



Inspection Report

Mr. Gregory
Mr. Infrared Inspections
sample report sample

Property Address:
2239 W. 24th St.
Los Angeles CA



Commercial-Home Infrared Inspections

Mike Venarde CA
2551 Galena St. #805

Table of Contents

[Cover Page.....1](#)

[Table of Contents.....3](#)

[Intro Page4](#)

[1 Roofing.....5](#)

[2 Exterior.....6](#)

[3 Garage16](#)

[4 Interiors22](#)

[5 Structural Components26](#)

[6 Plumbing System.....38](#)

[7 Electrical System40](#)

[8 Heating / Central Air Conditioning.....44](#)

[9 Insulation and Ventilation.....46](#)

[10 Built-In Kitchen Appliances50](#)

[General Summary.....51](#)

[Agreement87](#)

Commercial-Home Infrared Inspections

Date: 5/6/2013	Time:	Report ID:
Property: 2239 W. 24th St. Los Angeles CA	Customer: Mr. Gregory Mr. Infrared Inspections sample report sample	Real Estate Professional: Natalie Neith AAROE- John AAROE Group

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

In Attendance:

Customer and their agent

Type of building:

Single Family (2 story)

Approximate age of building:

Over 50 Years

Temperature:

Over 65

Weather:

Clear

Ground/Soil surface condition:

Dry, Damp

Rain in last 3 days:

No

Radon Test:

No

Water Test:

No

1. Roofing

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

		IN	NI	NP	RR	Styles & Materials
1.0	ROOF COVERINGS		•			Roof Covering:
1.1	FLASHINGS		•			Viewed roof covering
1.2	SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS		•			from:
1.3	ROOF DRAINAGE SYSTEMS		•			Sky Light(s):
						Chimney (exterior):

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

Comments:

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Commercial-Home Infrared Inspections

2. Exterior

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

		IN	NI	NP	RR	Styles & Materials
2.0	WALL CLADDING FLASHING AND TRIM		•			Siding Style:
2.1	DOORS (Exterior)	•			•	Siding Material:
2.2	WINDOWS		•			Exterior Entry Doors:
2.3	DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS	•			•	Appurtenance:
2.4	VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)		•			Driveway:
2.5	EAVES, SOFFITS AND FASCIAS		•			stucco:
2.6	OTHER	•			•	

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

Commercial-Home Infrared Inspections

2.1 The doors off kitchen (sidelites) have moisture/fungus condition, Owner to have a qualified tradesman inspect & make corrections.

note in all moisture reading double the reading on meter as it only goes to 50.



2.1 Item 1(Picture)



2.1 Item 2(Picture)



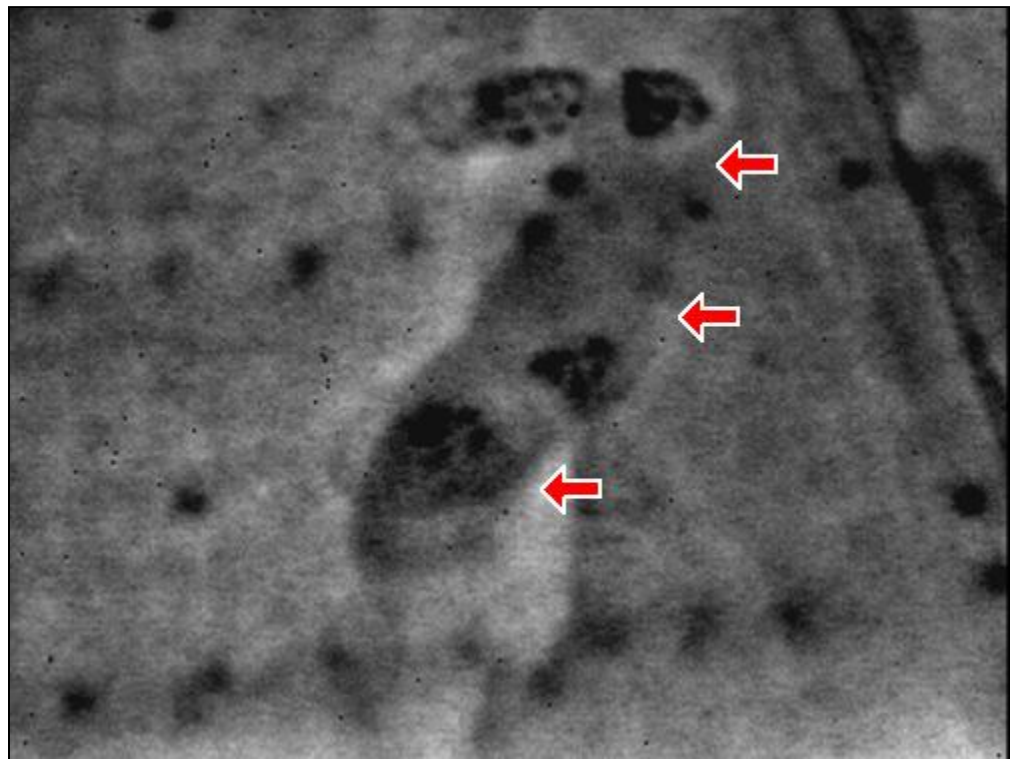
2.1 Item 3(Picture)



2.1 Item 4(Picture)

Commercial-Home Infrared Inspections

2.3 The deck off sun room was or shows signs of previous leaking & Owner to contact appropriate tradesman to inspect & make corrections



2.3 Item 1(Picture)



2.3 Item 2(Picture)

Commercial-Home Infrared Inspections

2.6 On the columns in front have moisture content up to 100%, as I actually got moisture to drain on my hand by pushing on bottom of column.

Note: Double the meter reading for true reading



2.6 Item 1(Picture)



2.6 Item 2(Picture)



2.6 Item 3(Picture)



2.6 Item 4(Picture)



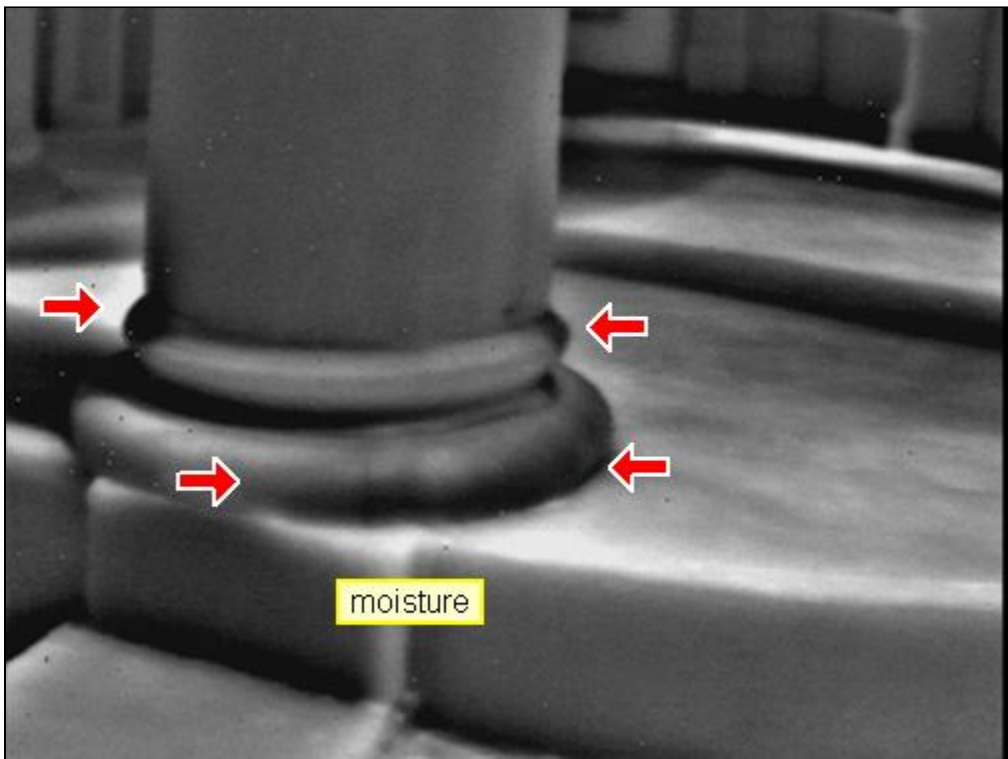
2.6 Item 5(Picture)



2.6 Item 6(Picture)



2.6 Item 7(Picture)



2.6 Item 8(Picture)



2.6 Item 9(Picture)



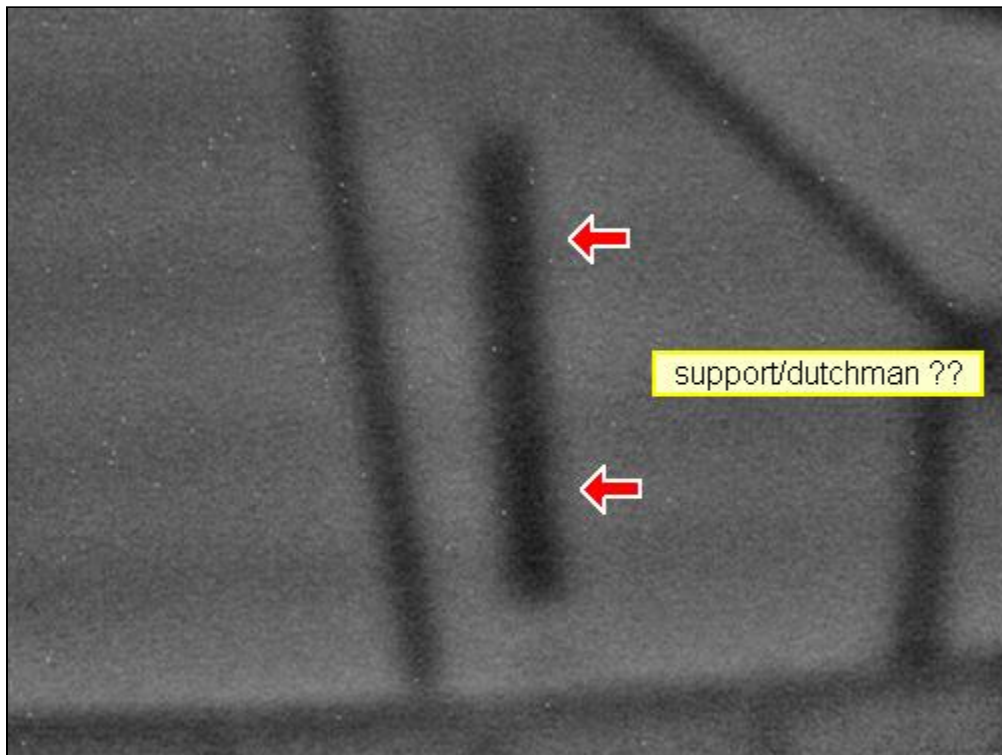
2.6 Item 10(Picture)

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Garage

		IN	NI	NP	RR	Styles & Materials
3.0	GARAGE CEILINGS	•			•	Garage Door Type: Garage Door Material: Auto-opener Manufacturer:
3.1	GARAGE WALLS (INCLUDING FIREWALL SEPARATION)		•			
3.2	GARAGE FLOOR	•			•	
3.3	GARAGE DOOR (S)		•			
3.4	OCCUPANT DOOR FROM GARAGE TO INSIDE HOME			•		
3.5	GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance)		•			
3.6	Other	•			•	
		IN	NI	NP	RR	

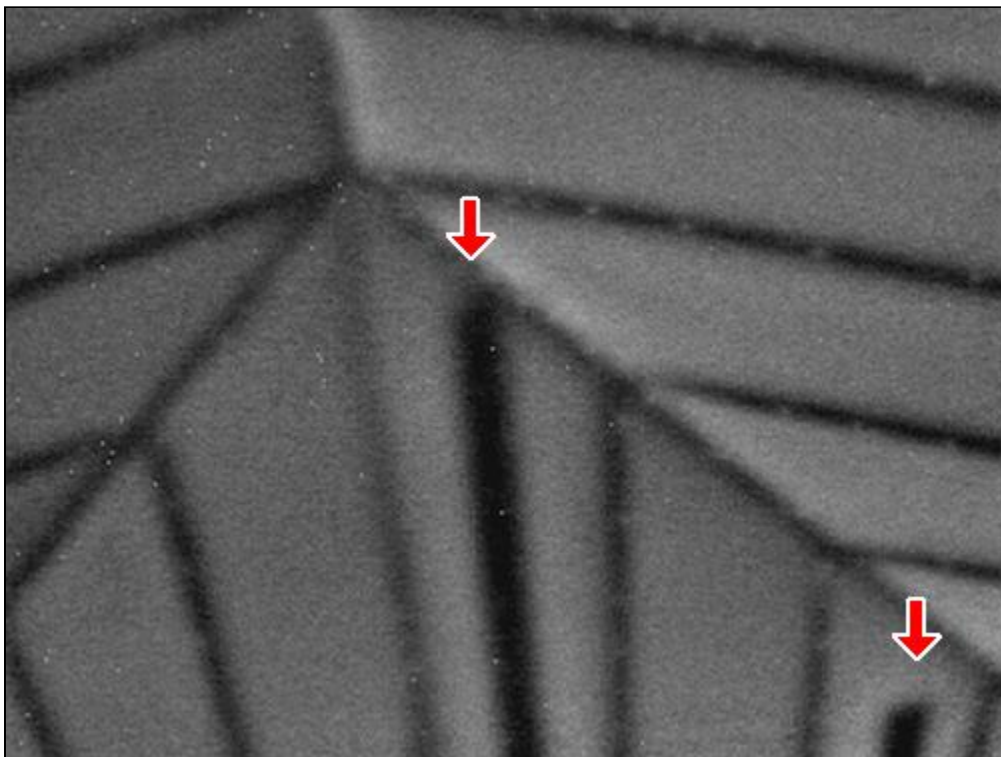
Comments:



3.0 Item 1(Picture)



3.0 Item 2(Picture)

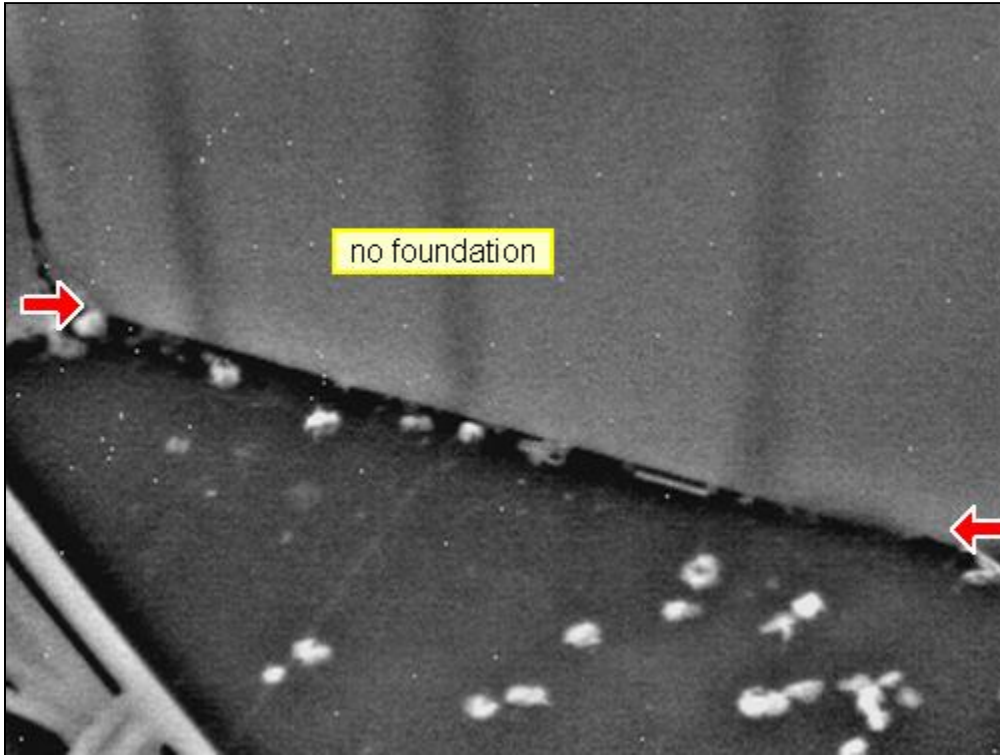


3.0 Item 3(Picture)

3.2 Several cracks noted in floor, Owner to have inspected.

Commercial-Home Infrared Inspections

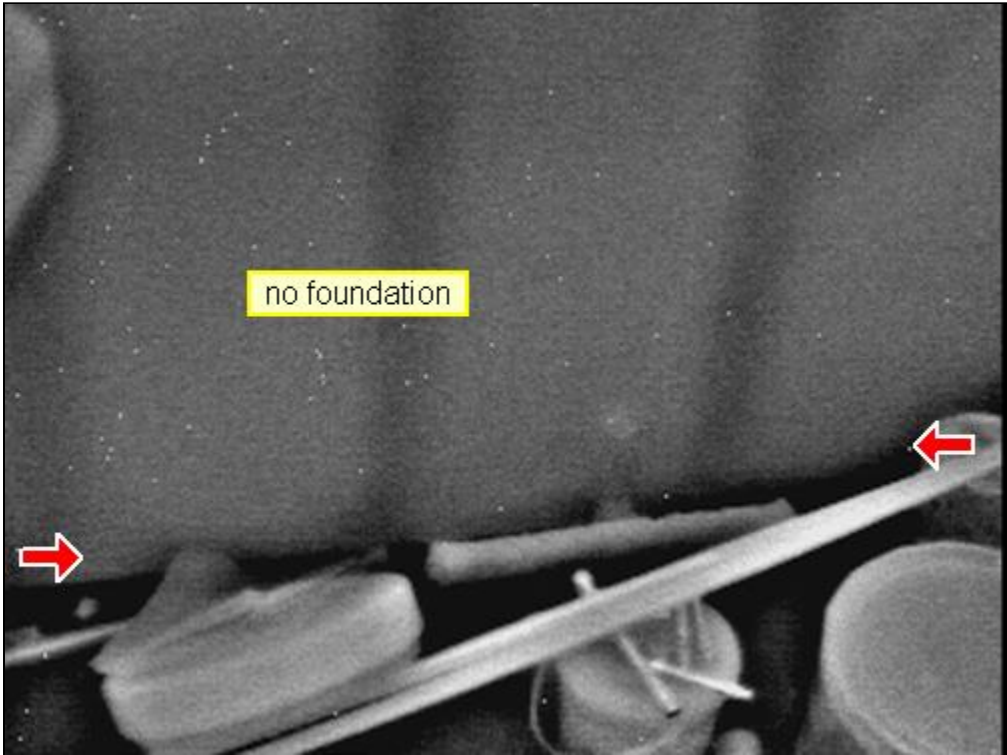
3.6 There appears to be no foundation on East, South & North side of garage, Owner to have a qualified tradesman inspect & make corrections.



3.6 Item 1(Picture)



3.6 Item 2(Picture)



3.6 Item 3(Picture)



3.6 Item 4(Picture)

4. Interiors

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

		IN	NI	NP	RR	Styles & Materials
4.0	CEILINGS		•			Ceiling Materials:
4.1	WALLS		•			Wall Material:
4.2	FLOORS		•			Floor Covering(s):
4.3	STEPS, STAIRWAYS, BALCONIES AND RAILINGS		•			Interior Doors:
4.4	COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS		•			Window Types:
4.5	DOORS (REPRESENTATIVE NUMBER)		•			Window Manufacturer:
4.6	WINDOWS (REPRESENTATIVE NUMBER)		•			Cabinetry:
4.7	other	•			•	Countertop:

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

Commercial-Home Infrared Inspections

4.7 In basement there is excessive moisture on floors and basement walls, Owner to have appropriate tradesman inspect & make necessary corrections.

At the top of stairs floor appears to have a bulge and slopes towards front of structure, Owner to contact appropriate contractor to inspect & make corrections



4.7 Item 1(Picture)



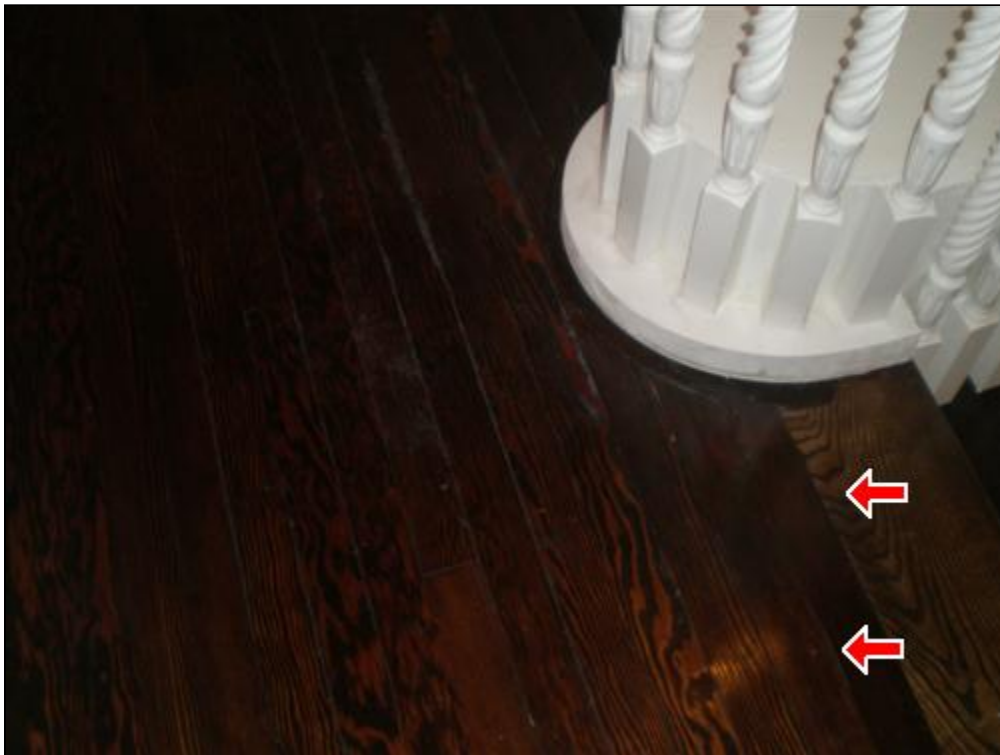
4.7 Item 2(Picture)



4.7 Item 3(Picture)



4.7 Item 4(Picture)



4.7 Item 5(Picture)

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

		IN	NI	NP	RR	Styles & Materials
5.0	FOUNDATIONS, BASEMENTS AND CRAWLSPACES (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)		•			Foundation: Method used to observe Crawlspace:
5.1	WALLS (Structural)					Floor Structure:
5.2	COLUMNS OR PIERS	•			•	Wall Structure:
5.3	FLOORS (Structural)	•			•	Columns or Piers:
5.4	CEILINGS (structural)		•			Ceiling Structure:
5.5	ROOF STRUCTURE AND ATTIC		•			Roof Structure:
5.6	other	•			•	Roof-Type: Method used to observe attic:
		IN	NI	NP	RR	Attic info:

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

5.2 A visual inspection only and it appears that some piers are not footed, Owner to verify with the building & safety, also it doesn't appear to be lagged on straps or toe nailed. Owner to have corrected.



5.2 Item 1(Picture)

Commercial-Home Infrared Inspections

5.3 There are a few areas that appear to not be sistered correctly, Owner to verify with contractor or by permits that these areas are valid.



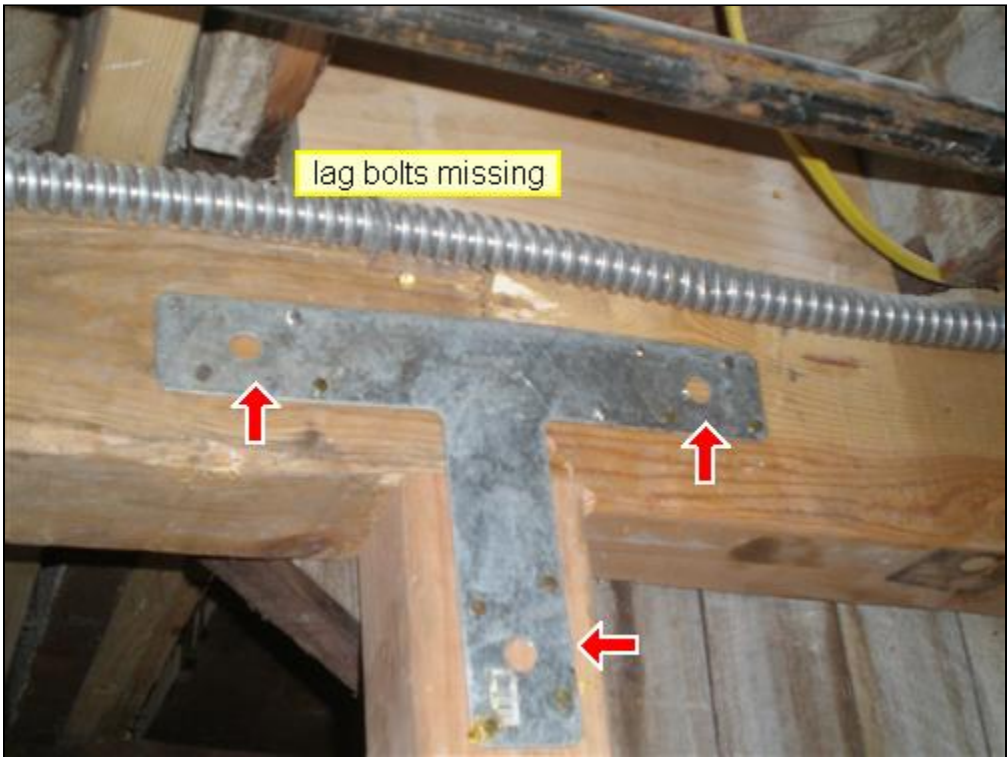
5.3 Item 1(Picture)



5.3 Item 2(Picture)



5.3 Item 3(Picture)



5.3 Item 4(Picture)



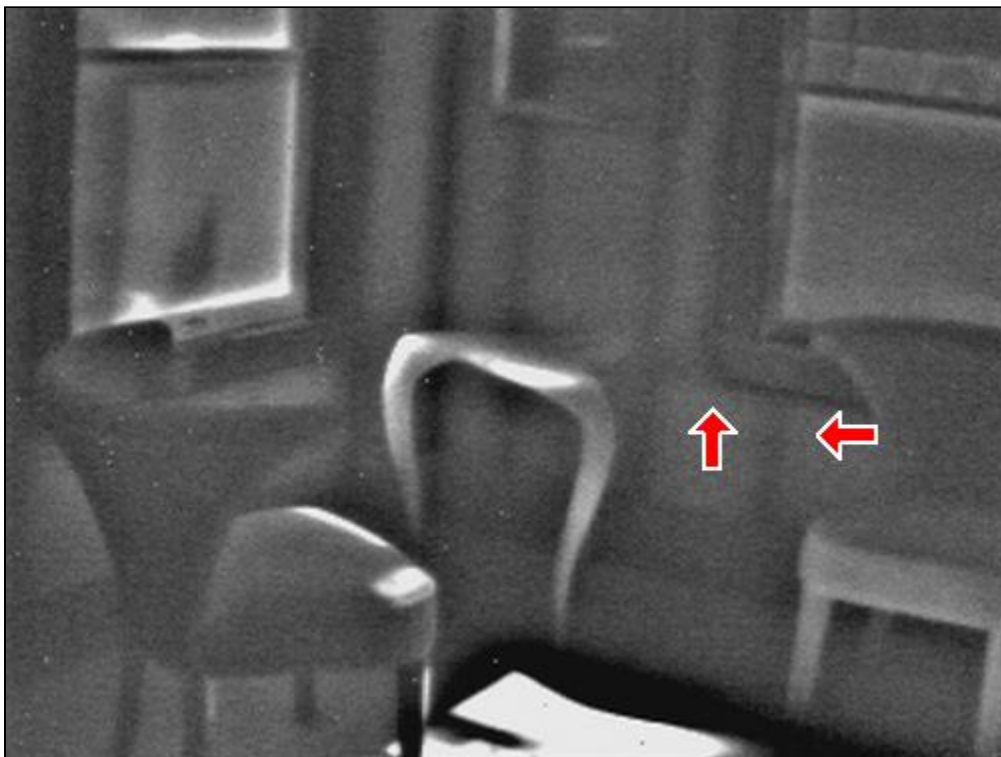
5.3 Item 5(Picture)

Commercial-Home Infrared Inspections

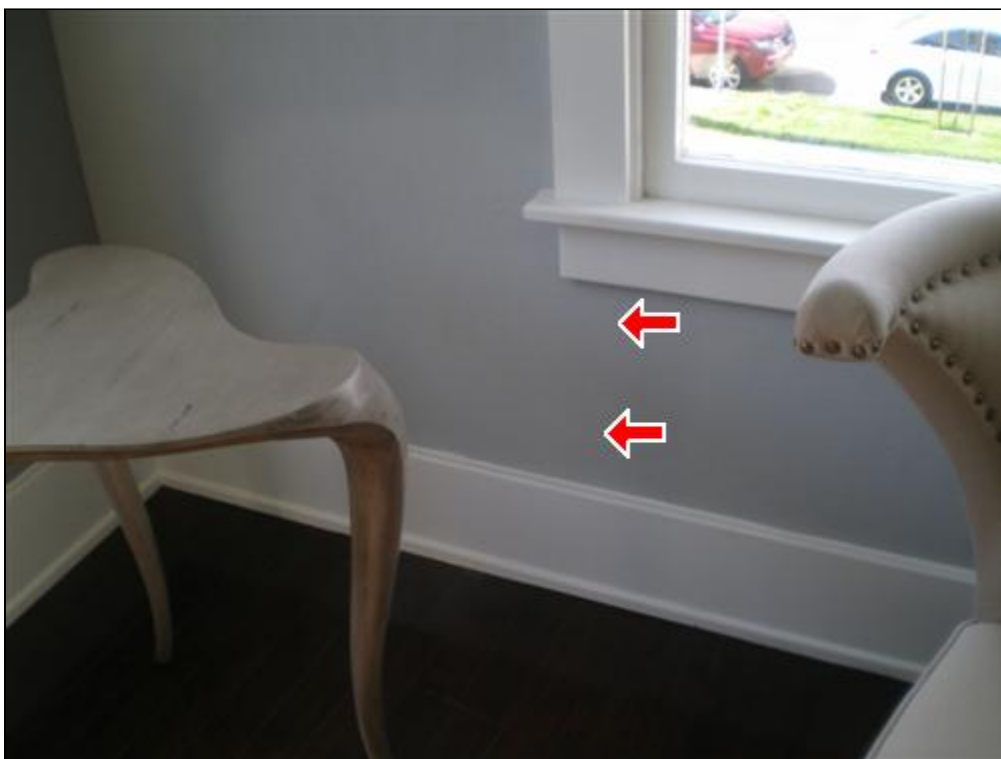
5.6 There are several window that dolt appears to be framed properly - king studs missing, Owner to have appropriate contractor inspect & make corrections.

In pictures #11-13 shows timbers/dutchman installed without proper connections- Owner to have appropriate contractor inspect & make necessary repairs.

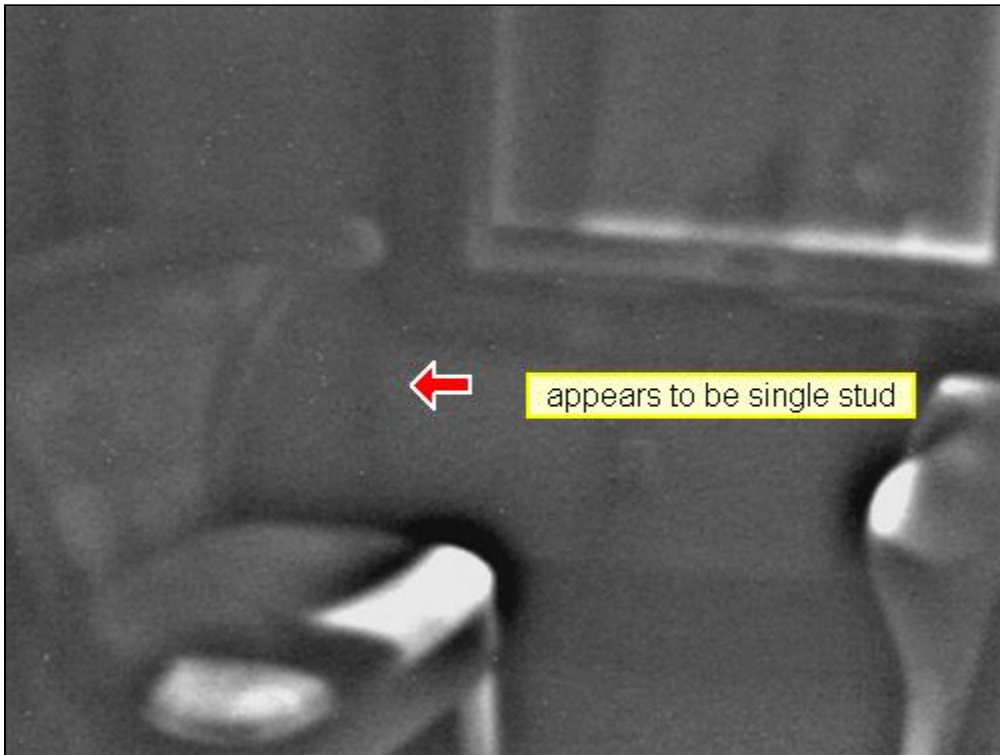
Note: many walls dolt have fireblocking as this was not the code when structure was built, but it appears that some fireblocking has been done since remolded a few years ago.



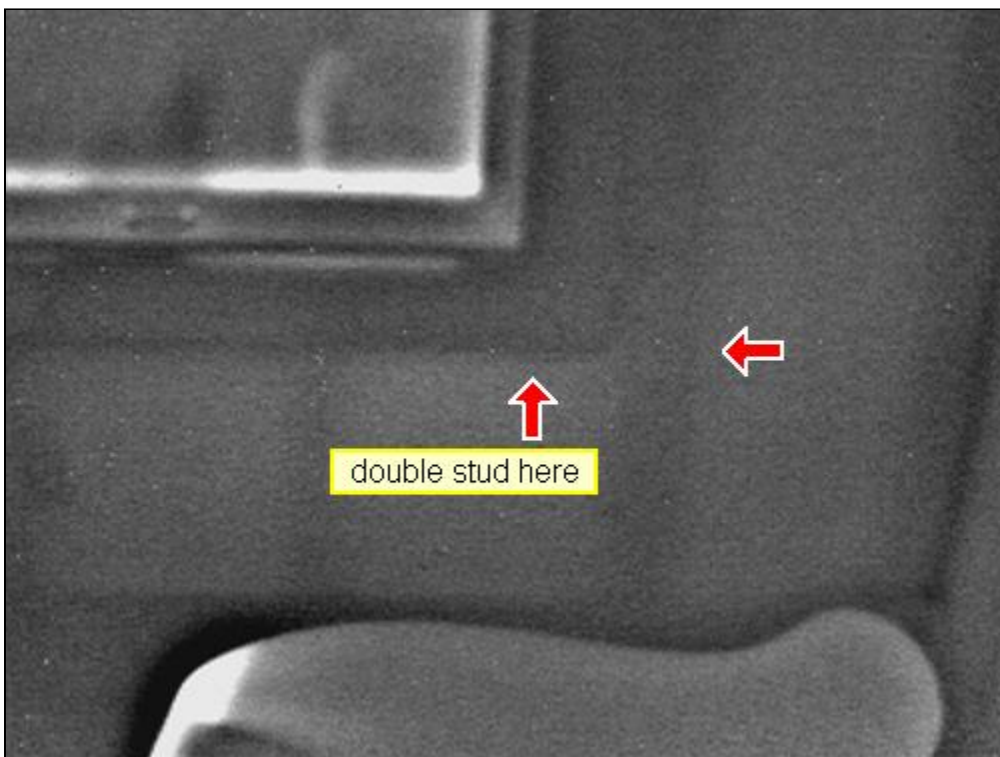
5.6 Item 1(Picture)



5.6 Item 2(Picture)



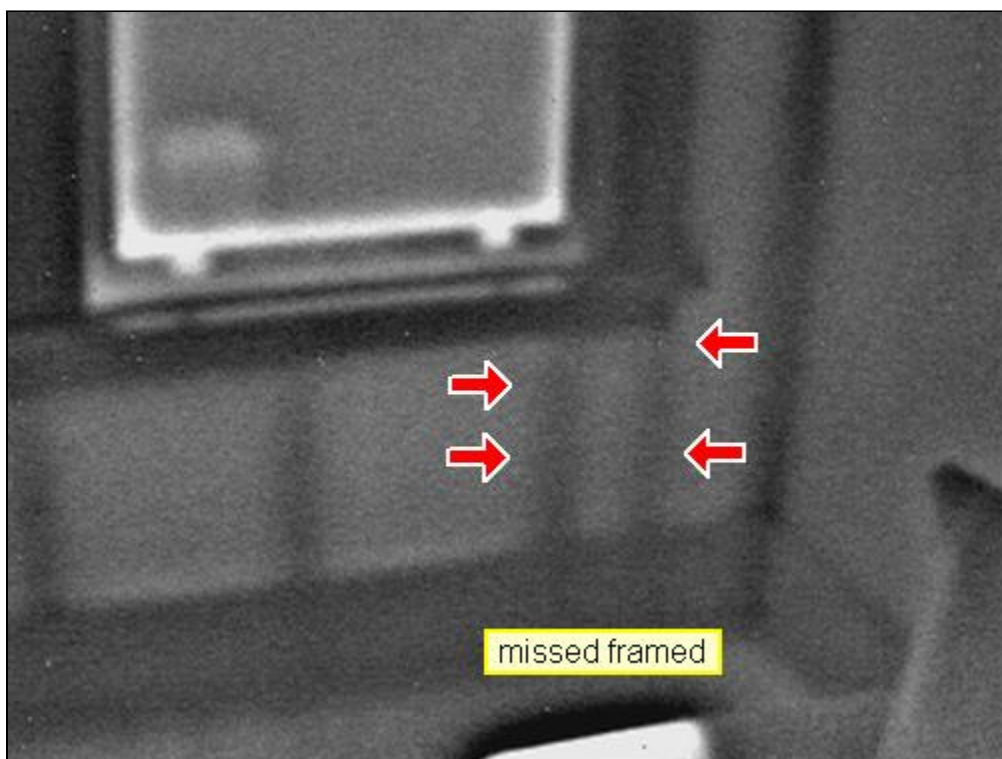
5.6 Item 3(Picture)



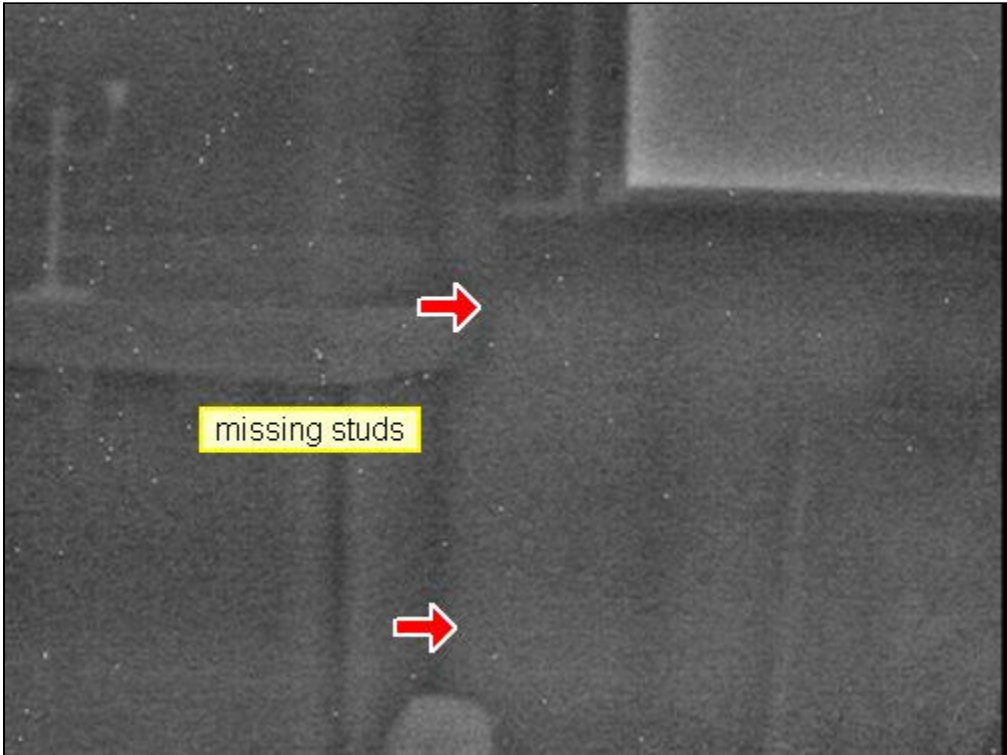
5.6 Item 4(Picture)



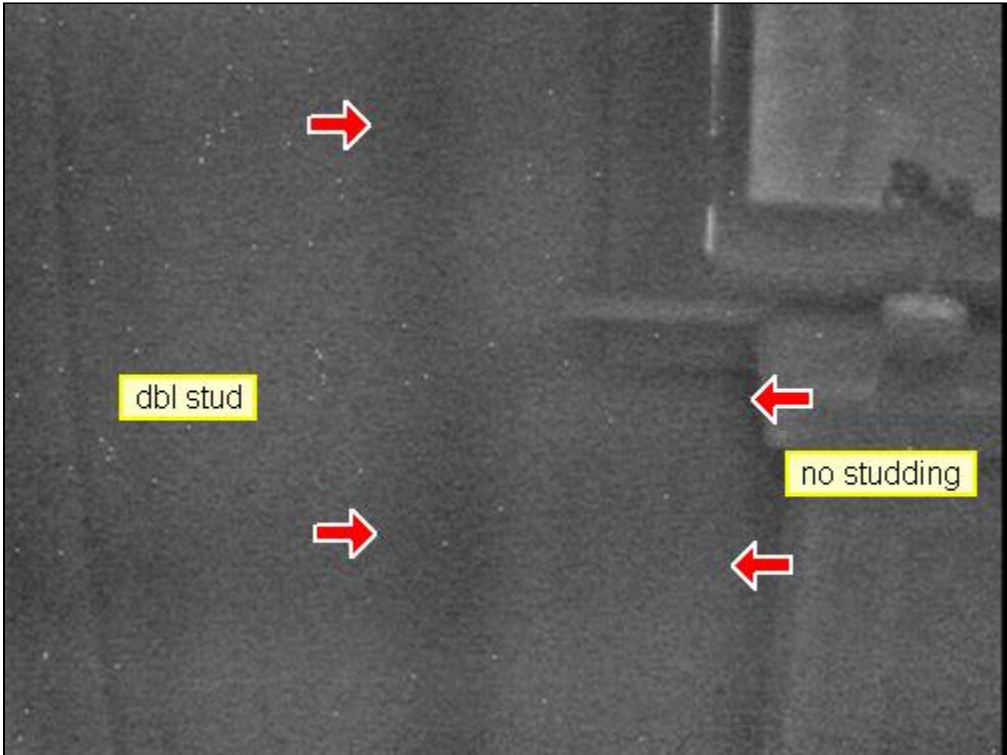
5.6 Item 5(Picture)



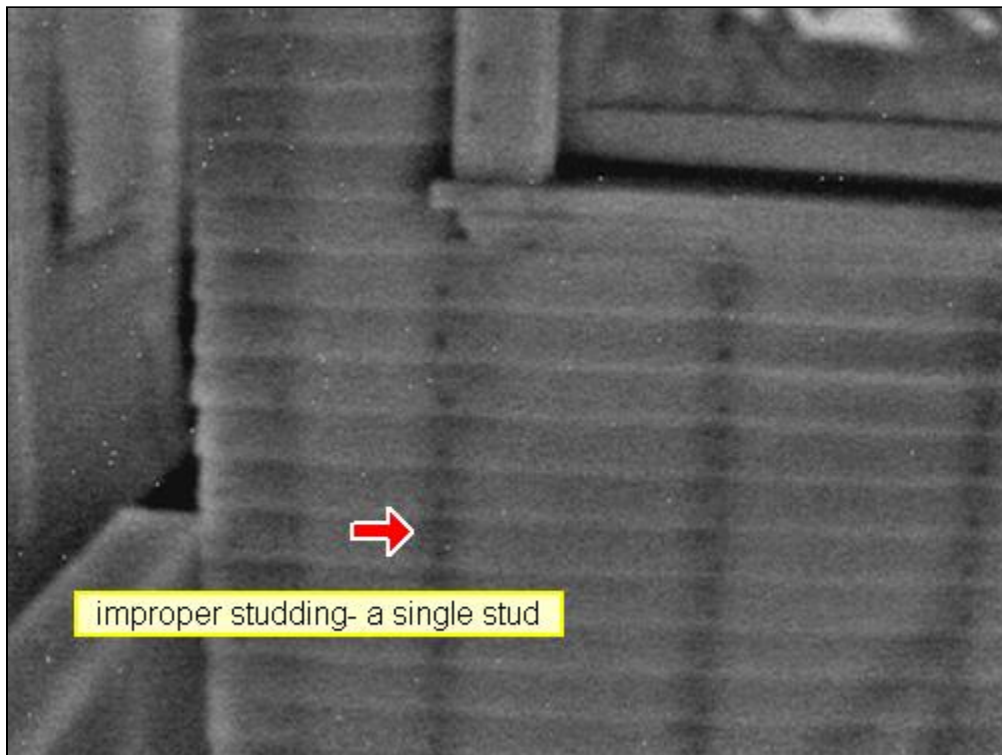
5.6 Item 6(Picture)



5.6 Item 7(Picture)



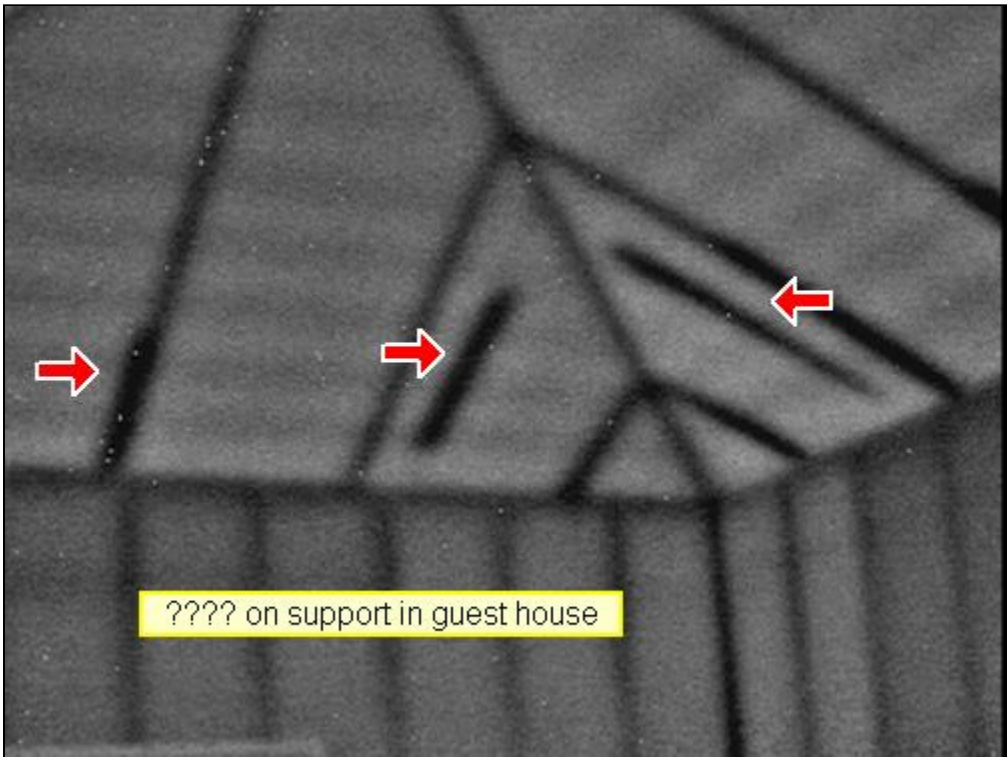
5.6 Item 8(Picture)



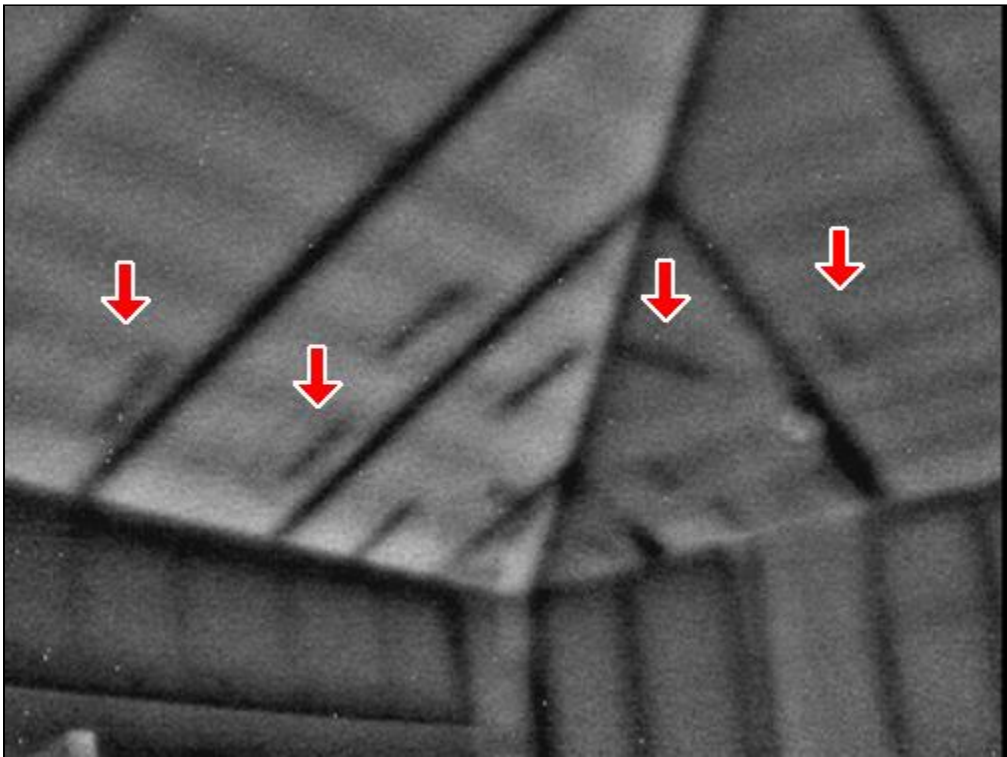
5.6 Item 9(Picture)



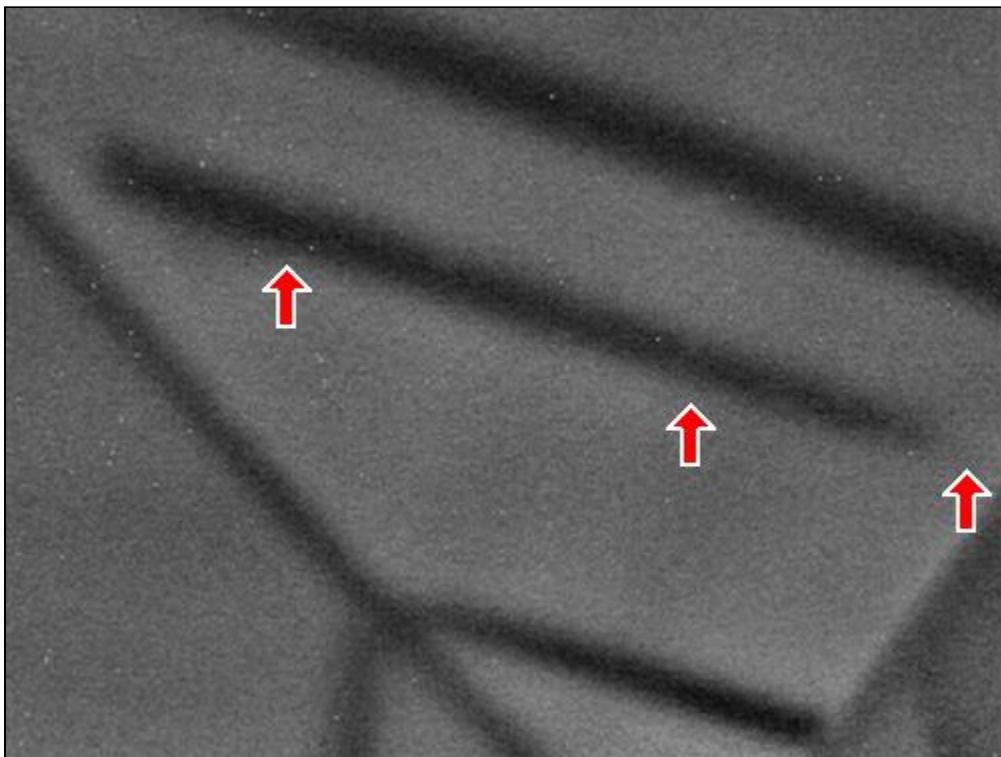
5.6 Item 10(Picture)



5.6 Item 11(Picture)



5.6 Item 12(Picture)



5.6 Item 13(Picture)

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

		IN	NI	NP	RR	Styles & Materials
6.0	PLUMBING DRAIN, WASTE AND VENT SYSTEMS		•			Water Source:
6.1	PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES		•			Water Filters:
6.2	HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS				•	Plumbing Water Supply (into home):
6.3	MAIN WATER SHUT-OFF DEVICE (Describe location)		•			Plumbing Water Distribution (inside home):
6.4	FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)		•			Washer Drain Size:
6.5	MAIN FUEL SHUT OFF (Describe Location)		•			Plumbing Waste:
6.6	SUMP PUMP			•		Water Heater Power Source:
6.7	Other					Water Heater Capacity:
						Manufacturer:
						Water Heater Location:

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

Commercial-Home Infrared Inspections

6.2 Heater inoperative



6.2 Item 1(Picture)

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

		IN	NI	NP	RR	Styles & Materials
7.0	SERVICE ENTRANCE CONDUCTORS		•			Electrical Service Conductors: Panel capacity: Panel Type: Electric Panel Manufacturer: Branch wire 15 and 20 AMP: Wiring Methods:
7.1	SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS		•			
7.2	BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE		•			
7.3	CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)		•			
7.4	POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE		•			
7.5	OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)		•			
7.6	LOCATION OF MAIN AND DISTRIBUTION PANELS		•			
7.7	SMOKE DETECTORS		•			
7.8	CARBON MONOXIDE DETECTORS		•			
7.9	Other	•			•	

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

Comments:

Commercial-Home Infrared Inspections

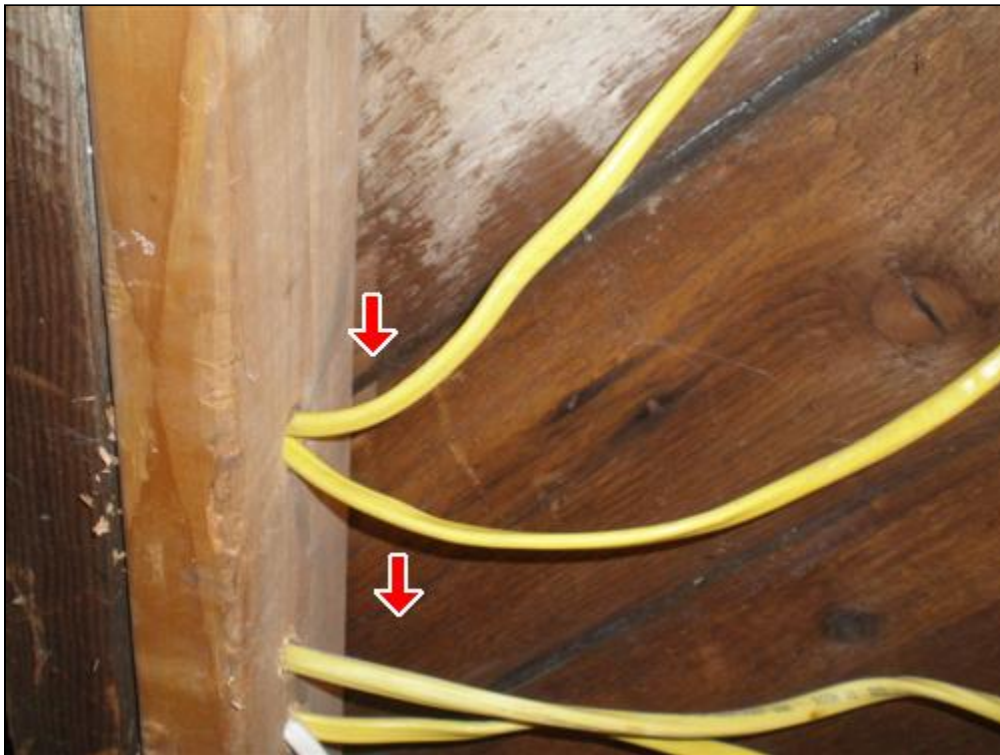
7.9 In basement area it appears that Owner to contact an electrician to determine if romex wiring is proper



7.9 Item 1(Picture)



7.9 Item 2(Picture)



7.9 Item 3(Picture)

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

8. Heating / Central Air Conditioning

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

		IN	NI	NP	RR	Styles & Materials
8.0	HEATING EQUIPMENT		•			Heat Type:
8.1	NORMAL OPERATING CONTROLS		•			Energy Source:
8.2	AUTOMATIC SAFETY CONTROLS		•			Number of Heat Systems
8.3	DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)					(excluding wood):
8.4	PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM		•			Heat System Brand:
8.5	CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)	•			•	Ductwork:
8.6	SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove)		•			Filter Type:
8.7	GAS/LP FIRELOGS AND FIREPLACES		•			Filter Size:
8.8	COOLING AND AIR HANDLER EQUIPMENT					Types of Fireplaces:
8.9	NORMAL OPERATING CONTROLS					Operable Fireplaces:
8.10	PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM	•			•	Number of Woodstoves:
8.11	other					Cooling Equipment Type:
						Cooling Equipment Energy Source:
						Central Air Manufacturer:
						Number of AC Only Units:

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

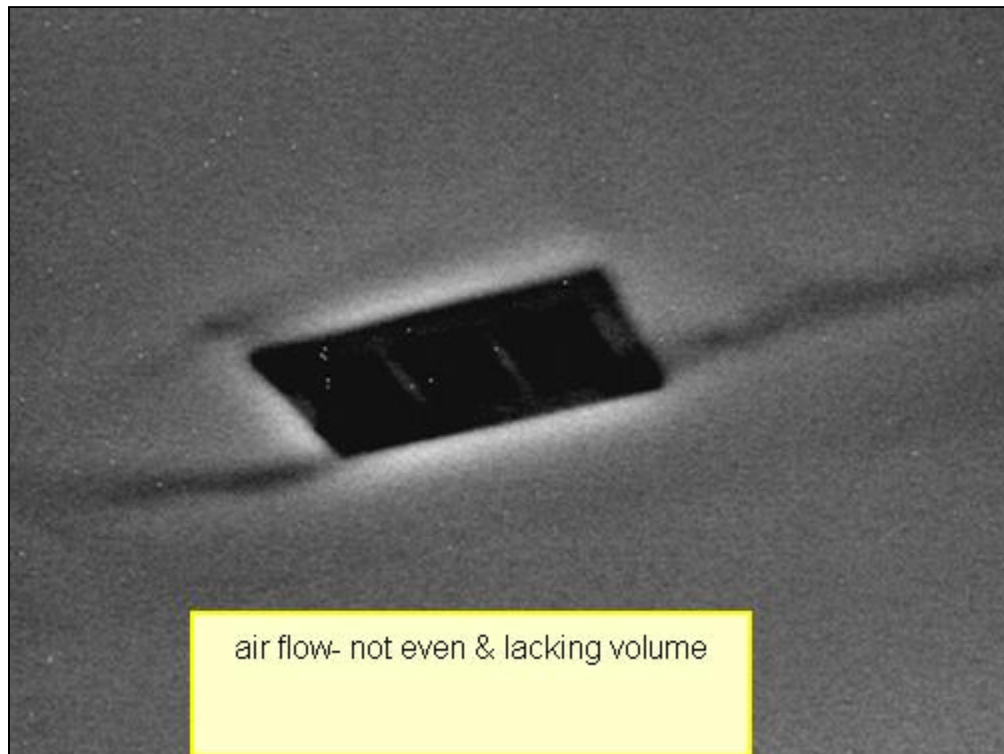
IN NI NP RR

Comments:

8.5 The chimney appears not to be in useable condition, Owner to have a qualified tradesman inspect & verify conditions.

Commercial-Home Infrared Inspections

8.10 Several rooms have a better flow than others which appears to be in distribution box, (some rooms varied by over 15%) Owner to have an HVAC contractor inspect & make necessary corrections.



8.10 Item 1(Picture)

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9. Insulation and Ventilation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

		IN	NI	NP	RR	Styles & Materials
9.0	INSULATION IN ATTIC	•			•	Attic Insulation:
9.1	INSULATION UNDER FLOOR SYSTEM			•		Ventilation:
9.2	VAPOR RETARDERS (ON GROUND IN CRAWLSPACE OR BASEMENT)		•			Exhaust Fans:
9.3	VENTILATION OF ATTIC AND FOUNDATION AREAS					Dryer Power Source:
9.4	VENTING SYSTEMS (Kitchens, baths and laundry)		•			Dryer Vent:
9.5	VENTILATION FANS AND THERMOSTATIC CONTROLS (ATTIC)		•			Floor System Insulation:

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

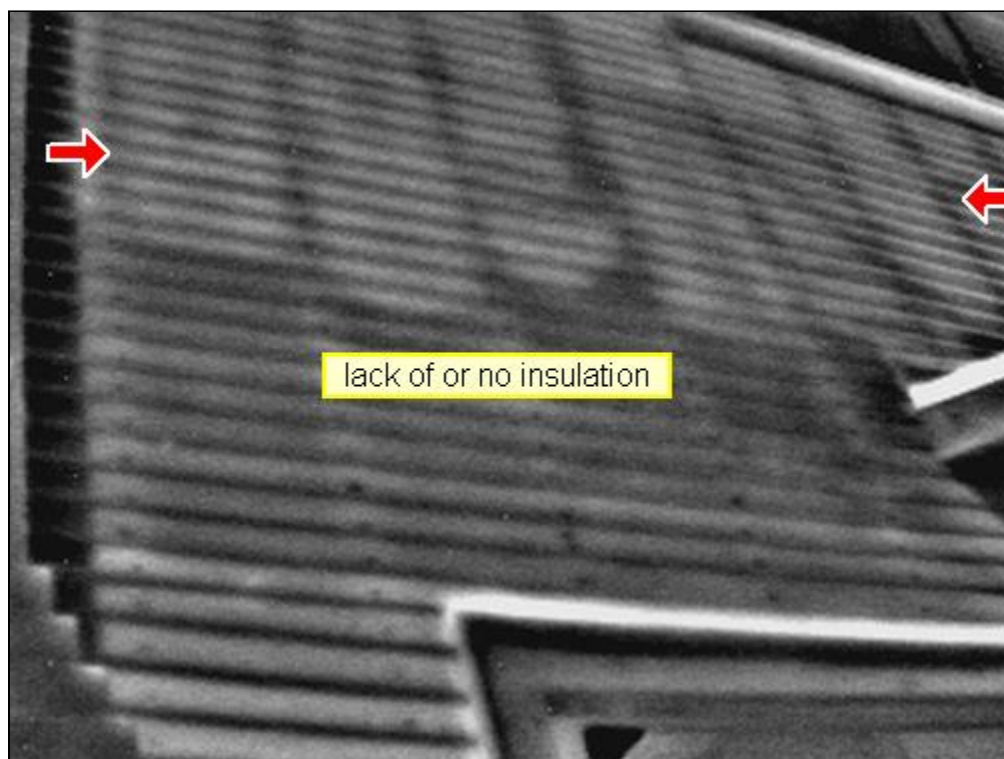
Comments:

Commercial-Home Infrared Inspections

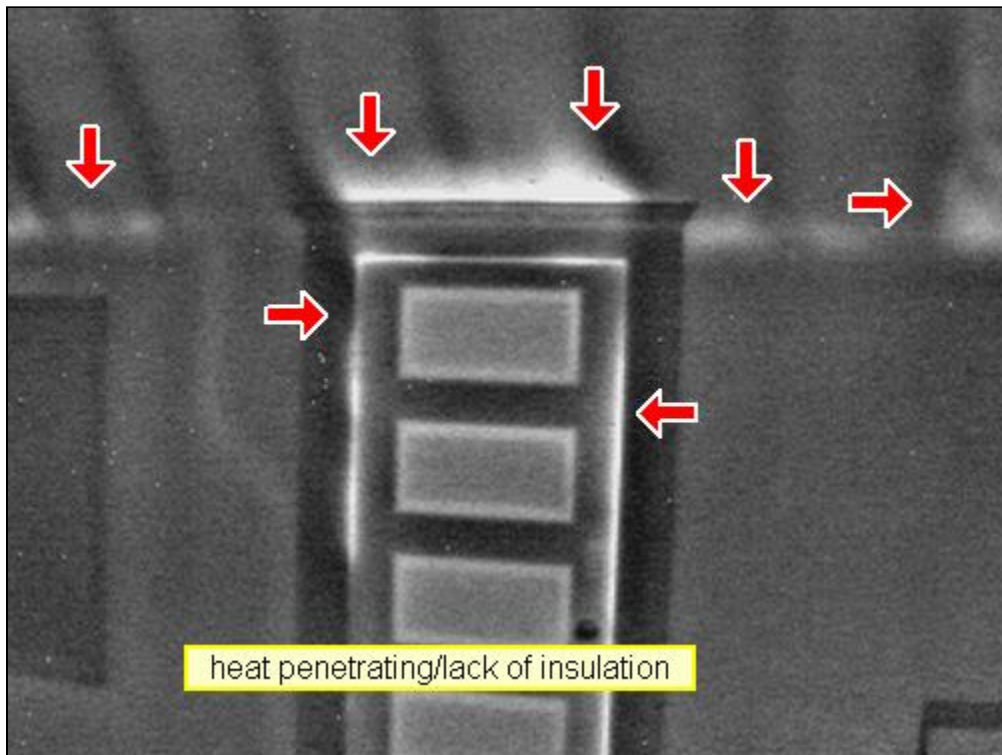
9.0 There are several areas that appear to be lack of insulation and also insulation appears in some areas to have no backing, Owner to have a qualified tradesman inspect & make necessary corrections.



9.0 Item 1(Picture)



9.0 Item 2(Picture)



9.0 Item 3(Picture)

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

10. Built-In Kitchen Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

		IN	NI	NP	RR	Styles & Materials
10.0	DISHWASHER		•			Dishwasher Brand:
10.1	RANGES/OVENS/COOKTOPS		•			Disposer Brand:
10.2	RANGE HOOD		•			Exhaust/Range hood:
10.3	TRASH COMPACTOR		•			Range/Oven:
10.4	FOOD WASTE DISPOSER		•			Built in Microwave:
10.5	MICROWAVE COOKING EQUIPMENT		•			Trash Compactors:

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

Comments:

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

General Summary



Commercial-Home Infrared Inspections

2551 Galena St. #805
Simi Valley, CA
93062

Customer
Mr. Gregory
Mr. Infrared Inspections
sample report sample

Address
2239 W. 24th St.
Los Angeles CA

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

2. Exterior

2.1 DOORS (Exterior)

Inspected, Repair or Replace

The doors off kitchen (sidelites) have moisture/fungus condition, Owner to have a qualified tradesman inspect & make corrections.

note in all moisture reading double the reading on meter as it only goes to 50.

2. Exterior



2.1 Item 1(Picture)



2.1 Item 2(Picture)

2. Exterior



2.1 Item 3(Picture)

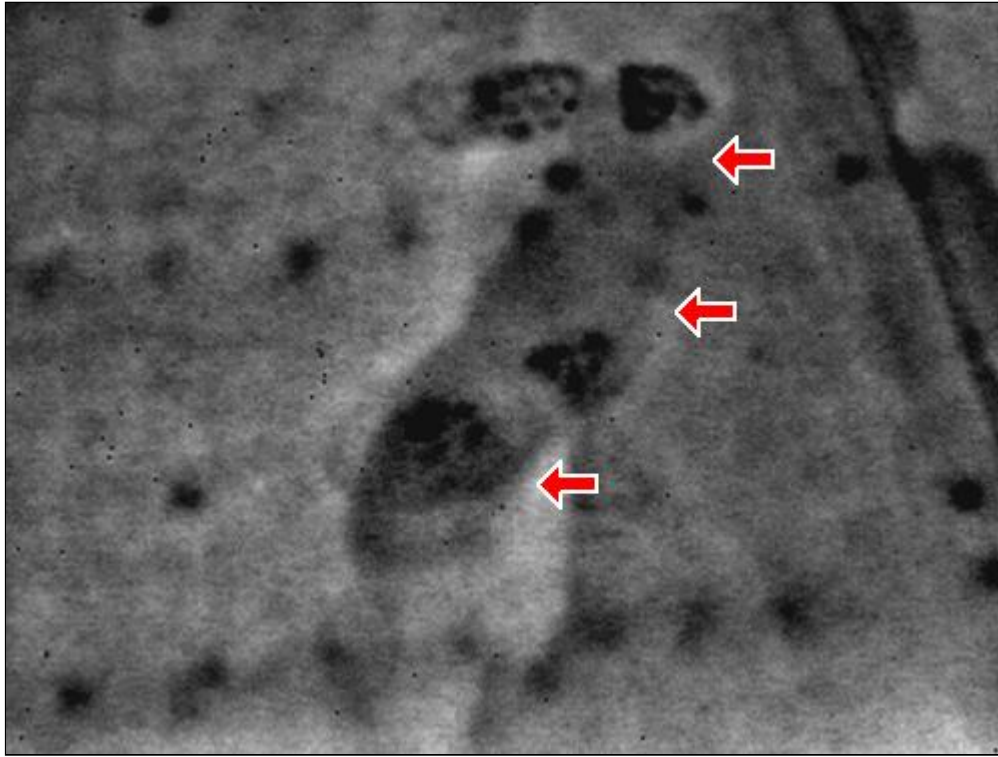


2.1 Item 4(Picture)

- 2.3 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS**
Inspected, Repair or Replace

2. Exterior

The deck off sun room was or shows signs of previous leaking & Owner to contact appropriate tradesman to inspect & make corrections



2.3 Item 1(Picture)



2.3 Item 2(Picture)

2.6 OTHER
Inspected, Repair or Replace

2. Exterior

On the columns in front have moisture content up to 100%, as I actually got moisture to drain on my hand by pushing on bottom of column.

Note: Double the meter reading for true reading

2. Exterior



2.6 Item 1(Picture)



2.6 Item 2(Picture)

2. Exterior



2.6 Item 3(Picture)

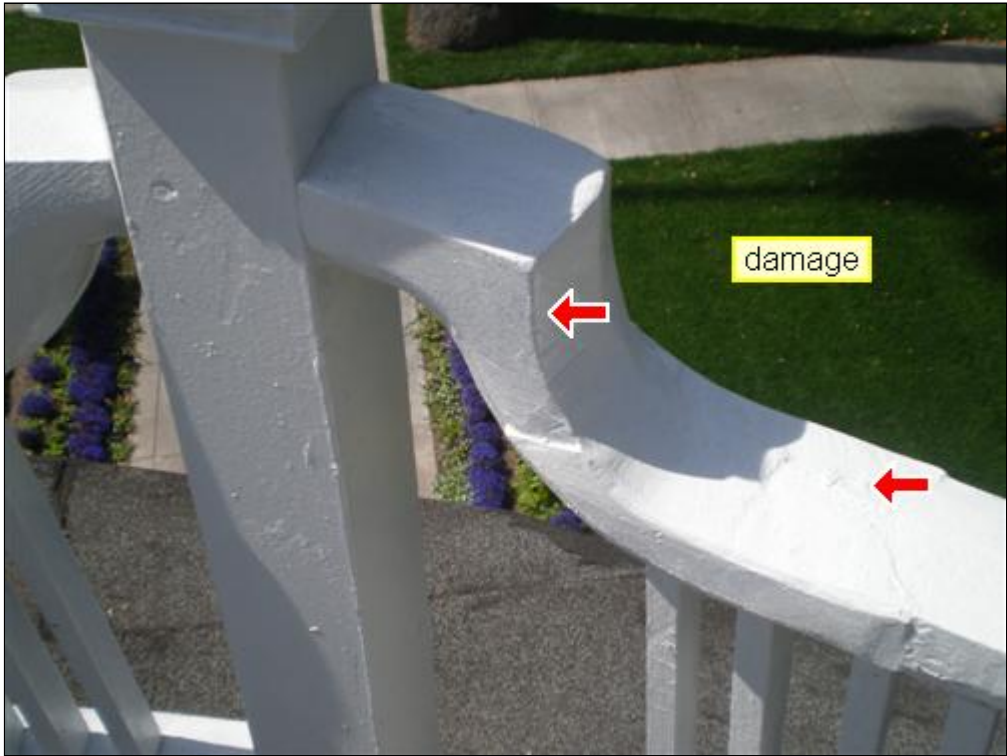


2.6 Item 4(Picture)

2. Exterior



2.6 Item 5(Picture)

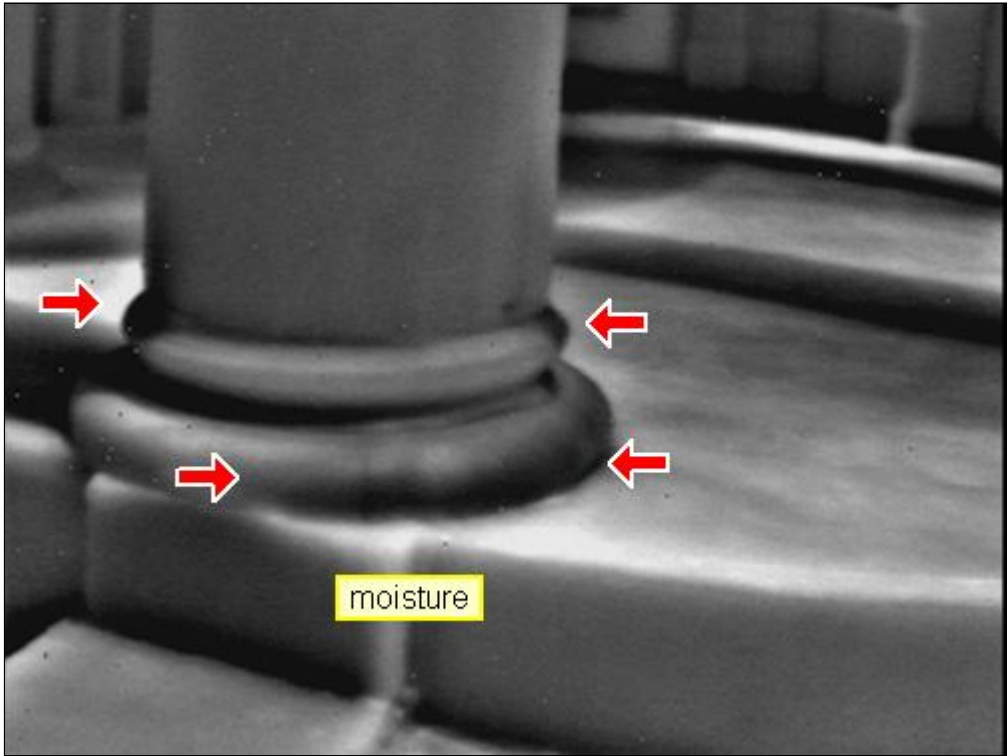


2.6 Item 6(Picture)

2. Exterior



2.6 Item 7(Picture)



2.6 Item 8(Picture)

2. Exterior



2.6 Item 9(Picture)

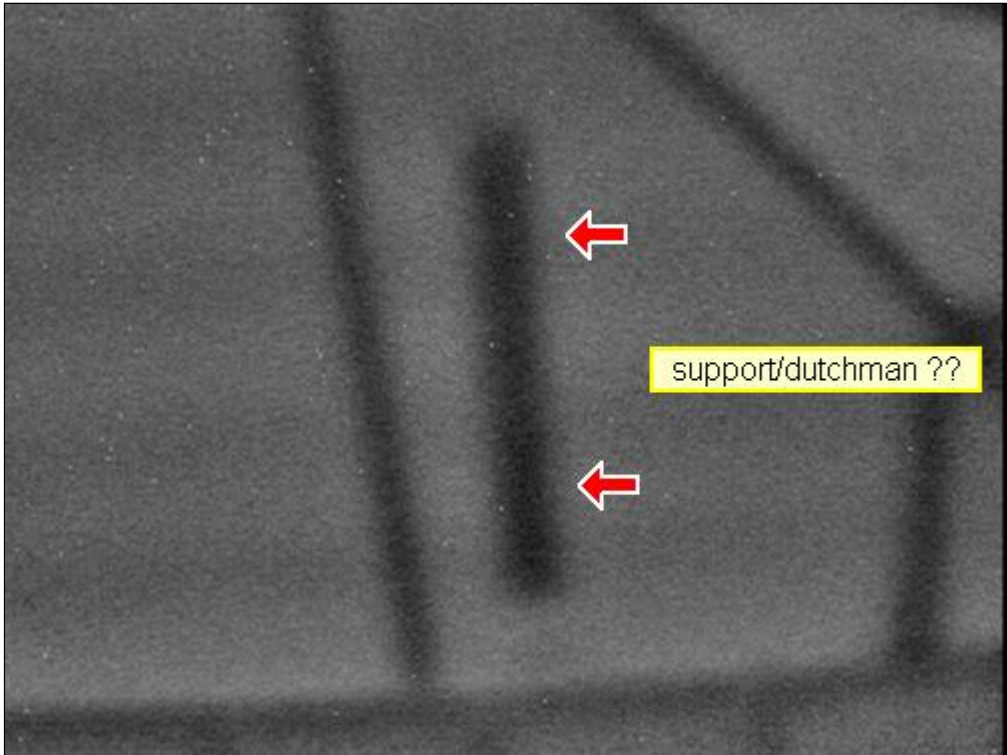


2.6 Item 10(Picture)

3. Garage

3.0 GARAGE CEILINGS
Inspected, Repair or Replace

3. Garage

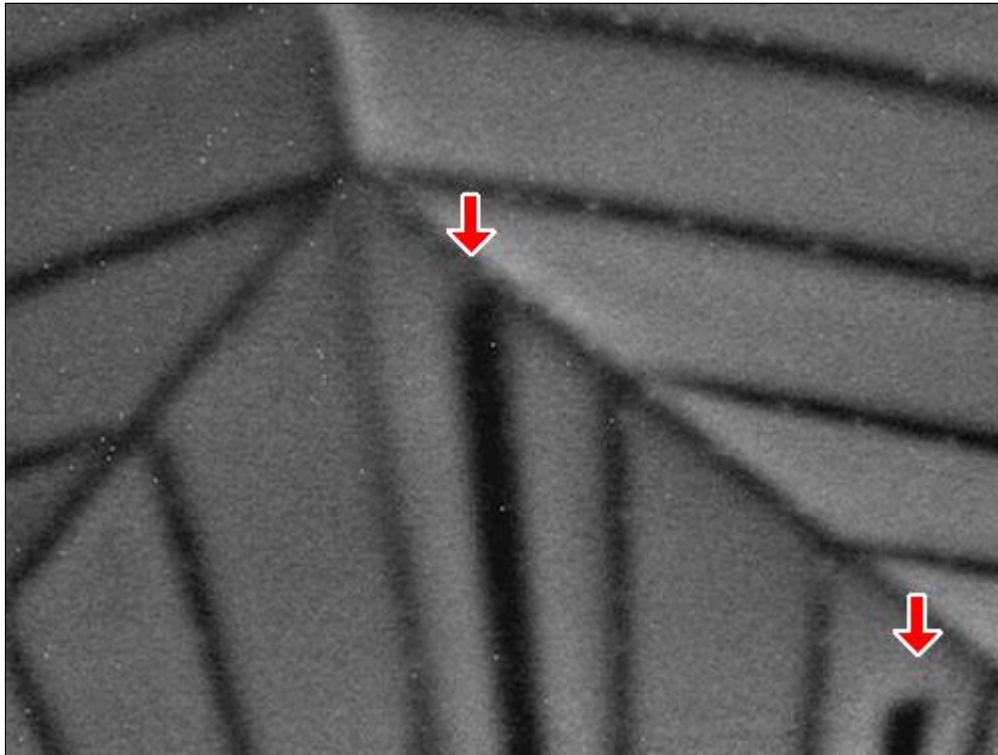


3.0 Item 1(Picture)



3.0 Item 2(Picture)

3. Garage



3.0 Item 3(Picture)

3.2 GARAGE FLOOR

Inspected, Repair or Replace

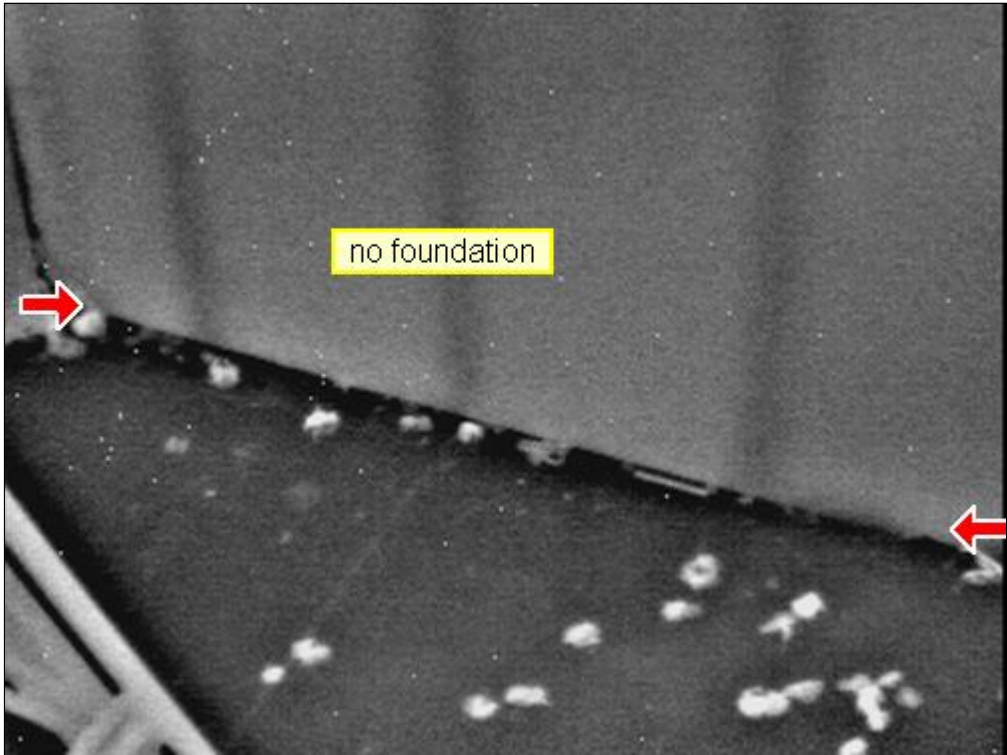
Several cracks noted in floor, Owner to have inspected.

3.6 Other

Inspected, Repair or Replace

There appears to be no foundation on East, South & North side of garage, Owner to have a qualified tradesman inspect & make corrections.

3. Garage

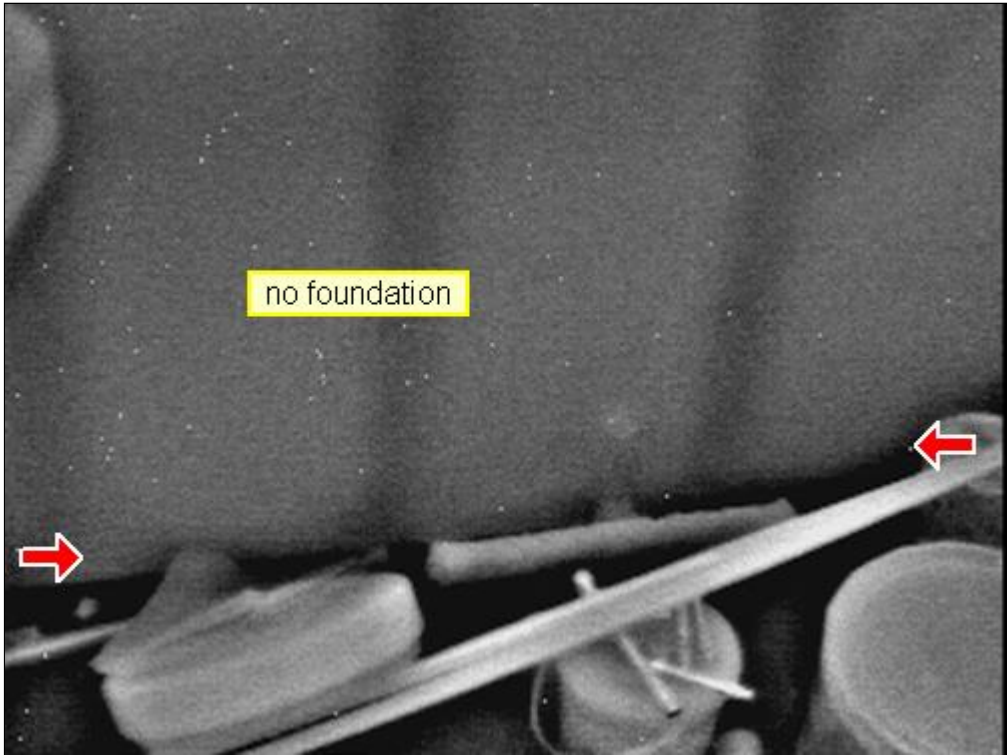


3.6 Item 1(Picture)



3.6 Item 2(Picture)

3. Garage



3.6 Item 3(Picture)



3.6 Item 4(Picture)

4. Interiors

4.7 other

Inspected, Repair or Replace

In basement there is excessive moisture on floors and basement walls, Owner to have appropriate tradesman inspect & make necessary corrections.

At the top of stairs floor appears to have a bulge and slopes towards front of structure, Owner to contact appropriate contractor to inspect & make corrections

4. Interiors



4.7 Item 1(Picture)



4.7 Item 2(Picture)

4. Interiors



4.7 Item 3(Picture)



4.7 Item 4(Picture)

4. Interiors



4.7 Item 5(Picture)

5. Structural Components

5.2 COLUMNS OR PIERS

Inspected, Repair or Replace

A visual inspection only and it appears that some piers are not footed, Owner to verify with the building & safety, also it doesn't appear to be lagged on straps or toe nailed. Owner to have corrected.

5. Structural Components



5.2 Item 1(Picture)

5.3 FLOORS (Structural)

Inspected, Repair or Replace

There are a few areas that appear to not be sistered correctly, Owner to verify with contractor or by permits that these areas are valid.

5. Structural Components

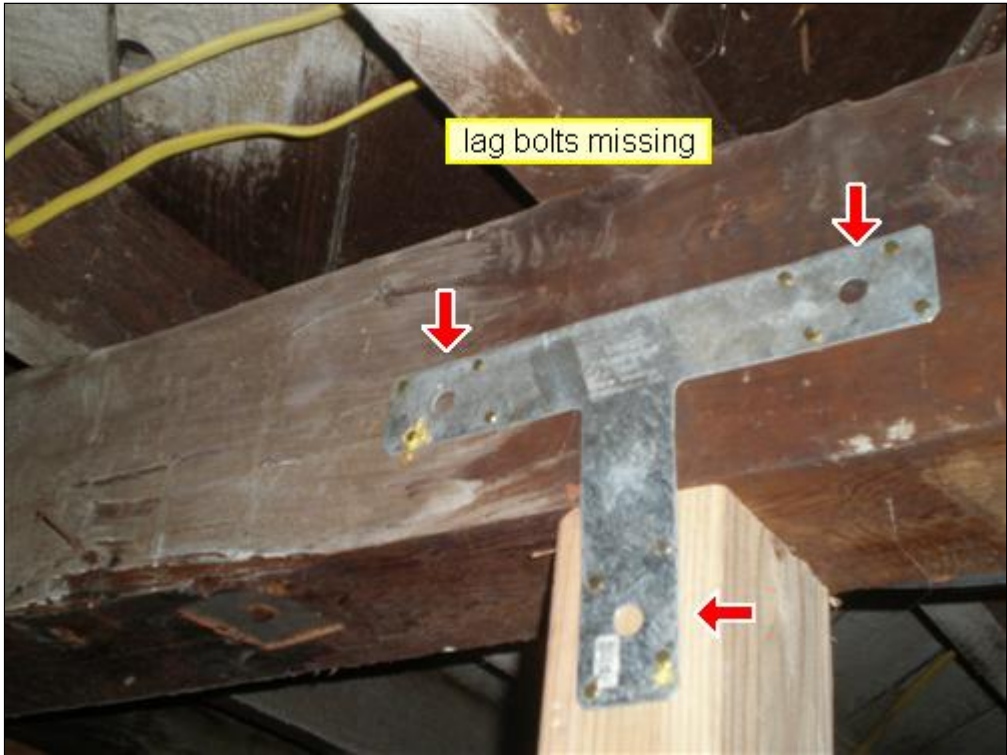


5.3 Item 1(Picture)

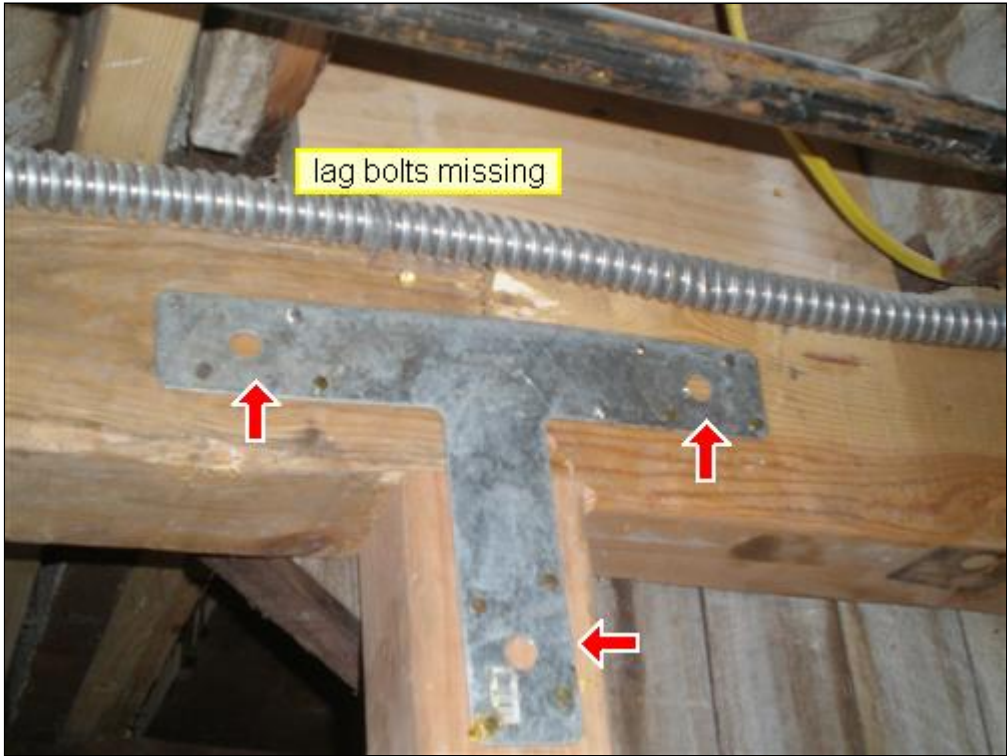


5.3 Item 2(Picture)

5. Structural Components



5.3 Item 3(Picture)



5.3 Item 4(Picture)

5. Structural Components



5.3 Item 5(Picture)

5.6 other

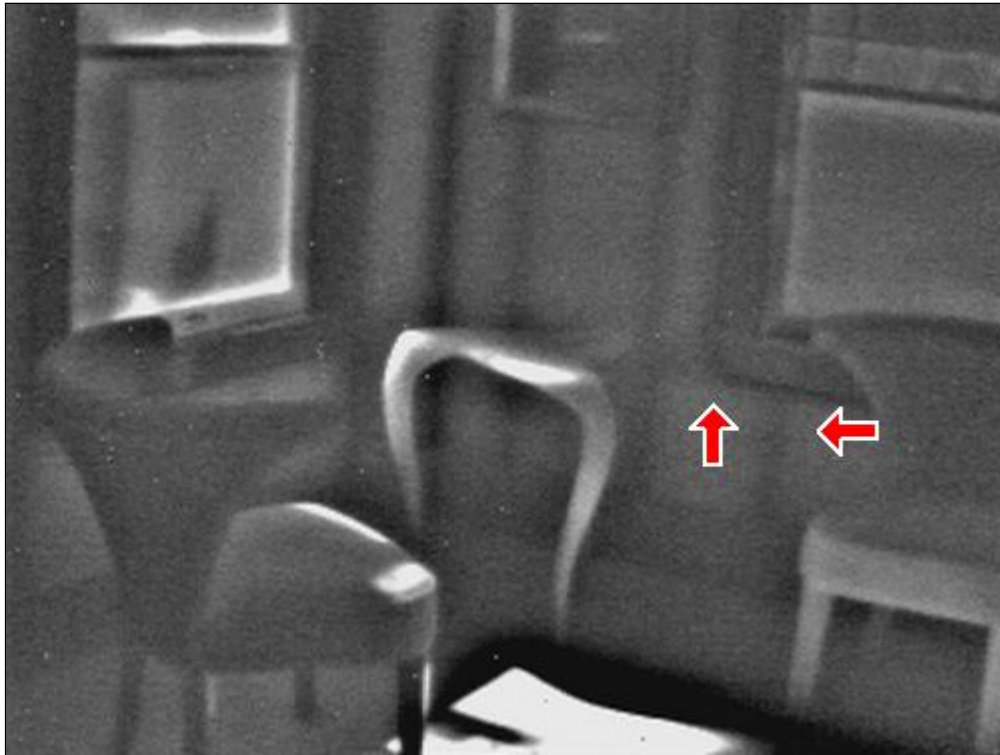
Inspected, Repair or Replace

There are several window that dolt appears to be framed properly - king studs missing, Owner to have appropriate contractor inspect & make corrections.

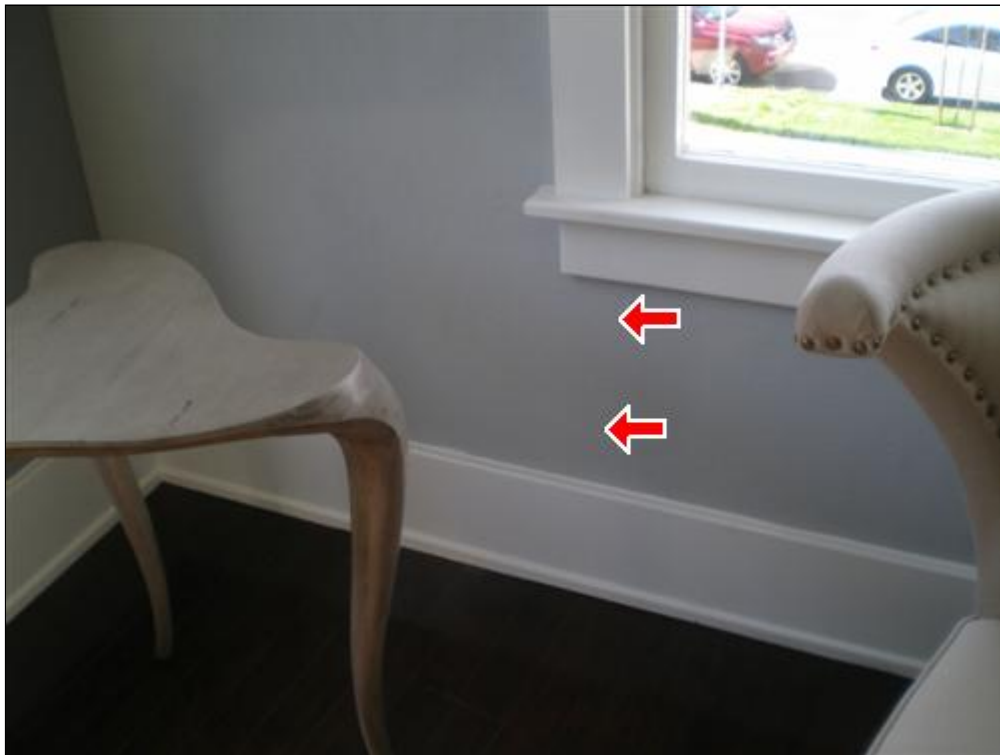
In pictures #11-13 shows timbers/dutchman installed without proper connections- Owner to have appropriate contractor inspect & make necessary repairs.

Note: many walls dolt have fireblocking as this was not the code when structure was built, but it appears that some fireblocking has been done since remodeled a few years ago.

5. Structural Components

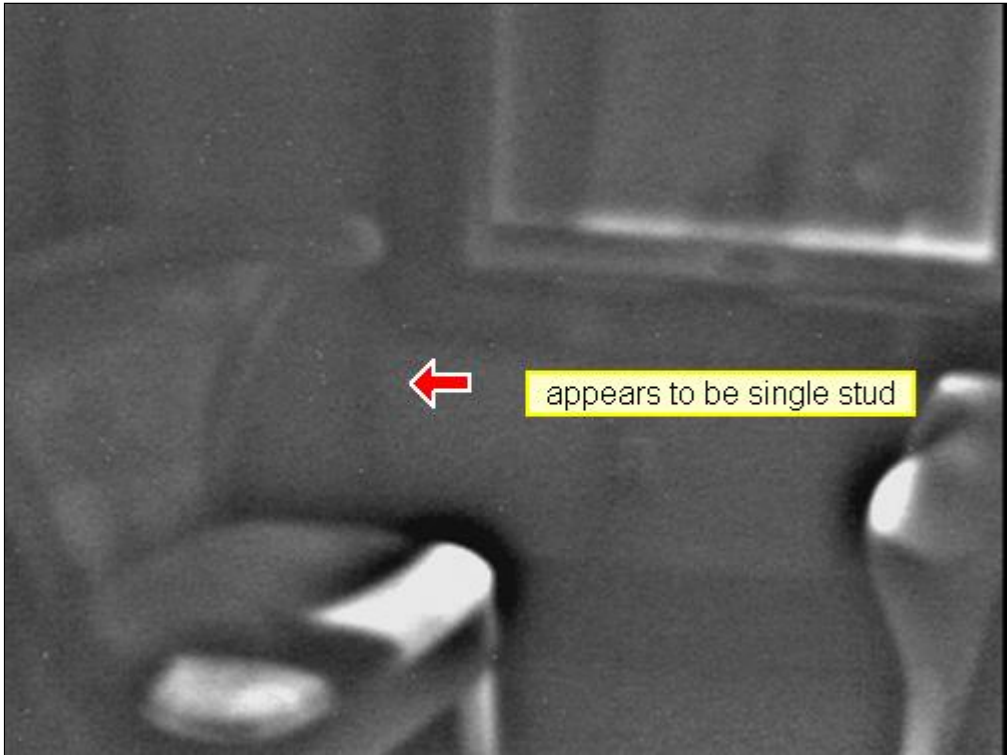


5.6 Item 1(Picture)

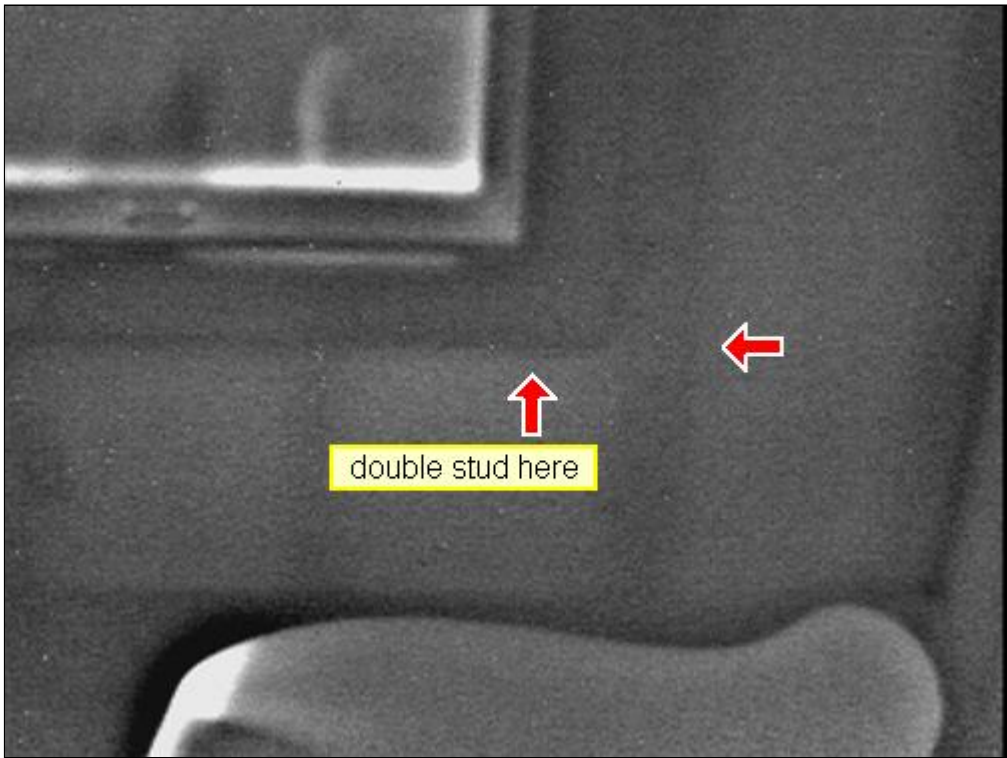


5.6 Item 2(Picture)

5. Structural Components



5.6 Item 3(Picture)

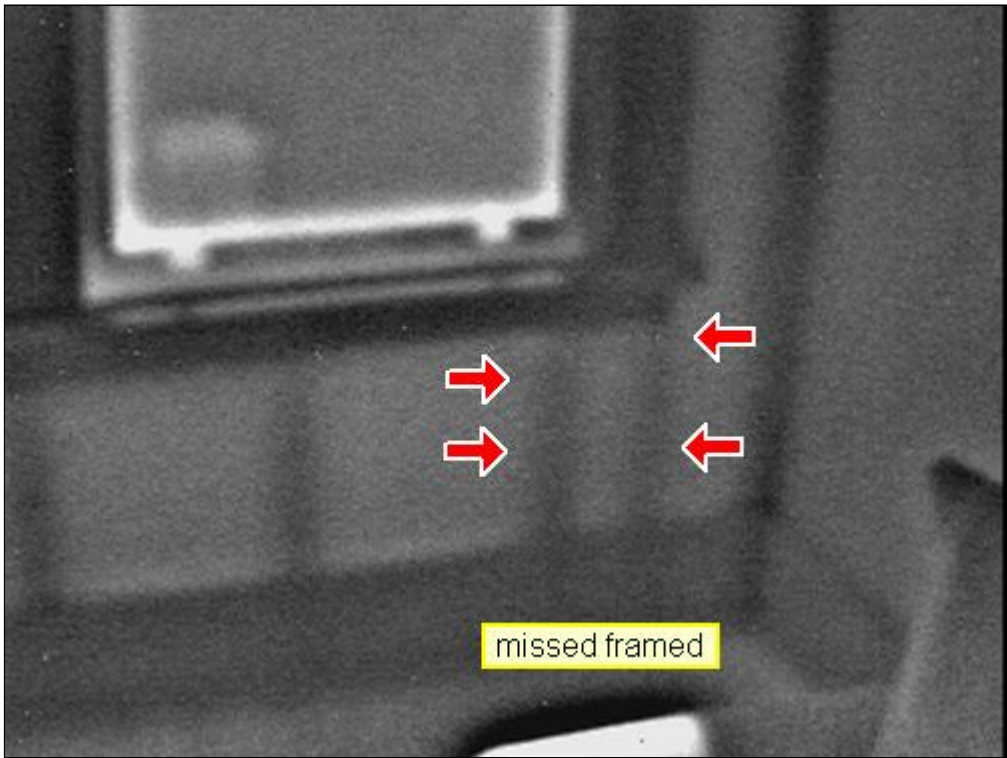


5.6 Item 4(Picture)

5. Structural Components

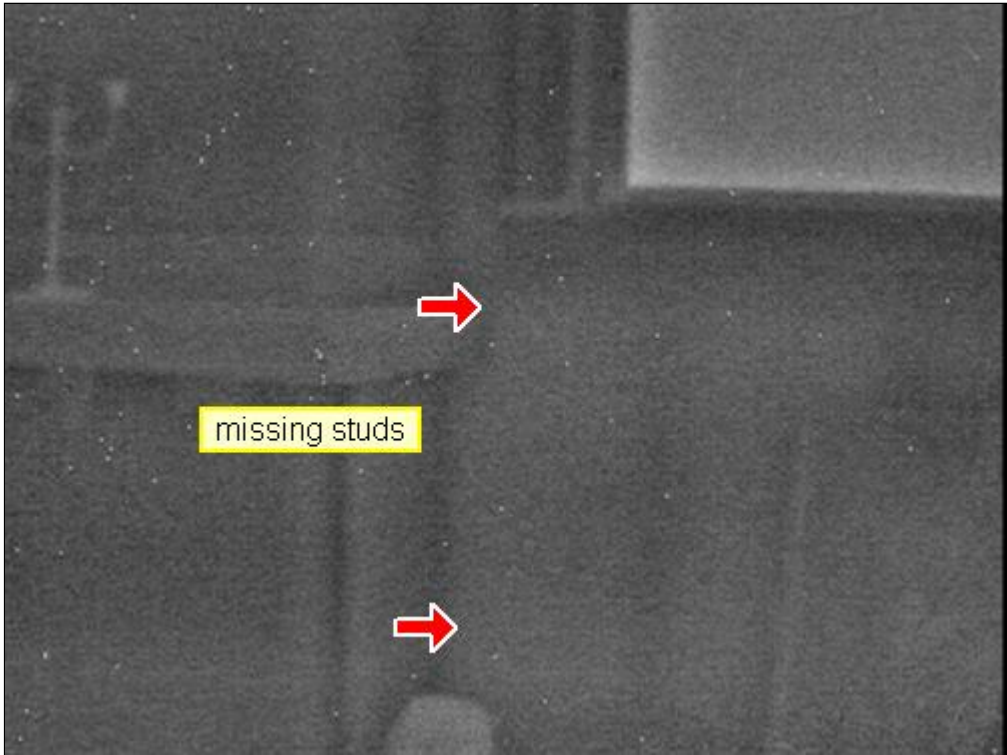


5.6 Item 5(Picture)

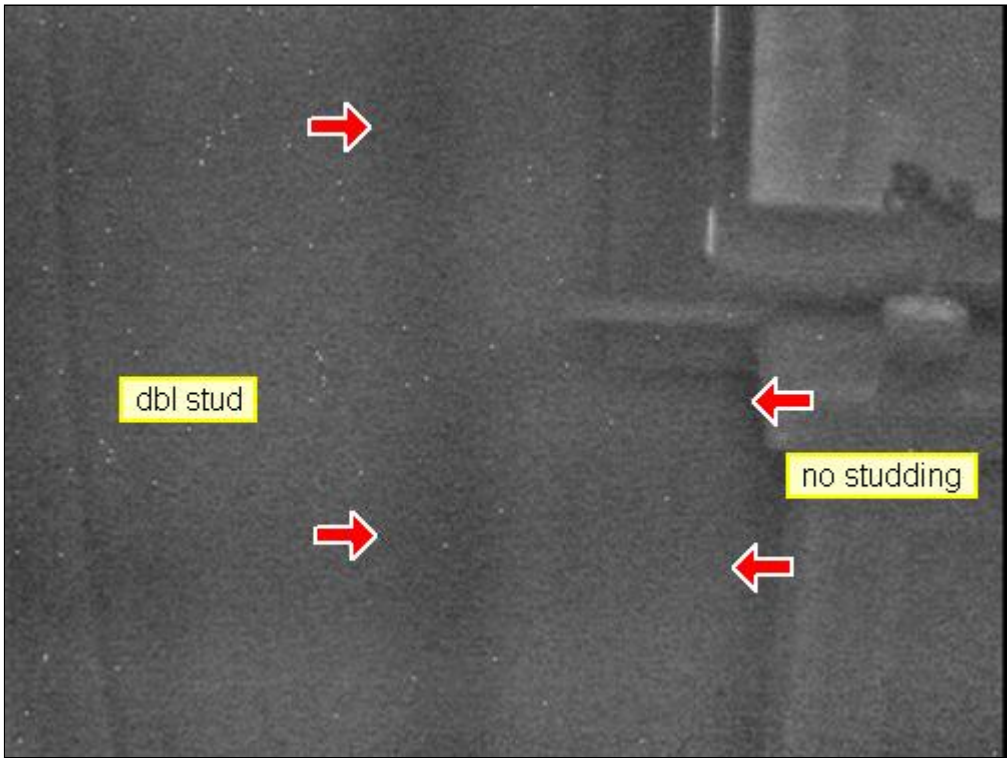


5.6 Item 6(Picture)

5. Structural Components

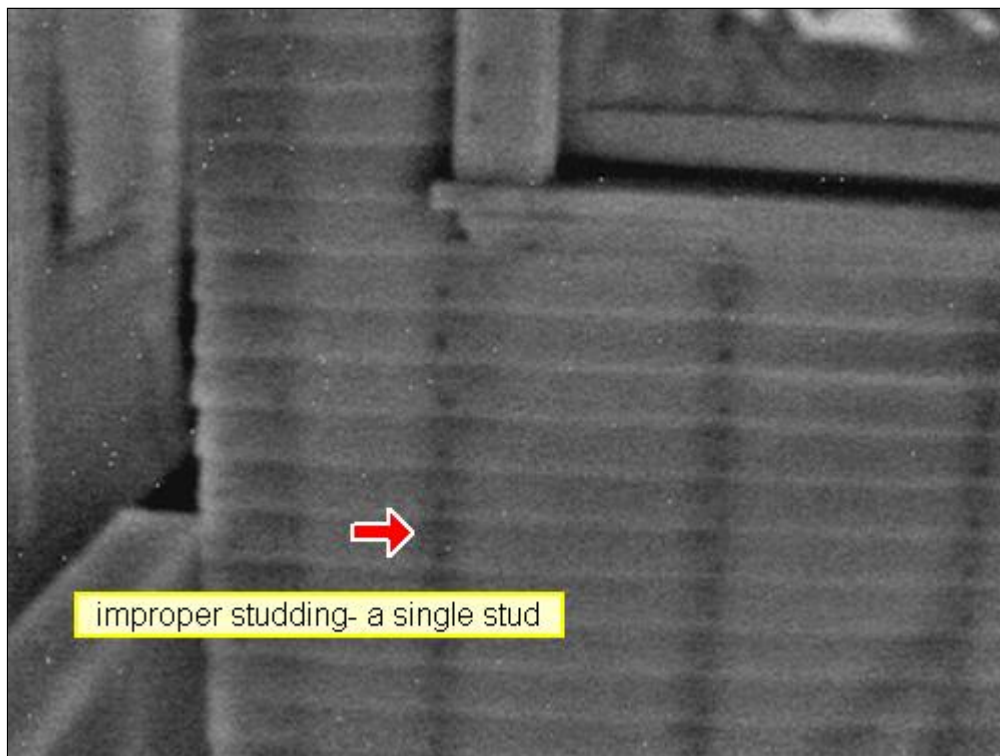


5.6 Item 7(Picture)



5.6 Item 8(Picture)

5. Structural Components

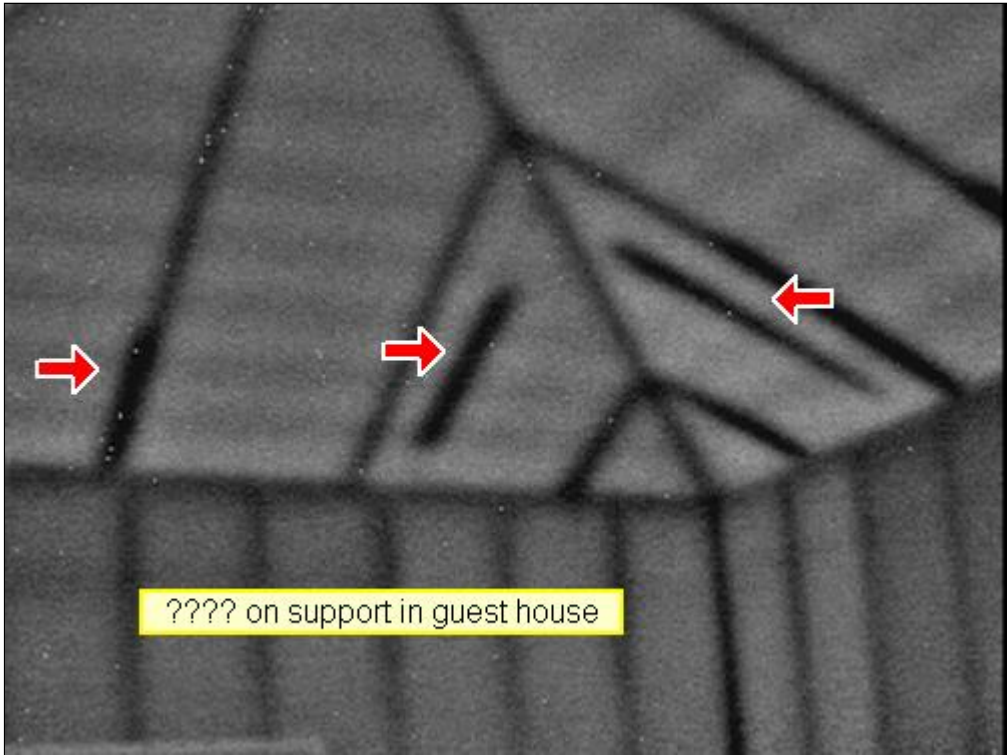


5.6 Item 9(Picture)

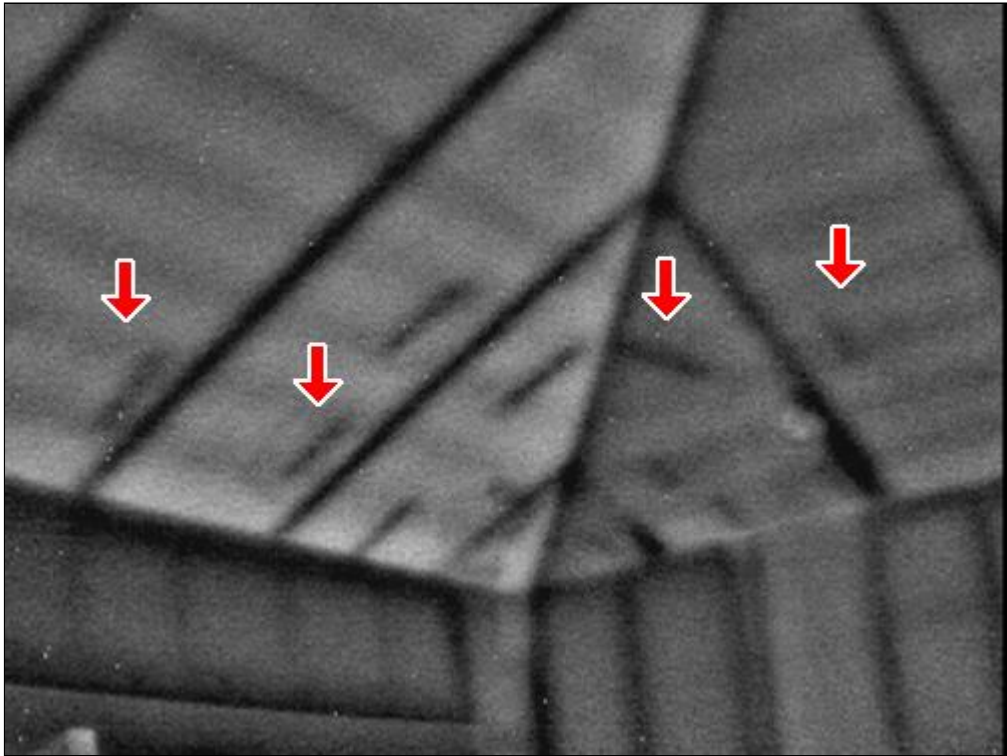


5.6 Item 10(Picture)

5. Structural Components

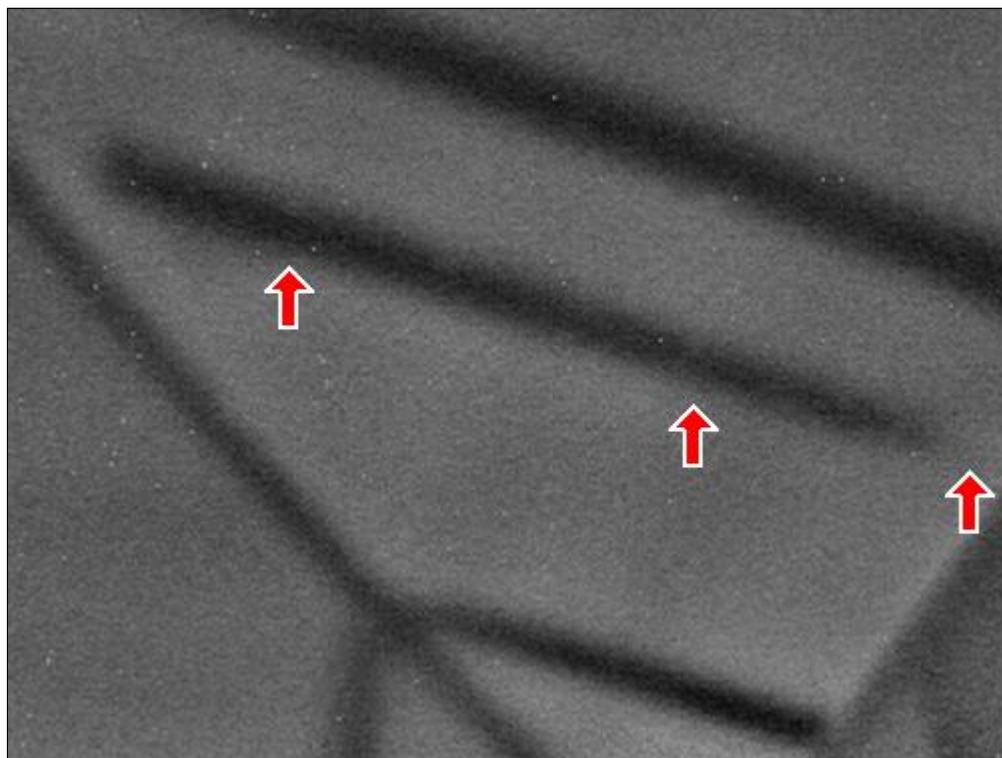


5.6 Item 11(Picture)



5.6 Item 12(Picture)

5. Structural Components



5.6 Item 13(Picture)

6. Plumbing System

6.2 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

Repair or Replace

Heater inoperative

6. Plumbing System



6.2 Item 1(Picture)

7. Electrical System

7.9 Other

Inspected, Repair or Replace

In basement area it appears that Owner to contact an electrician to determine if romex wiring is proper

7. Electrical System

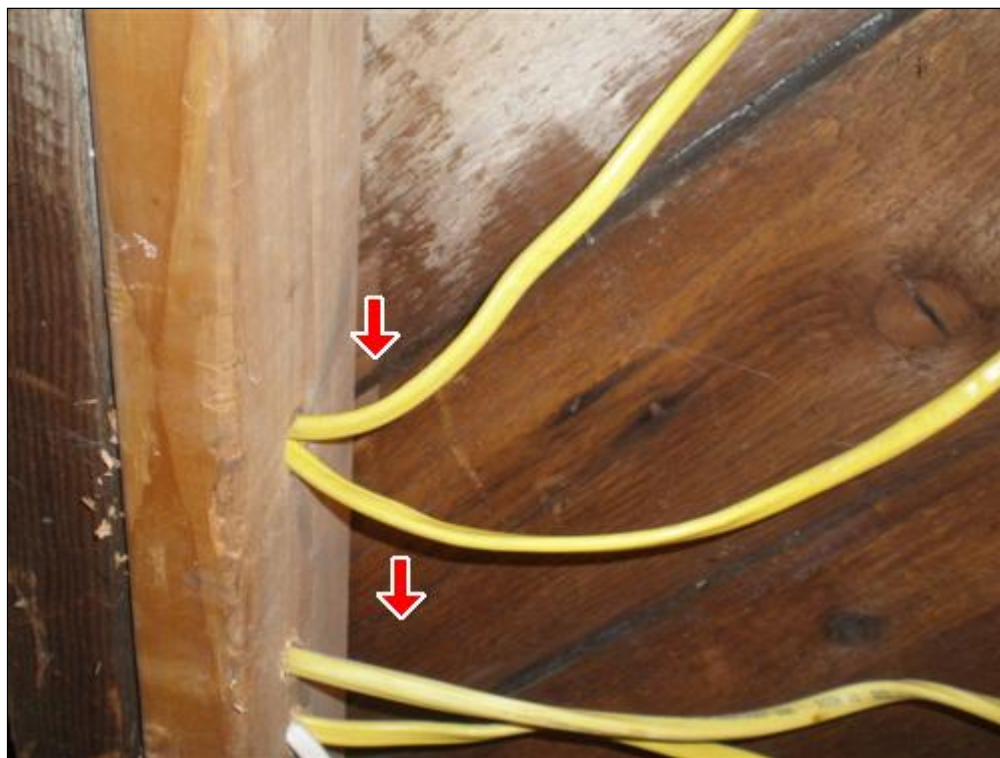


7.9 Item 1(Picture)



7.9 Item 2(Picture)

7. Electrical System



7.9 Item 3(Picture)

8. Heating / Central Air Conditioning

8.5 CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)

Inspected, Repair or Replace

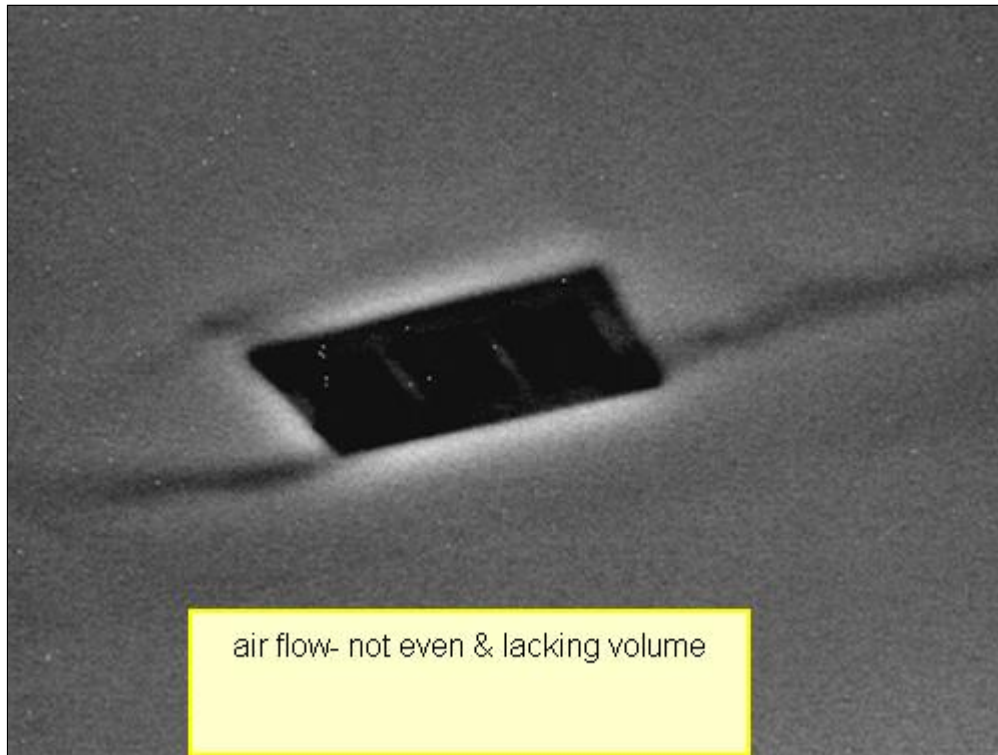
The chimney appears not to be in useable condition, Owner to have a qualified tradesman inspect & verify conditions.

8.10 PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM

Inspected, Repair or Replace

Several rooms have a better flow than others which appears to be in distribution box, (some rooms varied by over 15%) Owner to have an HVAC contractor inspect & make necessary corrections.

8. Heating / Central Air Conditioning



air flow- not even & lacking volume

8.10 Item 1(Picture)

9. Insulation and Ventilation

9.0 INSULATION IN ATTIC

Inspected, Repair or Replace

There are several areas that appear to be lack of insulation and also insulation appears in some areas to have no backing, Owner to have a qualified tradesman inspect & make necessary corrections.

9. Insulation and Ventilation

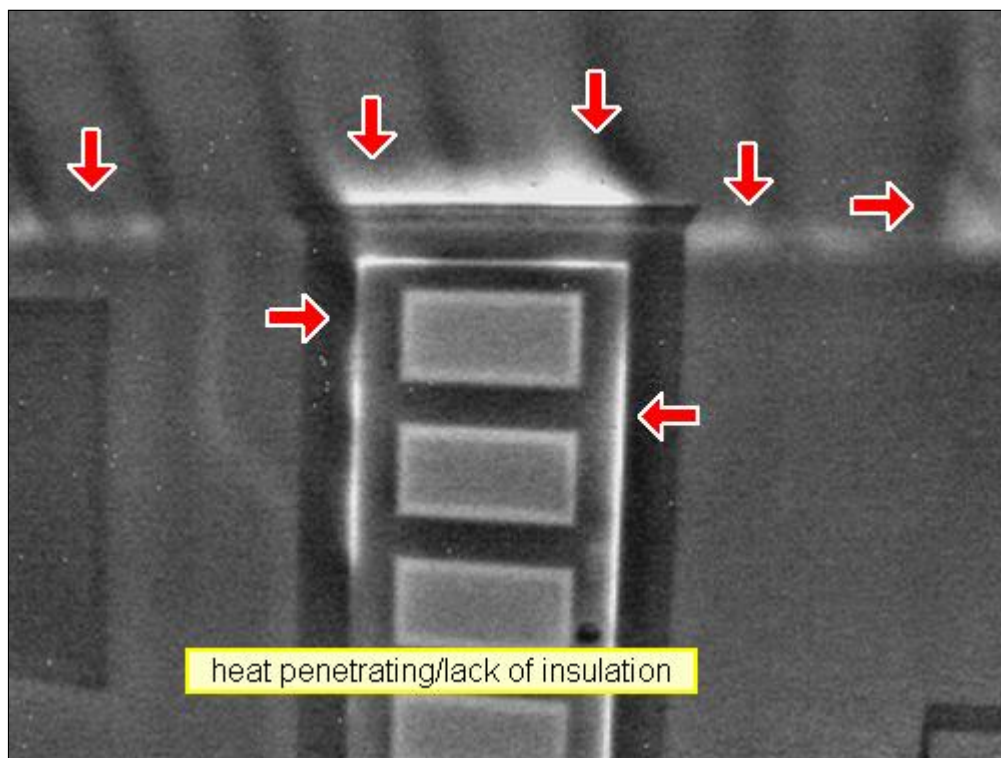


9.0 Item 1(Picture)



9.0 Item 2(Picture)

9. Insulation and Ventilation



9.0 Item 3(Picture)

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To mike Venarde

Commercial-Home Infrared Inspections

IMPORTANT READ:

First, we have a tour that will help you decide whether or not you want to use the:

1. Agreement File 1, 2
2. Disclaim File
3. Misc button the attach agreement.

Watch this tour to eliminate confusion:

<http://www.homegauge.com/tours/agreement.html>

Explanation below:

Your client contract agreement can be placed by you in one of the above files and it depends on how you want to use it in the report as to which file you should use.

1. Disclaim File: If you place your contract agreement in the Disclaim file it will:
 - a. Automatically populate the customer info for you
 - b. Automatically insert the agreement in-line inside the report.
 - c. Use this Disclaim file if you plan to use the "Force Agreement" online at our uploaded report.
2. Agreement File 1 or 2: If you place your client agreement in the "Agreement" File (1 or 2)
 - a. You will select it each inspection under the MISC button in the software and click ATTACH.
 - b. When you have multiple contract agreements (i.e. Commercial, Mold etc) You will need to attach at each inspection (under MISC button) which file you want for that inspection.

NOTE: If you choose "Disclaim" file for your commonly used agreement (preferred) then when you have an inspection requiring a different agreement and attach it under MISC button it will override the Disclaim file and the Disclaim file will not be used or displayed for that report, which is intentional as you are wanting a different agreement for that report.

Inspection Agreement

This inspection was performed in accordance with and under the terms of a Pre-Inspection Agreement. The agreement was signed and agreed upon before the preparation of this report and a signed copy of the agreement is available upon request. An unsigned copy of the agreement may be attached to this report for your information or it may also be available on the company web site.