

# TEMPLE

BUILDING INSPECTION



**Report Number:** 000000-A  
**Property Address:** SAMPLE REPORT  
**Client(s):** SAMPLE REPORT



Temple Building Inspection  
805 461-9589 / [www.TempleBuildingInspection.com](http://www.TempleBuildingInspection.com)  
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## Report Introduction

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### Inspection Information:

**Report Number:** 000000-A  
**Property Address:** SAMPLE REPORT  
**Client(s):** SAMPLE REPORT

**Building Description:** Single Family Residence  
**Approximate Age:** Year Built: 2011 (Never occupied)  
**Front of the Building Generally Faces:** Northwest

**Inspection Date & Time:** 00/00/2015, 8:55 AM – 10:20 AM (on site)  
**Attendance:** Buyer  
**State of Occupancy:** Vacant  
**Weather Conditions:** Clear and Cool, 40 – 60 degrees  
**Inspector:** Chris Temple

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**Reading Your Inspection Report:** It is important that you read this inspection report completely. This report not only contains conditions found by the inspector, but also provides a context for which the inspection was performed. The context of the inspection is important to understand because there are limits to what the inspector can inspect and determine.

We recommend that you promptly call Chris Temple / Temple Building Inspection with any questions or concerns regarding the inspection or the written report. The written report shall be the final and exclusive findings of the Inspector.

**Recommendations:** We recommend that all Corrections, Repairs, Further Evaluations, and Improvements or Upgrades be performed by a licensed contractor or other appropriately qualified specialist.

We recommend that all conditions noted in this report be evaluated, corrected and/or repaired to the satisfaction of the client(s) promptly and prior to the close of the real estate transaction (if a transaction applies). This Inspector / Inspection Company cannot be held liable if our recommendations are not followed in a timely manner. We strongly suggest that cost estimates for repairs be obtained in writing. We recommend that client(s) obtain copies of receipts, work orders, and warranty information for work performed on the property.

*Serviceable* means that the component or system appears to be capable of performing its intended function and/or task. It does not imply that the component or system was in perfect or like-new condition or that it would meet every individual's interpretation of an acceptable state.

**Building Permits, Age and Square Footage:** We recommend clients check with the Building Department for verification of all necessary permits and final inspections, and to verify the age and square footage of the building(s).

**Inspection Contract and Standards of Practice:** The written inspection contract and a copy of the California Real Estate Inspection Association (CREIA) Standards of Practice are attached to this inspection report. Both documents are to be considered part of, and integral to, this report.

**Attention Third Parties / Other Purchasers:** This is a Confidential Report specially prepared for the clients named in this report. If you have received this inspection report from anyone other than Inspector Chris Temple / Temple Building Inspection, YOU SHALL NOT RELY UPON THIS REPORT, or any representations contained therein, in any manner whatsoever, without first agreeing to and accepting each and every of the following terms and conditions:

1. Recipient shall contact Temple Building Inspection (805-461-9589).
2. Recipient shall agree to all the terms, conditions and limitations of a Standard Inspection Agreement by signing said Agreement prepared by Temple Building Inspection.
3. Recipient shall hire the original Inspector, for a fee to be negotiated between Recipient and Inspector, to review the conditions identified in the original Inspection Report as they existed at the time of the original inspection. (This is not a reinspection.)
4. Recipient's reliance upon this Inspection Report, or any representations contained herein, without Recipient's strict compliance with the terms and conditions set forth herein, would be unreasonable and contrary to Inspector's expectations regarding this Inspection Report.

**Mold Disclaimer:** This property inspection will not include any inspection for mold, testing related to its presence, advice concerning health or safety issues arising from mold, or remediation or eradication methods. The insurance provided for this home inspector does not cover mold claims. The only way to provide any reasonable assurance that this property does not have a mold or other related health hazard is to retain the services of an environmental expert. You can learn more about mold from a document issued by the Environmental Protection Agency entitled "A Brief Guide to Mold, Moisture and Your Home", by visiting their Web site at <http://www.epa.gov/mold/moldguide.html>, which can be downloaded.

**Environmental Concerns:** The inspection is not intended to detect, identify or disclose any health or environmental conditions regarding this building or property, including, but not limited to, the presence of asbestos, radon, lead, contaminated drywall, urea-formaldehyde, fungi, molds, mildew, PCBs, or other toxic, reactive, combustible, or corrosive contaminants, materials, or substances in the water, air, soil, or building materials. The Inspector is not liable for injury, health risks, or damage caused or contributed to by these conditions. This Inspector / Inspection Company is not trained, qualified or licensed to recognize or discuss any of these materials. The inspector may make reference to one or more of these materials in this report if the material is visible in a common and apparent form. If further evaluation seems prudent, the advice and services of an appropriately qualified person is recommended.

**Photographs:** Any photographs included in this report are for the sole purpose of providing visual aid to the client(s). Photographs do not indicate any degree of concern or priority. It is not possible to photograph every condition. Some photographs may be representative of conditions that occur in more than one instance on the property. The photographs may only be useful when viewed on a high-resolution monitor or printed with a high-resolution color printer.

## Health & Safety Summary

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The following are health and safety concerns. Recommend all evaluations and repairs / corrections be performed as needed by a licensed contractor or other appropriately qualified specialist.

*Kitchen:* There is no anti-tip bracing installed on the kitchen range.

The wire clamp on the garbage disposal power cord is loose.

*Plumbing:* The hose faucet at the backside of the building does not have an anti-siphon valve installed. This could allow contaminated hose water to back-siphon into the building's water supply piping.

An unusual odor was noted when the Inspector operated plumbing fixtures in the building. The odor may be due to stagnant water in the system.

*Water Heater:* The vent pipe draft-hood is bent and displaced.

## **Defect / Malfunction Summary**

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The following are defective / functional concerns. Recommend all evaluations and repairs / corrections be performed as needed by a licensed contractor or other appropriately qualified specialist.

*Roof:* The vent pipe flashings are not sealed with mastic.

*Exterior Walls:* An excessive amount of cracking was noted in the exterior stucco.

*Kitchen:* The vent-hood exhaust fan made unusual noise during operation. (The noise occurred sporadically.)

*Hall Bath:* A low/restricted water flow was noted at the sink.

*Garage:* The deadbolt lock at the garage side entrance door is misaligned and does not operate properly.

## Improvement Summary

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The following suggested changes or new installations are considered upgrades or improvements because they were not required or available at the time of construction. We recommend that improvements and upgrades be performed or installed by a licensed contractor or other appropriately qualified specialist.

*Electrical:* Recommend replacing the receptacle outlets with Tamper-Resistant outlets for child safety.

## Needed Maintenance Summary

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The following are needed maintenance concerns. These conditions can typically be remedied by a knowledgeable building owner, handyman, or specialty tradesperson.

*Soil Grade and Site* Keep the underground drain inlets clear of foliage and debris.

*Drainage:*

Recommend monitoring the drainage in the yard areas and re-grade when necessary to direct surface water into the underground drainage inlets.

*Interiors:* A missing fire sprinkler cover was noted in the laundry room.



## Soil Grade and Foundation

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### General Information:

This section of the report describes the general visible condition of the building foundation, substructure, and the surface grade of the soil adjacent to the inspected buildings. This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geotechnical engineer should be consulted. We note that all foundations and slabs experience a certain amount of cracking due to shrinkage during the curing process. A representative number of anchor bolts are spot checked only. Anchor bolts are not visible for inspection in buildings with slab foundations.

Areas of the surface grade, foundation, and substructure that are not accessible or are hidden from view cannot be judged and are not part of this inspection. Underground drainage systems, if present, are not visible and cannot be judged. Foundation moisture barriers are below grade and are not visible for inspection. Floor coverings prevent recognition of cracks or settlement in all but the most severe cases in slab foundations.

The soil grade should allow for ground surface and roof water to drain away from buildings. It is important to monitor the site during and after rains for areas of ponding and poor drainage. Re-grade as needed to maintain proper drainage of ground surface and roof water away from buildings (and toward the street or public drainage inlet if applicable).

### Soil Grade and Drainage

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**Soil Grade Description:** Minor Sloping Site  
**Visible Condition:** Serviceable

Keep the underground drain inlets clear of foliage and debris.

Recommend monitoring the drainage in the yard areas and re-grade when necessary to direct surface water into the underground drainage inlets.

### Retaining Walls

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**Retaining Wall Description:** Concrete  
**Visible Condition:** Serviceable

**Disclaimer:** Inspection of retaining walls is limited to a visual observation for apparent cracks or displacement. Strength, adequacy and drainage of retaining walls cannot be evaluated in the course of this inspection and would require an evaluation by an engineer to determine. Further evaluation of retaining walls by a qualified engineer is advisable.

## Foundation

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**Foundation Description:** Concrete Slab  
**Anchor Bolts:** Foundation Anchor Bolts are Concealed and Not Visible for Inspection  
**Visible Condition:** Serviceable

**General Information:**

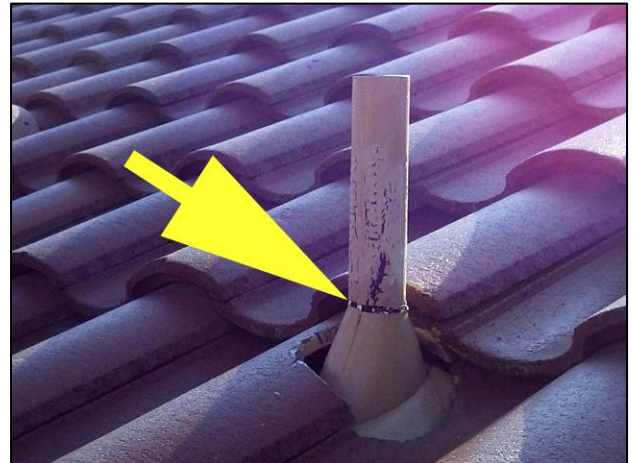
This section of the report describes the general visible condition of the inspected building's roof coverings and accessible attic spaces. Roof materials that are subject to physical damage are not walked on. In these cases the roof is viewed from the ground and/or ladder. Findings stated in this report do not constitute an opinion or warranty as to whether the roof may be subject to future leakage. We do not estimate the life expectancy of roofing materials.

Disclaimer: The only way to determine whether a roof is absolutely watertight is to observe it during a prolonged heavy rainfall. This situation is not present during most inspections. Also note that gutters are not probed for corrosion. Areas of the roof and attic space that are not accessible or are hidden from view cannot be judged and are not part of this inspection.

**Roof**

<b>Roof Style and Material:</b>	Gable with Concrete Tiles
<b>Flashing:</b>	Metal
<b>Accessibility:</b>	The roof was visually inspected from the ground and/or ladder at the roof edges. The inspection of the roof was limited. Roofing material subject to damage is not walked.
<b>Visible Condition:</b>	Corrections / Repairs Recommended

The vent pipe flashings are not sealed with mastic.



**Recommendation:** Further evaluation and repairs/corrections be performed as needed by a licensed roofing contractor.

**Attic**

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**Attic Access Location:** Laundry Room  
**Roof and Ceiling Construction:** Truss Framing with OSB (Oriented Stranded Board) Sheathing  
**Insulation:** Fiberglass Batt, 8" – 10"  
**Ventilation:** Air Vents  
**Accessibility:** Limited access due to low clearances and restricted space  
**Visible Condition:** Serviceable

## Exterior Walls

### General Information:

This section of the report describes the general visible condition of the building's exterior wall cladding, veneers, roof eaves, and support columns. Normal weathering, deteriorated paint, and cracks, gaps and holes are typically noted as part of routine maintenance. We note that all stucco wall-covering experiences a certain amount of cracking due to shrinkage during the curing process. Areas of the exterior that are not accessible or are hidden from view cannot be judged and are not part of this inspection. Exterior wall moisture barriers and flashings are not visible and cannot be judged.

### Exterior Walls

<b>Wall Construction:</b>	Standard Light Frame Construction
<b>Wall Coverings:</b>	Stucco
<b>Roof Eaves and Fascia:</b>	Wood Eaves and Fascia
<b>Visible Condition:</b>	Corrections / Repairs Recommended

An excessive amount of cracking was noted in the exterior stucco.

**Recommendation:** Further evaluation and repairs/corrections be performed as needed by a licensed contractor or other appropriately qualified specialist.



**General Information:**

This section of the report describes the general visible condition of the interior floors, walls, ceilings, doors, and windows. Note that in occupied buildings many areas of the interior are not accessible or visible due to the occupant's furnishings and belongings. We do not move the occupant's items during the inspection. The conditions of floors underlying floor coverings are not inspected. Areas that are hidden from view or are not accessible cannot be judged and are not part of this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining odors or like conditions is not part of this inspection.

**Interior**

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**Flooring:** Carpet and Sheet Vinyl  
**Walls:** Drywall  
**Ceilings:** Drywall  
**Doors:** Various Types  
**Windows:** Vinyl Frame with Dual-Pane Glass  
**Visible Condition:** Serviceable

A missing fire sprinkler cover was noted in the laundry room.

**General Information:**

This section of the report describes the general visible condition of the kitchen counters, cabinetry, plumbing fixtures, and certain kitchen appliances. Kitchen appliances not within the scope of this inspection include, but are not limited to, refrigerators, freezers, drinking water systems, instant hot water devices, portable dishwashers, and built-in countertop blenders. Oven self / continuous cleaning operations, timers, lights and clocks are not tested or evaluated. The functional adequacy of the appliances is not determined in the course of this inspection. Kitchen areas that are hidden from view or are not accessible cannot be judged and are not part of this inspection.

**Counters, Cabinets and Sinks**

**Counters and Cabinets Description:** Tile Countertops and Wood/Laminate Cabinetry  
**Visible Condition:** Serviceable

**Inspected Kitchen Appliances**

**Appliances:** Garbage Disposal, Dishwasher and Gas Range  
**Visible Condition:** Corrections / Repairs Recommended

There is no anti-tip bracing installed on the kitchen range.

The wire clamp on the garbage disposal power cord is loose.



The vent-hood exhaust fan made unusual noise during operation. (The noise occurred sporadically.)

**Recommendation:** Further evaluation and repairs/corrections be performed by an appropriately qualified appliance technician.

**General Information:**

This section of the report describes the general visible condition of the clothes washer and dryer hook-ups and laundry sinks. Clothes washers and dryers are not within the scope of this inspection and are not tested or evaluated. Areas that are hidden from view or are not accessible cannot be judged and are not part of this inspection. 220 volt receptacle outlets for clothes dryers are not tested. Water supply valves are prone to leakage and are not operated. Clothes dryer booster fans are not operated. Washer drain pipes are not tested and should be capped or otherwise sealed if not used. The presence of floor overflow drains cannot always be verified and are not tested.

Dryer vent pipes need periodic cleaning, especially in cases where the vent pipe is long and/or installed vertically. Clothes washer hoses should be inspected regularly for evidence of deterioration and leakage.

**Laundry**

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**Laundry location:** Laundry Room  
**Clothes Dryer Connections:** Gas  
**Visible Condition:** Serviceable



## Bathrooms

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### General Information:

This section of the report describes the general visible condition of bathroom counters and cabinetry, plumbing fixtures, bathtubs and showers. Bathtub and shower pans are not filled or tested for leakage. Water shut-off valves for sinks and toilets are prone to leakage and are not operated. Overflow drains are not tested. We note that bathrooms typically require a significant amount of routine maintenance and that it is important to maintain all bathroom caulking and grouting.

Re-caulking is part of routine maintenance at bathroom fixtures. Caulking should be maintained at countertop edges, tub/shower water fixtures, wall and floor edges of tubs, showers and enclosures, and toilet bases.

### Master Bathroom

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**Visible Condition:** Serviceable

### Hallway Bathroom

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**Visible Condition:** Corrections / Repairs Recommended

A low/restricted water flow was noted at the sink.

**Recommendation:** Further evaluation and repairs/corrections be performed as needed by a licensed contractor or other appropriately qualified specialist.

**General Information:**

This section of the report describes the general visible condition of the water supply piping, drain, waste and vent piping, and certain plumbing fixtures. Concealed piping is not visible or accessible and therefore is excluded from this inspection. Pipe descriptions included in this report are based on visible portions of piping. Future drainage performance cannot be predicted. The main water supply valve and the individual fixture shut-off valves are subject to leakage and are not operated.

Components of the plumbing system that are hidden from view or are not accessible cannot be judged and are not part of this inspection. Plumbing components and systems that are not within the scope of this inspection include, but are not limited to, private wells and water tanks, fire sprinkler systems, water filter and softener systems, instant hot water appliances, thermal expansion tanks, public sewer lines, septic systems, and gray water systems. The lead content of plumbing components is not determined.

Testing for water quality and hazardous materials is not within the scope of this inspection. For information concerning water quality an appropriately qualified person should be consulted.

Water pressure regulators and thermal expansion tanks require regular servicing.

**Water Main Shut-Off**

**Main Water Shut-off Location:** Front North Corner of the Building  
**Water Main Size and Type:** The pipe is not visible. The size and type of pipe was not determined.  
**Visible Condition:** Serviceable

Inspection of the water main pipe was limited due to installed pipe insulation.

**Water Supply Piping**

**Type of Pipe:** PEX Pipe (Cross-Linked Polyethylene)  
**Water Pressure:** 50 PSI, tested at 9:00 AM at a hose faucet.  
**Visible Condition:** Corrections / Repairs Recommended

The hose faucet at the backside of the building does not have an anti-siphon valve installed. This could allow contaminated hose water to back-siphon into the building's water supply piping.

An unusual odor was noted when the Inspector operated plumbing fixtures in the building. The odor may be due to stagnant water in the system.

**Recommendation:** Further evaluation and repairs/corrections be performed as needed by a licensed plumbing contractor.

**Drain, Waste and Vent Piping**

**Type of Pipe:** PVC Plastic Pipe (Poly Vinyl Chloride)  
**Visible Condition:** Serviceable

## Water Heating

### General Information:

This section of the report describes the general visible condition of the water heating equipment. We note that California Law requires that all water heaters be braced, anchored or strapped to resist falling or horizontal displacement due to earthquake forces. We recommend that the temperature setting of the water heater be checked regularly and that it be set at less than 120 degrees.

The remaining useful life of water heaters cannot be predicted. Solar water heating systems are not within the scope of this inspection. Components of the water heating system that are hidden from view or are not accessible cannot be judged and are not part of this inspection.

### Water Heater

**Water Heater Location:** Garage  
**Size and Fuel Type:** 40 Gallon, Natural Gas  
**Approximate Age:** 4 Years  
**Visible Condition:** Corrections / Repairs Recommended

The vent pipe draft-hood is bent and displaced.

**Recommendation:** Further evaluation and repairs/corrections be performed as needed by a licensed contractor or other appropriately qualified specialist.



## Heating and Cooling

### General Information:

This section of the report describes the general visible condition of the built-in heating and cooling equipment. Manufacturers of heating and cooling equipment recommend in their Installation and Operating Instruction Manual that service inspections of the equipment be performed annually. We recommend that buyers inquire with the property sellers for information concerning the past service history of the heating and cooling equipment. It is also important to note that there have been recent changes to the energy-efficiency standards which may require that the heating/cooling system be upgraded if certain components should need to be replaced.

Equipment is not dismantled in the course of this inspection. It is not possible to fully inspect heat exchangers for cracks or damage. Primary condensate pans for air conditioning systems are not visible for inspection. The inspector cannot light pilots. Heating and cooling components and systems that are not within the scope of this inspection include, but are not limited to, window- and wall-mount units, humidifiers and dehumidifiers, and electronic air filters. Adequacy and efficiency of heating and cooling equipment is not determined. Components of heating and cooling systems that are hidden from view or are not accessible cannot be judged and are not part of this inspection.

### Heating / Cooling System

<b>Heater Location:</b>	Attic
<b>Heater Fuel and Type:</b>	Natural Gas/Forced-Air
<b>Air Conditioner Location:</b>	Northeast Side Yard
<b>Air Conditioner Energy:</b>	Electric
<b>Distribution Type:</b>	Duct System
<b>Air Filter Location:</b>	Hall Ceiling
<b>Visible Condition:</b>	Serviceable

The ambient temperature was too cold to operate the air-conditioner for a functional test.

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**General Information:**

This section of the report describes the general visible condition of the inspected building's electrical components. Due to the potential shock and fire hazard posed by electrical miswiring and damage, we consider all substandard electrical conditions to be a health and safety concern. We advise against any unqualified or non-licensed person performing electrical repairs or upgrades.

Components of the electrical system that are hidden from view or are not accessible cannot be judged and are not part of this inspection. It is not possible in the course of this inspection to verify the function of the system ground. We do not move occupant's belongings or replace burned-out or missing lightbulbs. 220 volt receptacle outlets are not tested. Electrical components and systems that are not within the scope of this inspection include, but are not limited to, low voltage wiring (less than typical 120 volt), antennas, security systems, TV cable and satellite, telephone, remote controls, timers, intercoms, and light fixtures operated by motion or light detection.

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**Electrical Service**

<b>Service Entrance Wiring:</b>	Underground
<b>Service Voltage and Amperage:</b>	110/220 Volt - 200 Amp
<b>Grounding:</b>	Not Visible, Undetermined
<b>Electrical Main Shut-off Location:</b>	Main Service Panel
<b>Visible Condition:</b>	Serviceable

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**Main Electrical Service Panel**

<b>Main Service Panel Location:</b>	Front North Corner of the Building
<b>Type of Over-Current Protection:</b>	Circuit Breakers
<b>Visible Condition:</b>	Serviceable

### **Wiring**

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**Wiring Type:** Copper Wire in Nonmetallic-sheathed Cable (Romex)  
**Visible Condition:** Serviceable

### **Receptacle Outlets**

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**Visible Condition:** Serviceable

Recommend replacing the receptacle outlets with Tamper-Resistant outlets for child safety.

### **Light Fixtures and Ceiling Fans**

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**Visible Condition:** Serviceable

## Fuel System

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### General Information:

This section of the report describes the general visible condition of the gas fuel piping system. Concealed piping is not visible or accessible and therefore is excluded from this inspection. Pipe descriptions included in this report are based on visible portions of piping. Components of the fuel system that are hidden from view or are not accessible cannot be judged and are not part of this inspection. The inspector cannot light pilot lights or operate shut-off valves in the course of this inspection.

### Fuel System

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**Fuel Type:** Natural Gas  
**Gas Main Shut-off Location:** Front West Corner of the Building  
**Fuel Piping:** Steel/Wrought Iron  
**Visible Condition:** Serviceable

## Smoke and Carbon Monoxide Alarms

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### General Information:

This section of the report describes the general visible condition of the installed smoke and carbon monoxide alarms or lack thereof. Alarms are only tested by means of the test button on the detector. Alarms are not smoke-tested. Recommend retesting all alarms upon moving in. Alarms that are not within reach due to height or occupant's belongings are not tested. Alarm batteries are not checked.

Alarm batteries should be replaced at least twice annually. An intermittently beeping alarm may indicate a low battery.

### Smoke Alarms

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**Visible Condition:** Serviceable

Fire sprinkler systems and alarm systems are not within the scope of this inspection. Recommend the fire sprinkler systems and alarm systems be inspected by a qualified fire sprinkler system and alarm system technician.

### Carbon Monoxide Alarms

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**Visible Condition:** Serviceable



## Parking Structure

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### General Information:

This section of the report describes the general visible condition of the primary parking structure. Additional garages and/or carports are only inspected at the special request of the client. (An additional fee may apply). Areas of the parking structure's interior and exterior that are not accessible or are hidden from view cannot be judged and are not part of this inspection.

It is important that overhead garage door safety devices be tested, serviced and adjusted frequently by a qualified person to ensure proper and safe operation.

### Parking Structure

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**Description:** Attached Garage  
**Vehicle Door:** Metal Sectional Door with an Opener  
**Visible Condition:** Corrections / Repairs Recommended

The deadbolt lock at the garage side entrance door is misaligned and does not operate properly.

Common concrete floor cracks were noted in the garage.

## Site and Grounds

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### General Information:

This section of the report describes the general visible condition of the property hardscaping, attached porches, decks and balconies, attached patio covers, and yard fencing. Landscaping is only inspected as to its effects on the inspected building(s). Site area components that are not within the scope of this inspection include, but are not limited to, pools, spas and related equipment, sprinklers and sprinkler systems, sheds, outbuildings, barns, corrals, fencing on acreage, power gate openers, fountains, ponds and barbecue equipment. Areas that are not accessible or are hidden from view cannot be judged and are not part of this inspection.

### Site and Grounds

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<b>Driveway:</b>	Concrete
<b>Porches, Walks, and Patios:</b>	Concrete
<b>Yard Fencing:</b>	Wood
<b>Visible Condition:</b>	Serviceable

Common concrete pavement cracks were noted.

The common/shared driveway is not within the scope of this inspection.