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Home Inspection Report

1234 Cherry Street, Anytown, USA

Inspection Date:
01/15/2006

Prepared For:
John & Jane Smith

Prepared By:
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Inspections
3270 Cadman Road
Fremont, Ca 94538**

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Report Number:
2004051702

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Acceptance or use of this Inspection Report shall constitute acceptance of and agreement to all of the provisions of the Property Inspection Contract and its Terms and Conditions which are attached to and form a part of this Inspection Report.

Client Advisory

Please note: This Advisory is **not** a “summary” of the inspection report. That is why we urge you to **read** the *entire* inspection report *before* you review this section. As an additional service to our Clients and their Real Estate Professionals, we have provided this listing of the items which, in the professional opinion of your Inspector, merit further attention, investigation, or improvement at this time. Some of these conditions may be of such a nature as to require repair or modification by a skilled craftsman, technician or other specialist. A homeowner such as you can easily handle others. In listing these items, your Inspector is not offering any opinion as to who, among the parties to your transaction, should take responsibility for addressing any of these concerns. As with most other facets of your transaction, we recommend consultation with your Real Estate Professional, Attorney or Home Builder for further advice with regards to the items listed below.

Finally, we remind you that following the Inspector’s advice will often result in enhanced safety for the occupants of the home or improved performance and/or extended life for the component in question.

INTERIOR COMPONENTS

Kitchen

Window:

Safety lock was found to be broken on one of the windows in the kitchen area. As a result, the window would not operate properly. We recommend replacing the safety lock immediately to reduce the risk of injury during an emergency evacuation.

Garage

Personnel Doors serving the Garage:

The door between the garage and the laundry space appeared to be a fire resistive door. However, the door was not self-closing, and thus it could not be considered as meeting current industry standards for an adequate fire door. The door should be upgraded by installing new *spring hinge* or replacing the automatic *pin* closer.

Changing or installing safety pin will improve the performance of the door and enhance personal safety.

Upper Floor Hall Bath

Toilet

The upper hall bath toilet was not securely attached to the soil pipe flange at the floor. While no damage was evident, this condition should be addressed so that leakage does not develop and cause damage. A qualified licensed plumber should remove the toilet, inspect the floor for damage, and repair of any floor damage, reset the toilet, securely to the floor, using a new bowl wax ring.

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