purifier that needs further inspection by an expert to be certain that it's operating as it should
FE	C	2340	The pool perimeter deck is of concrete and there are no cracks in it except right at the skimmer at the shallow end, recommend review by pool contractor
FE	C	2350	There is some evidence of water having dampened the wall above the kitchen sink but sources of water upstairs were not found, however there is a shower upstairs that might have leaked water through grout lines that are missing grout in the tile
FE	C	2426	The center garage door could not be tested because it had been padlocked

FE	HV	2366	The upstairs air conditioning system was set to cool and the blower went on but the unit did not cool it simply blew air through the system possibly indicating a bad condenser or low coolant level or something else
FE	P	2268	There are many instances of pipes in the ground that are probably drain pipes but need further definition
FE	P	2430	There is a fitting over the water heater in the garage that is corroded
CR	E	2258	Near the front of the house is an AC conduit with an open cover
CR	E	2279	There are many recessed lights around the back deck that may or may not operate properly
CR	H	2252	There are electrically operated gates at the driveway entrance that are in disrepair and do not move and the remote control for them was not found
CR	H	2260	There is excessive foliage on the house that could be damaging walls and windows
CR	H	2272	There are some windows that have grids that are sagging
CR	H	2278	The decking has some concrete pieces that are loose
CR	H	2355	There are several swing out windows that would not close and latch properly
CR	H	2365	A cabinet in the master bedroom has a loose hinge
CR	H	2368	There are a few ceiling lights that don't operate properly
CR	H	2369	There is a pocket door off one bathroom that is not operational
CR	H	2372	The sliding glass doors at the master bathroom shower are not suspended properly
CR	H	2373	The right sink in the master bath had a leak around the spout and that water has damaged the wood sub cabinet and dripped on the base of the cabinet damaging the base
CR	H	2380	One bedroom door interferes with the frame and does not close properly
CR	H	2381	The front door has pegs on the top and bottom and the top peg does not operate properly
CR	H	2382	The front door latch does not engage and the bolt doesn't work because there's no hole in the left door for it to go into
CR	H	2383	The front door thumb latch does not operate properly
CR	H	2388	There are many bees swarming around a spot on the chimney to the front of the property possibly indicating there's a beehive present
CR	H	2396	One bathroom has a broken mirror on the cabinet
CR	H	2397	One bathroom has a drain stopper rod that's missing a handle
CR	H	2400	One bathroom has a tub that does not drain properly
CR	H	2409	The side door off the service room has a door handle that is apparently worn and not set properly
CR	H	2411	The one cabinet in the service room is missing a handle
CR	H	2413	There are cabinets in the house that are missing doors and there is a corner piece missing from the floor baseboard
CR	H	2414	The fan and blower and filter assembly above the kitchen range is in disrepair
CR	H	2420	There is a water basin in the garage that is mounted at a tilt
CR	H	2422	There is a storage cabinet in the garage with a door that drags on the floor and note there is a hose for the central vacuum system
CR	H	2427	The garage doors are missing handles on the inside

CR	H	2434	The left most garage door when in the garage is misadjusted and does not go down easily
CR	H	2436	The kitchen dishwasher door would not latch closed and operate
CR	H	2437	Door handle loose at attic above garage
CR	H	2438	Spring assembly broken on door at attic above garage
CR	H	2439	Bathroom door in secondary restroom is sticking, requires adjustment
CR	H	2440	Not able to test secondary toilet, foreign substance blocking water flow
CR	H	2442	Pantry door missing door stopper
CR	H	22358	The master bathroom shower has grout lines that need to be renewed to be sure they don't leak
CR	H		The master bedroom has a door to the deck that is missing a latch plate so the wood is becoming worn
CR	H		The doorway from the master bathroom to the closet drags on the closet and will not close properly
CR	H		There is a closet off the master bathroom that has a slanted floor to accommodate the higher tile and the slanted filler is not really smoothly done
CR	HV	2377	There is an air conditioning system in the attic that has been damaged opening up a gap in the box that allows air to escape into the attic
CR	P	2283	There are two valves that control water to the pool's solar heating system, one of which has a broken handle
CR	P	2322	There is an antisiphon valve used to fill the pool and it leaks water continuously and might be defective
CR	P	2407	The water faucet in the service room leaks from the stem when it's held up
CR	P	2410	The stall shower off the service room has a valve that is not mounted solidly and it pulls slightly out of the wall
CR	P	2417	The kitchen garbage disposer has an AC wiring missing a clamp
CR	P	2418	The kitchen cabinets are worn
CR	P	2435	There is a tub shower that is missing a handle
CR	PTR	2263	There are some instances of discolored stucco from rainwater that is not diverted properly
CR	PTR	2265	There are many small cracks in the stucco on the exterior
CR	PTR	2269	The stucco at the rear of the house is browned by splashed dirt because there is no gutter at the roof line above
CR	PTR	2273	There are many windows with grids that are deteriorating from weather
CR	PTR	2274	There is a rather substantial crack in stucco above the rear doorway
CR	PTR	2351	Upstairs in the master there is evidence of water having dripped through a corner and examination of the roof showed the roof to be visually intact but it's recommended a roofer take the roof apart to expose the sub roof
CR	PTR	2352	The deck off the master bedroom has some stucco on the wall and on the top of the railing that has cracks in it and could contribute to further deterioration
CR	PTR	2392	The entrance to the attic in the master bedroom closet has a damaged surface
CR	PTR	2405	The garage door to the house has put a hole in the wall
CR	PTR	2423	There is a significant amount of water damage to the ceiling of the garage just under a shower above

CR	PTR	2441	Signs of water damage found underneath sink in secondary bathroom, however there are no current leaks
AA	A	2276	There is a locked switch outside the back door that can be used to cover and uncover the pool
AA	A	2364	The fireplace in the master bedroom does not have a gas line attached

Specific issues are pictured and described below



Figure 001. CR.H.2252. There are electrically operated gates at the driveway entrance that are in disrepair and do not move and the remote control for them was not found.



002. FE.C.2253. There is an intercom at the front entrance that could not be tested and there is a red box with a key that is likely for the fire department and should be investigated further.



003. FE.C.2254. There are two propane tanks on the property, one which is not being used in the foreground and one that is for use in the background and the propane line is disconnected so it is recommended that the propane company connect propane and then test all of the gas loads in the house that were not tested during this inspection.



004. CR.E.2258. Near the front of the house is an AC conduit with an open cover.



005. CR.H.2260. There is excessive foliage on the house that could be damaging walls and windows.



06. CR.PTR.2263. There are some instances of discolored stucco from rainwater that is not diverted properly.



007. SC.C.2264. There is an unfinished patio at the back of the house that is a trip hazard.



07. CR.PTR.2265. There are many small cracks in the stucco on the exterior.



009. FE.C.2266. There is a fountain at the left rear of the house that is not operational but might be restorable.



010. FE.P.2268. There are many instances of pipes in the ground that are probably drain pipes but need further definition.



011. CR.PTR.2269. The stucco at the rear of the house is browned by splashed dirt because there is no gutter at the roof line above.



012. FE.C.2271. There is a hole in the wall off the kitchen for no known reason.



13. CR.H.2272. There are some windows that have grids that are sagging.



14. CR.PTR.2273. There are many windows with grids that are deteriorating from weather.



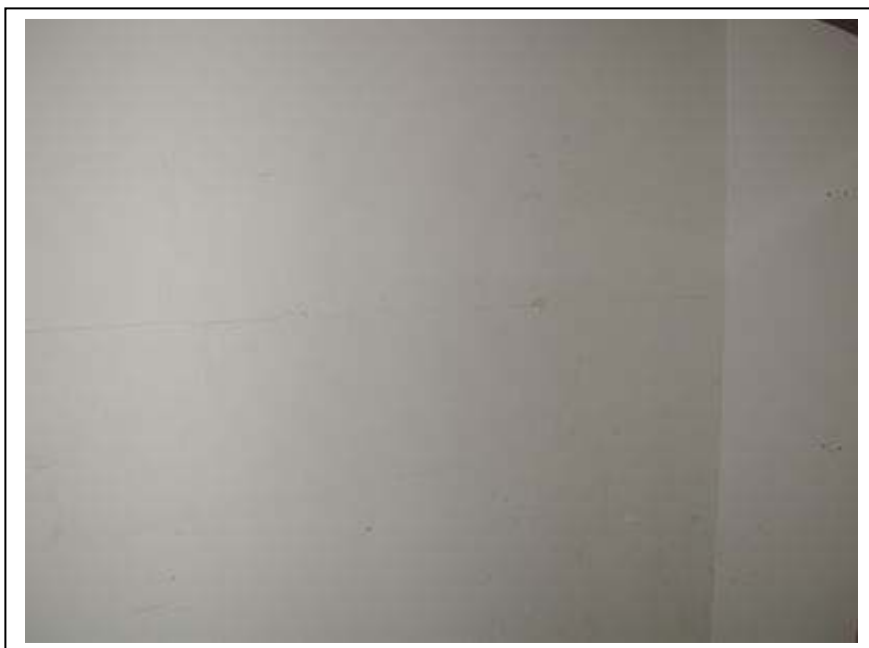
015. CR.PTR.2274. There is a rather substantial crack in stucco above the rear doorway.



15. AA.A.2276. There is a locked switch outside the back door that can be used to cover and uncover the pool.



017. CR.H.2278. The decking has some concrete pieces that are loose.



018. CR.E.2279. There are many recessed lights around the back deck that may or may not operate properly.



019. CR.P.2283. There are two valves that control water to the pool's solar heating system, one of which has a broken handle.



001. CR.P.2322. There is an antisiphon valve used to fill the pool and it leaks water continuously and might be defective.



002. FE.C.2323. There is an Aqua Pure Pool Water Purifier that needs further inspection by an expert to be certain that it's operating as it should.



003. SC.E.2327. One pool pump motor has a ground wire that is loose at the ground lug.



004. FE.C.2340. The pool perimeter deck is of concrete and there are no cracks in it except right at the skimmer at the shallow end, recommend review by pool contractor.



005. AA.A.2341. There are GFCI outlets at the pool breaker panel that operate properly and might or might not protect the lights, the lights did not come on when the controls were used so it could not be verified that these do protect them, recommend inspection by electrician or pool control manufacturer.



006. FE.C.2350. There is some evidence of water having dampened the wall above the kitchen sink but sources of water upstairs were not found, however there is a shower upstairs that might have leaked water through grout lines that are missing grout in the tile.



007. CR.PTR.2351. Upstairs in the master there is evidence of water having dripped through a corner and examination of the roof showed the roof to be visually intact but it's recommended a roofer take the roof apart to expose the sub roof.



008. CR.PTR.2352. The deck off the master bedroom has some stucco on the wall and on the top of the railing that has cracks in it and could contribute to further deterioration.



009. CR.H.2355. There are several swing out windows that would not close and latch properly.



010. There is a closet off the master bathroom that has a slanted floor to accommodate the higher tile and the slanted filler is not really smoothly done.



011. CR.H.22358. The master bathroom shower has grout lines that need to be renewed to be sure they don't leak.



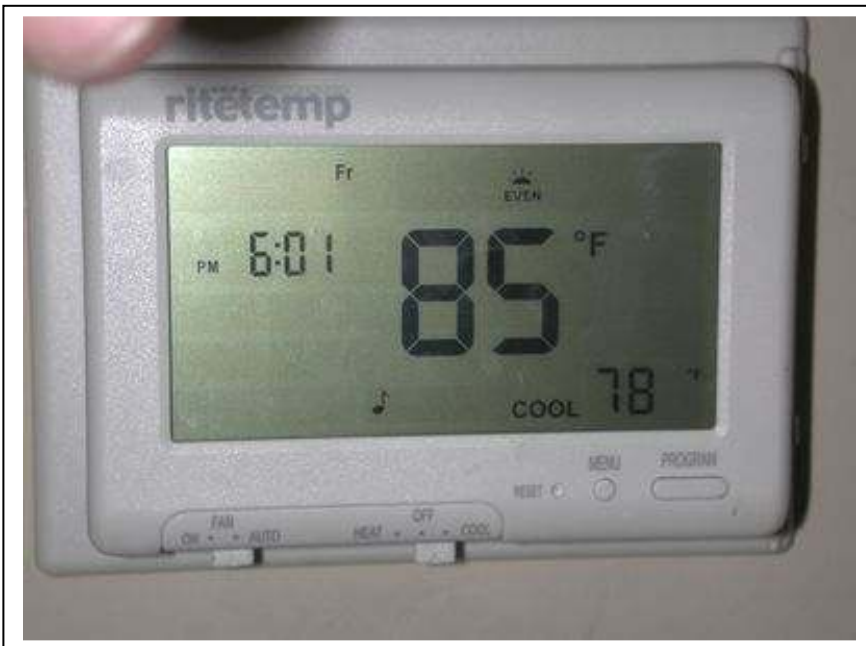
012. The master bedroom has a door to the deck that is missing a latch plate so the wood is becoming worn.



013. AA.A.2364. Not an issue. The fireplace in the master bedroom does not have a gas line attached.



014. CR.H.2365. A cabinet in the master bedroom has a loose hinge.



015. FE.HV.2366. The upstairs air conditioning system was set to cool and the blower went on but the unit did not cool it simply blew air through the system possibly indicating a bad condenser or low coolant level or something else.



016. CR.H.2368. There are a few ceiling lights that don't operate properly.



017. CR.H.2369. There is a pocket door off one bathroom that is not operational.



018. CR.H.2372. The sliding glass doors at the master bathroom shower are not suspended properly.



019. CR.H.2373. The right sink in the master bath had a leak around the spout and that water has damaged the wood sub cabinet and dripped on the base of the cabinet damaging the base.



020. CR.HV.2377. There is an air conditioning system in the attic that has been damaged opening up a gap in the box that allows air to escape into the attic.



021. CR.H.2380. One bedroom door interferes with the frame and does not close properly.



022. CR.H.2381. The front door has pegs on the top and bottom and the top peg does not operate properly.



023. CR.H.2382. The front door latch does not engage and the bolt doesn't work because there's no hole in the left door for it to go into.



024. CR.H.2383. The front door thumb latch does not operate properly.



025. CR.H.2388. There are many bees swarming around a spot on the chimney to the front of the property possibly indicating there's a beehive present.



026. The doorway from the master bathroom to the closet drags on the closet and will not close properly.



027. CR.PTR.2392. The entrance to the attic in the master bedroom closet has a damaged surface.



028. CR.H.2396. One bathroom has a broken mirror on the cabinet.



029. CR.H.2397. One bathroom has a drain stopper rod that's missing a handle.



030. CR.H.2400. One bathroom has a tub that does not drain properly.



031. CR.PTR.2405. The garage door to the house has put a hole in the wall.



032. CR.P.2407. The water faucet in the service room leaks from the stem when it's held up.



033. CR.H.2409. The side door off the service room has a door handle that is apparently worn and not set properly.



034. CR.P.2410. The stall shower off the service room has a valve that is not mounted solidly and it pulls slightly out of the wall.



035. CR.H.2411. The one cabinet in the service room is missing a handle.



036. CR.H.2413. There are cabinets in the house that are missing doors and there is a corner piece missing from the floor baseboard.



037. CR.H.2414. The fan and blower and filter assembly above the kitchen range is in disrepair.



038. CR.P.2417. The kitchen garbage disposer has an AC wiring missing a clamp.



039. CR.P.2418. The kitchen cabinets are worn.



040. CR.H.2420. There is a water basin in the garage that is mounted at a tilt.



041. CR.H.2422. There is a storage cabinet in the garage with a door that drags on the floor and note there is a hose for the central vacuum system.



042. CR.PTR.2423. There is a significant amount of water damage to the ceiling of the garage just under a shower above.



043. FE.C.2426. The center garage door could not be tested because it had been padlocked.



044. CR.H.2427. The garage doors are missing handles on the inside.



045. SC.E.2428. There is an AC cord hanging loose in the garage that might be electrified.



046. FE.P.2430. There is a fitting over the water heater in the garage that is corroded.



047. CR.H.2434. The left most garage door when in the garage is misadjusted and does not go down easily.



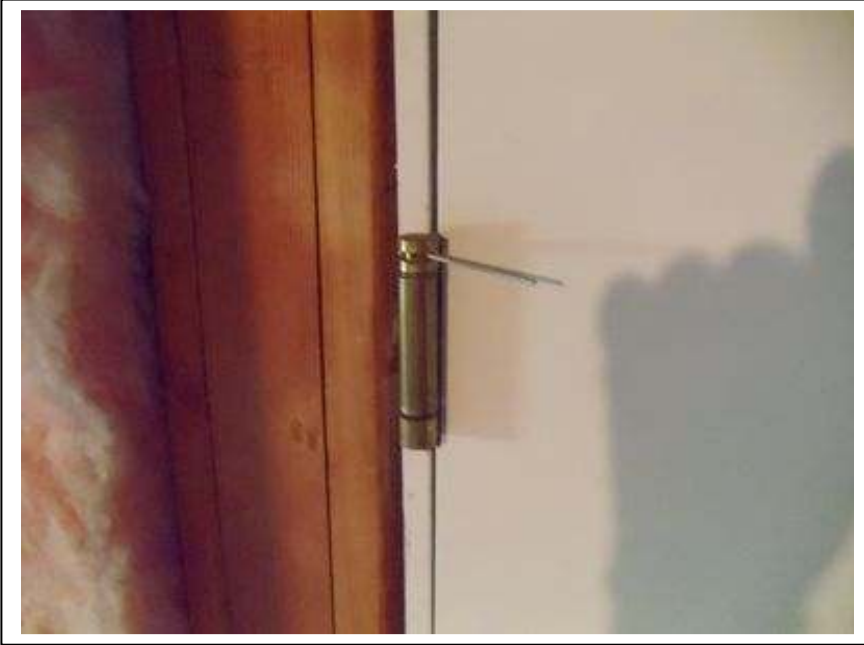
048. CR.P.2435. There is a tub shower that is missing a handle.



049. CR.H.2436. The kitchen dishwasher door would not latch closed and operate.



Figure 001. CR.H.2437. Door handle loose at attic above garage



002. CR.H.2438. Spring assembly broken on door at attic above garage



003. CR.H.2439. Bathroom door in secondary restroom is sticking, requires adjustment



005. CR.H.2440. Not able to test secondary toilet, foreign substance blocking water flow



006. CR.PTR.2441. Signs of water damage found underneath sink in secondary bathroom, however there are no current leaks



**009. CR.H.2442. Pantry door missing door stopper
END**