

Home Inspections For You LLC

Property Inspection Report



1234 Bay Area Drive, Bay Area, CA 94550
Inspection prepared for: Sample Report
Date of Inspection: 7/2/2019 Time: 9:00 am.
Age of Home: Approx. 15 years old. Size: Approx. 2200 sq. ft.
Weather: Sunny 75 degrees.

Inspector: John Balthazar
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Report Summary

The summary below consists of potentially significant findings. These findings listed in **RED** can be a safety, or health hazard, a deficiency requiring a major expenses to correct, or items I would like to draw extra attention to. Be sure to read the whole report. There may be other findings listed in other sections of this report. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. All repairs must be done by a licensed & bonded trade or profession. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

Bedrooms		
Page 8 Item: 11	Screen Doors	<ul style="list-style-type: none"> • Hinged screen doors do not lock properly. Recommend repair.
Bathroom		
Page 10 Item: 12	Showers	<ul style="list-style-type: none"> • Bath tub faucet drips. • Bath tub diverter valve is difficult to operate. Recommend replacing.
Page 12 Item: 15	Sinks	<ul style="list-style-type: none"> • **DRAINS** • Drain line leaks under sink. Upstairs left sink. Needs to be repaired. • Half bath sink is loose. Recommend securing.
Page 13 Item: 17	Window Condition	<ul style="list-style-type: none"> • The window in the master bath does not lock. Needs to be repaired. • One or more window/s shows sign of loss of seal/condensation, recommend repair or replace to provide energy savings and prevent hazed window from limiting view out of window.
Heat/AC		
Page 21 Item: 10	Filters	<ul style="list-style-type: none"> • The furnace filter is dirty. Filters help clean the house air, making the environment more pleasant. Filters also clean the air before it passes through the blower and heat exchanger. This helps to keep these furnace components working efficiently. It is recommended to change the filter and then regular inspection & maintenance is advised.
Garage		
Page 25 Item: 7	Fire Door	<ul style="list-style-type: none"> • Pet doors are not recommended through a fire rated garage door.
Roof		
Page 28 Item: 1	Roof Condition	<ul style="list-style-type: none"> • Several chipped tiles noted on the front of the house.
Exterior Areas		
Page 33 Item: 1	Doors	<ul style="list-style-type: none"> • Garage door trim is rotted at the bottom.
Grounds		
Page 37 Item: 7	Grounds Electrical	<ul style="list-style-type: none"> • The outlet on the north side of the house does not have power to it. Recommend repair.
Page 38 Item: 8	GFCI	<ul style="list-style-type: none"> • The rear patio GFCI did not trip when tested. Recommend repair or replace.

Inspection Details

1. Attendance

In Attendance: Client present • Seller present • Fully Participated

2. Home Type

Home Type: Detached • Single Family Home

3. Occupancy

Occupancy: Occupied - Furnished • The utilities were on at the time of inspection. • Moderate to heavy personal and household items observed. • Access to some items such as: electrical outlets/receptacles, windows, wall/floor surfaces, and cabinet interiors may be restricted by furniture or personal belongings. Any such items are excluded from this inspection report.

Interior Areas

The Interior section covers areas of the house that are not considered part of the Bathrooms, Bedrooms, Kitchen or areas covered elsewhere in the report. Interior areas usually consist of hallways, foyer, and other open areas. Within these areas the inspector is performing a visual inspection and will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas on the interior.

The inspector does not usually test for mold or other hazardous materials. A qualified expert should be consulted if you would like further testing.

1. Ceiling Fans

Good	Fair	Poor	N/A	None
X				

Observations:

- Operated normally when tested, at time of inspection.

2. Closets

Good	Fair	Poor	N/A	None
X				

Observations:

- The closet is in serviceable condition.

3. Door Bell

Good	Fair	Poor	N/A	None
X				

Observations:

- Operated normally when tested.

4. Doors

Good	Fair	Poor	N/A	None
X				

Observations:

- Hollow wood doors.
- Dining room pocket door does not open or close properly.



Dining room pocket door does not open or close properly.

5. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:

- Outlets, and switches are functional. No hazards noted.
- Some outlets not accessible due to furniture and or stored personal items.



Outlet cover needs to be installed.

6. Smoke Detectors

Good	Fair	Poor	N/A	None
X				

Observations:

- ****SMOKE DETECTORS****
- Operated when tested
- Some were not accessible due to ceiling height.
- ****CARBON MONOXIDE DETECTORS****
- CO detector tested and operated properly.

7. Stairs & Handrail

Good	Fair	Poor	N/A	None
X				

Observations:

- Stairs and handrails are in good condition. No hazards noted.

8. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: Vinyl framed single hung window noted. • Vinyl framed sliding window noted.

Observations:

- Operated windows functioned properly.
- The office window is difficult to open, and close.



The office window is difficult to open, and close.



Dining area plantation shutter is damaged.

9. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.
 Observations:
 • Ceilings are in good condition.

10. Patio Doors

Good	Fair	Poor	N/A	None
X				

Observations:
 • ****Hinged Patio Doors****
 • The hinged patio door was functional during the inspection.

11. Screen Doors

Good	Fair	Poor	N/A	None
			X	

12. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: Drywall walls noted.
 Observations:
 • No deficiencies noted.
 • Some areas not accessible due to stored personal items.

13. Fireplace

Good	Fair	Poor	N/A	None
X				

Materials: Living Room
 Materials: Masonry fireplace noted.
 Observations:
 • ****Gas Fireplaces****
 • The fireplace appears to be in fair visual condition. Was operated and observed as functional during inspection.
 • Slight crack in the front insulation. It does not appear to affect function.



The fireplace appears to be in fair visual condition. Was operated and observed as functional during inspection.

Slight crack in the front insulation. It does not appear to affect function.

14. Flooring Condition

Good	Fair	Poor	N/A	None
X				

Materials: Ceramic Tile • Hardwood
 Observations:
 • Flooring appeared to be in good condition.
 • Normal wear, and tear noted.

Bedrooms

The main area of inspection in the bedrooms is the structural system. This means that all walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Personal items in the bedroom may prevent all areas to be inspected as the inspector will not move personal items.

1. Ceiling Fans

Good	Fair	Poor	N/A	None
X				

Observations:

- Operated normally when tested, at time of inspection.

2. Closets

Good	Fair	Poor	N/A	None
X				

Observations:

- The closet is in serviceable condition.



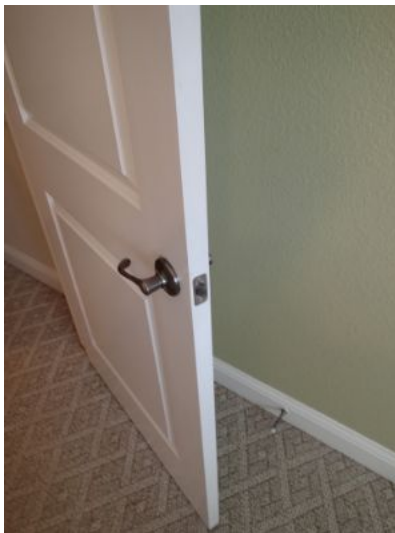
Closet door needs a bottom track guide.

3. Doors

Good	Fair	Poor	N/A	None
X				

Observations:

- Hollow wood doors.
- Upstairs bedroom door is a bit tight in jam. Needs to be sanded to close properly.



Upstairs bedroom door is a bit tight in jam. Needs to be sanded to close properly.

4. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:

- The majority of grounded receptacles , were tested and found to be wired correctly.
- Some outlets not accessible due to furniture and or stored personal items.

5. Floor Condition

Good	Fair	Poor	N/A	None
X				

Flooring Types: Carpet is noted.

Observations:

- Flooring appears to be in good condition.
- Normal wear, and tear noted.

6. Smoke Detectors

Good	Fair	Poor	N/A	None
X				

Observations:

- ****Smoke Detectors****
- The smoke detectors operated during the inspection.
- Could not gain access to some of the rooms to test the smoke detectors due to ceiling height.

7. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: Drywall walls noted.

Observations:

- Walls are in good condition at the time of inspection.
- Some areas not accessible due to stored personal items.
- Settlement crack noted above the master patio door, and the upstairs bedroom.



Settlement crack.

8. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: Vinyl framed single hung window noted. • Vinyl framed sliding window noted. • Vinyl framed casement window noted.

Observations:

- Operated windows functioned properly.

9. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.
 Observations:
 • Ceilings are in good condition.

10. Patio Doors

Good	Fair	Poor	N/A	None
X				

Observations:
 • The hinged patio door was functional during the inspection.
 • ****Hinged Patio Doors****

11. Screen Doors

Good	Fair	Poor	N/A	None
	X			

Observations:
 • **Hinged screen doors do not lock properly. Recommend repair.**



Hinged screen doors do not lock properly. Recommend repair.

Bathroom

Bathrooms can consist of many features from jacuzzi tubs and showers to toilets and bidets. Because of all the plumbing involved it is an important area of the house to look over. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring..

1. Cabinets

Good	Fair	Poor	N/A	None
X				

Observations:

- Appeared functional and in satisfactory condition, at time of inspection.
- Most not accessible due to stored personal items.

2. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

Observations:

- Ceiling is in good shape at the time of inspection.

3. Counters

Good	Fair	Poor	N/A	None
X				

Observations:

- Solid Surface tops noted.
- Ceramic tile tops noted.
- There is normal wear noted for the age of the counter tops.

4. Doors

Good	Fair	Poor	N/A	None
X				

Observations:

- No major system safety or function concerns noted at time of inspection.

5. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:

- No major system safety or function concerns noted at time of inspection.

6. GFCI

Good	Fair	Poor	N/A	None
X				

Observations:

- **GFCI** in place and operational

7. Exhaust Fan

Good	Fair	Poor	N/A	None
X				

Observations:

- The bath fan was operated and no issues were found.

8. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: Ceramic tile is noted.

Observations:

- Floor is in good condition at the time of inspection.
- Normal wear, and tear noted.



Reecomend sealing.

9. Heating

Good	Fair	Poor	N/A	None
X				

Observations:

- Central heating and cooling noted in this room. At the time of the inspection, all appeared to be functioning and in serviceable condition.

10. Mirrors

Good	Fair	Poor	N/A	None
X				

Observations:

- Mirror is in good condition.

11. Plumbing

Good	Fair	Poor	N/A	None
X				

Observations:

- Visible pluming is in good condition. No leaks except as noted.
- Most not accessible due to personal items.

12. Showers

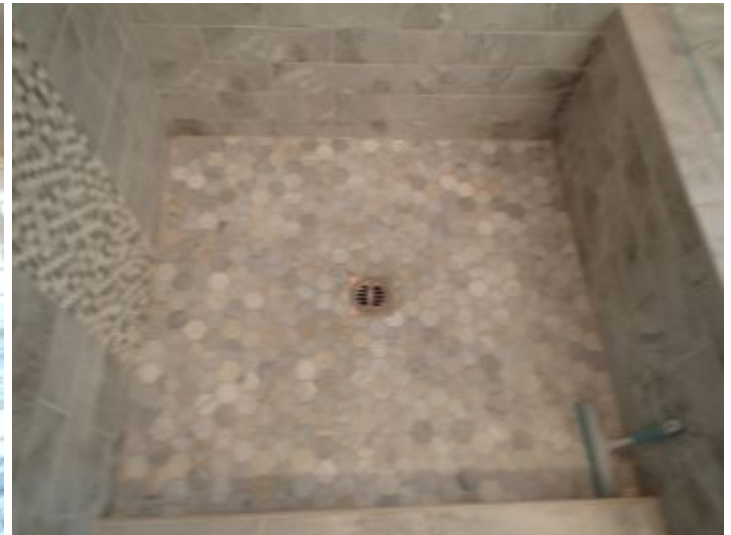
Good	Fair	Poor	N/A	None
X				

Observations:

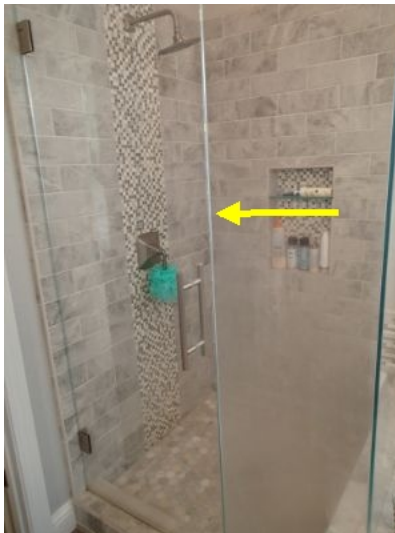
- ****SHOWER BASE****
- Appears to be functional.
- Tiled shower base observed, we are unable to determine if a proper shower pan has been installed. No leaks observed at time of inspection.
- ****SHOWER FAUCET****
- Functioned properly when operated.
- Shower head in the master shower has a slight leak when operating.
- ****SHOWER DOORS****
- Shower doors operated properly.
- Recommend adding a gasket to the master shower door.
- Bath tub faucet drips.
- Bath tub diverter valve is difficult to operate. Recommend replacing.



Shower head in the master shower has a slight leak when operating.



Recommend sealing around the perimeter.



Recommend adding a gasket to the master shower door.

13. Shower Walls

Good	Fair	Poor	N/A	None
X				

Observations:

• ****MATERIALS****

- Ceramic tile noted.
- Fiberglass surround noted.
- Cultured Marble noted.

• ****OBSERVATIONS****

- Shower walls are in good condition. No deficiencies noted.
- Suggest all tile edges and tub/shower walls be caulked and sealed to prevent moisture penetration. All missing/damaged grouting should be replaced. Failure to keep walls sealed can cause deterioration and extensive moisture damage to the interior walls and surrounding sub-flooring. This damage is not always visible or accessible to the inspector at the time of inspection.

14. Bath Tubs

Good	Fair	Poor	N/A	None
X				

Observations:

- Tub
- Stains observed.
- Stopper is missing. Upstairs bath.



Stains observed.



Recommend sealing around the master bath tub.

15. Sinks

Good	Fair	Poor	N/A	None
	X			

Observations:

- ****SUPPLY****
- Functioned properly.
- Stopper is missing/inoperable. Upstairs left sink.
- ****DRAINS****
- Drain line leaks under sink. Upstairs left sink. Needs to be repaired.
- Half bath sink is loose. Recommend securing.



Half bath sink is loose. Recommend securing.



Drain line leaks under sink. Upstairs left sink. Needs to be repaired.



Stopper is missing/inoperable. Upstairs left sink.

16. Toilets

Good	Fair	Poor	N/A	None
X				

Observations:

- Toilets operated properly at the time of inspection.

17. Window Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Vinyl framed single hung window noted.

Observations:

- The window in the master bath does not lock. Needs to be repaired.
- One or more window/s shows sign of loss of seal/condensation, recommend repair or replace to provide energy savings and prevent hazed window from limiting view out of window.



The window in the master bath does not lock. Needs to be repaired.



One or more window/s shows sign of loss of seal/condensation, recommend repair or replace to provide energy savings and prevent hazed window from limiting view out of window.

Kitchen

The kitchen is used for food preparation and often for entertainment. Kitchens typically include a stove, dishwasher, sink and other appliances.

1. Cabinets

Good	Fair	Poor	N/A	None
X				

- Observations:
- No deficiencies observed.
 - Most not accessible due to stored personal items.

2. Counters

Good	Fair	Poor	N/A	None
X				

- Observations:
- Granite tops noted.
 - There is normal wear noted for the age of the counter tops.

3. Dishwasher

Good	Fair	Poor	N/A	None
X				

- Observations:
- Dishwasher operated properly. No deficiencies noted.
 - Lack of a proper **air gap** noted at dishwasher drain line. In the event of a sewer backup this device prevents sewer matter from entering into dishwasher. Recommend having a qualified plumber install a air gap to prevent possible contamination.



Lack of a proper air gap noted at dishwasher drain line. In the event of a sewer backup this device prevents sewer matter from entering into dishwasher. Recommend having a qualified plumber install a air gap to prevent possible contamination.

4. Doors

Good	Fair	Poor	N/A	None
	X			

- Observations:
- Pantry door doesn't latch properly.

5. Garbage Disposal

Good	Fair	Poor	N/A	None
X				

- Observations:
- Operated - appeared functional at time of inspection.

6. Microwave

Good	Fair	Poor	N/A	None
X				

Observations:

- Built-in microwave ovens are tested using normal operating controls. Unit was tested and appeared to be serviceable at time of inspection. Leak and/or efficiency testing is beyond the scope of this inspection. If concerned, client should seek further review by qualified technician prior to closing.

7. Cook top condition

Good	Fair	Poor	N/A	None
X				

Observations:

- Gas cook top noted.
- All heating elements operated when tested.

8. Oven & Range

Good	Fair	Poor	N/A	None
X				

Observations:

- Oven(s): Electric
- All heating elements operated when tested.

9. Sinks

Good	Fair	Poor	N/A	None
X				

Observations:

- ****DRAINS****
- Appears functional. No leaks noted.
- ****SUPPLY****
- Functioned properly.
- Suggest caulking as necessary.



Suggest caulking as necessary.



Recommend sealing.

10. Vent Condition

Good	Fair	Poor	N/A	None
X				

Materials: Exterior Vented

Observations:

- Vent hood operated properly at the time of inspection.
- One light is burned out. Recommend replacing.



One light is burned out. Recommend replacing.

11. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: Hardwood flooring is noted.
 Observations:
 • Floors are in good shape.
 • Normal wear, and tear noted.

12. Plumbing

Good	Fair	Poor	N/A	None
X				

Observations:
 • Visible plumbing appears to be functional. No leaks noted.
 • some not accessible

13. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.
 Observations:
 • Ceilings are in good condition.

14. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:
 • No hazards noted.
 • Some outlets were not accessible due to furniture and or stored personal items in the way.

15. GFCI

Good	Fair	Poor	N/A	None
X				

Observations:
 • GFCI in place and operational

16. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: Drywall walls noted.
 Observations:
 • Walls are noted to be in good condition.
 • Some areas not accessible due to stored personal items.

Laundry

1. Cabinets

Good	Fair	Poor	N/A	None
X				

Observations:

- No deficiencies observed.
- Most not accessible due to stored personal items.

2. Dryer Vent

Good	Fair	Poor	N/A	None
X				

Observations:

- Dryer vent appears to be functional.
- Could not fully inspect the dryer vent, it is obscured by cabinetry.

3. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:

- The majority of grounded receptacles , were tested and found to be wired correctly.

4. GFCI

Good	Fair	Poor	N/A	None
			X	

5. Exhaust Fan

Good	Fair	Poor	N/A	None
X				

Observations:

- Operated properly at the time of inspection.

6. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: Vinyl framed single hung window noted.

Observations:

- Operated windows functioned properly.

7. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: Ceramic tile is noted.

Observations:

- Floors are in good shape.

8. Plumbing

Good	Fair	Poor	N/A	None
X				

Observations:

- No leaks noted.
- Some not accessible.

9. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: Drywall walls noted.

Observations:

- Walls are in good condition.
- Some areas not accessible due to stored personal items.

10. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

Observations:

- Ceilings are in good condition.

11. Doors

Good	Fair	Poor	N/A	None
X				

Observations:

- No major system safety or function concerns noted at time of inspection.

Heat/AC

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood.

The inspector will usually test the heating and air conditioner using the thermostat or other controls. For a more thorough investigation of the system please contact a licensed HVAC service person.

1. Heater Condition

Good	Fair	Poor	N/A	None
X				

Materials: Location: • The furnace is located in the attic

Materials: Gas fired forced hot air

Observations:

- Furnace was operated, and found to function properly at the time of the inspection.
- Fuel Furnace: Last service date is over one year ago, or is unable to be determined. Although this unit appears to be operating properly from controls, there are areas which cannot be seen without specialized equipment and training. One such area is the combustion chamber / heat exchanger where cold air blows across the "fire box", becoming the hot air that circulates throughout your home. During the life span of any furnace, this metal wall may develop a crack or a broken weld, allowing carbon monoxide to circulate throughout the home. This is why furnace specialists recommend a complete inspection annually; consider having unit inspected by certified HVAC technician.



Furnace was operated, and found to function properly at the time of the inspection.

2. Heater Base

Good	Fair	Poor	N/A	None
X				

Observations:

- The heater base appears to be functional.

3. Enclosure

Good	Fair	Poor	N/A	None
X				

Observations:

- Appeared to be functional at the time of the inspection.

4. Venting

Good	Fair	Poor	N/A	None
X				

Observations:

- ****VENTING MATERIALS****
- Plastic - **PVC** vent noted.
- ****VENTING OBSERVATIONS****
- The visible portions of the vent pipes appeared functional.

5. Gas Valves

Good	Fair	Poor	N/A	None
X				

Observations:

- Gas shut off valves were present and functional.

6. Refrigerant Lines

Good	Fair	Poor	N/A	None
X				

Observations:

- No defects found.

7. AC Compress Condition

Good	Fair	Poor	N/A	None
X				

Compressor Type: electric

Location: The compressor is located on the exterior grounds.

Observations:

- Appeared functional at the time of inspection.
- The typical temperature differential split between supply and return air in an air conditioner of this type is 15 - 20 degrees F. This system responded and achieved an acceptable differential temperature.



The typical temperature differential split between supply and return air in an air conditioner of this type is 15 - 20 degrees F. This system responded and achieved an acceptable differential temperature.

8. Air Supply

Good	Fair	Poor	N/A	None
X				

Observations:

- The return air supply system appears to be functional.

9. Registers

Good	Fair	Poor	N/A	None
X				

Observations:

- The return air supply system appears to be functional.

10. Filters

Good	Fair	Poor	N/A	None
		X		

Observations:

- The furnace filter is dirty. Filters help clean the house air, making the environment more pleasant. Filters also clean the air before it passes through the blower and heat exchanger. This helps to keep these furnace components working efficiently. It is recommended to change the filter and then regular inspection & maintenance is advised.

11. Thermostats

Good	Fair	Poor	N/A	None
X				

Observations:

- Digital - programmable type.

Water Heater

1. Base

Good	Fair	Poor	N/A	None
X				

Observations:

- The water heater base is functional.

2. Heater Enclosure

Good	Fair	Poor	N/A	None
X				

Observations:

- The water heater enclosure is functional.

3. Combustion

Good	Fair	Poor	N/A	None
X				

Observations:

- The combustion chamber appears to in functional condition.

4. Venting

Good	Fair	Poor	N/A	None
X				

Observations:

- Venting appears to be functional. No hazards noted.

5. Water Heater Condition

Good	Fair	Poor	N/A	None
X				

Heater Type: gas

Location: The heater is located in the garage.

Observations:

- Tank appears to be in satisfactory condition -- no concerns.
- A Temperature Pressure Relief (TPR) valve present. This safety valve releases water (and thus relieves pressure) if either the temp or pressure in the tank gets too high. The **TPR valve** discharge tube must be made of copper, iron, or CPVC (NOT regular PVC). It must terminate within 6" above the floor--the end cannot be threaded or have a fitting.



Tank appears to be in satisfactory condition -- no concerns.

6. TPRV

Good	Fair	Poor	N/A	None
X				

Observations:

- Appears to be in satisfactory condition -- no concerns.

7. Number Of Gallons

Good	Fair	Poor	N/A	None
X				

Observations:
• 50 gallons

8. Gas Valve

Good	Fair	Poor	N/A	None
X				

Observations:
• functional

9. Plumbing

Good	Fair	Poor	N/A	None
X				

Materials: copper

Observations:

• No deficiencies observed at the visible portions of the supply piping.

10. Overflow Condition

Good	Fair	Poor	N/A	None
X				

Materials: copper

Observations:

• Appears to be in satisfactory condition -- no concerns.

11. Strapping

Good	Fair	Poor	N/A	None
X				

Observations:

• Water heater is strapped as required.

Garage

1. Walls

Good	Fair	Poor	N/A	None
X				

Observations:
 • Appeared satisfactory, at time of inspection.

2. Anchor Bolts

Good	Fair	Poor	N/A	None
			X	

Observations:
 • The anchor bolts were not visible, obscured by drywall.

3. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: Bare concrete floors noted. • Carpet is noted.
 Observations:
 • The garage floor is in good condition.
 • Common cracks noted.

4. Rafters & Ceiling

Good	Fair	Poor	N/A	None
X				

Observations:
 • Visible areas appear satisfactory, at time of inspection.

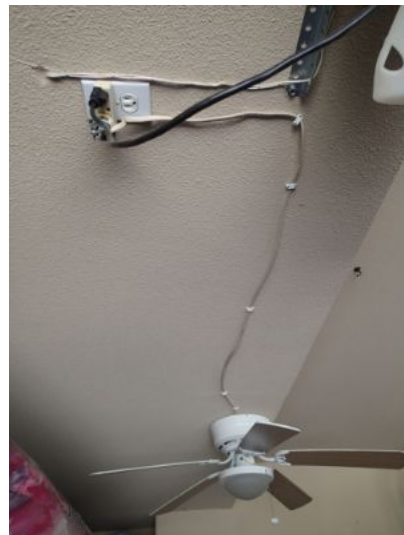
5. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:
 • The majority of grounded receptacles , were tested and found to be wired correctly.
 • Outlet cover plates missing.
 • The fan is wired with exposed romex. Should be behind the drywall, or in conduit.



Missing outlet cover.



The fan is wired with exposed romex. Should be behind the drywall, or in conduit.

6. Exterior Door

Good	Fair	Poor	N/A	None
X				

Observations:
 • Appeared functional, at time of inspection.

7. Fire Door

Good	Fair	Poor	N/A	None
	X			

Observations:

- Pet doors are not recommended through a fire rated garage door.



Pet doors are not recommended through a fire rated garage door.

8. Garage Door Condition

Good	Fair	Poor	N/A	None
X				

Materials: Sectional door noted.

Observations:

- No deficiencies observed.
- Door bottom weatherstripping is missing or damaged. Recommend repair or replacement. Single car door.



Recommend weatherstripping around the garage doors.



Door bottom weatherstripping is missing or damaged. Recommend repair or replacement. Single car door.

9. Garage Door Parts

Good	Fair	Poor	N/A	None
X				

Observations:

- The garage door appeared functional during the inspection.

10. Garage Opener Status

Good	Fair	Poor	N/A	None
X				

Observations:

- Belt drive opener noted.
- The garage door opener is functional, safety features are built in.

11. Garage Door's Reverse Status

Good	Fair	Poor	N/A	None
X				

Observations:

- Eye beam system present and operating.

Electrical

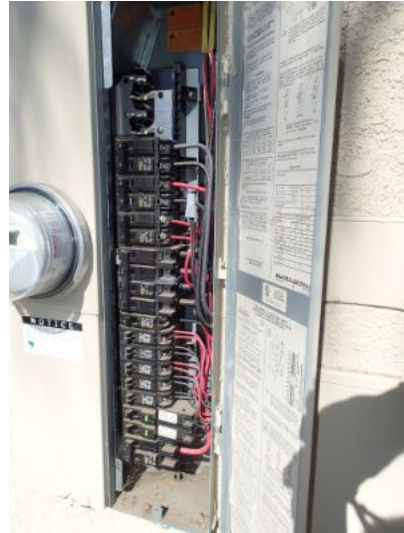
1. Electrical Panel

Good	Fair	Poor	N/A	None
X				

Location: Main Location: • East side of the house.
 Location: Sub Panel Location: • Located in the laundry room.
 Observations:
 • No major system safety or function concerns noted at time of inspection at main panel box.



Sub panel in the laundry room.



No major system safety or function concerns noted at time of inspection at main panel box.

2. Main Amp Breaker

Good	Fair	Poor	N/A	None
X				

Observations:
 • 200 amp

3. Breakers in off position

Good	Fair	Poor	N/A	None
X				

Observations:
 • 0

4. Cable Feeds

Good	Fair	Poor	N/A	None
X				

Observations:
 • There is an underground service lateral noted.

5. Breakers

Good	Fair	Poor	N/A	None
X				

Materials: Copper non-metallic sheathed cable noted.
 Observations:
 • All of the circuit breakers appeared serviceable.

Roof

1. Roof Condition

Good	Fair	Poor	N/A	None
X				

Materials: Inspected from ladder. • Roof was visually inspected from accessible points on the interior and/or exterior. If a roof is too high, is too steep, is wet, or is composed of materials which can be damaged if walked upon, the roof is not mounted. Therefore, client is advised that this is a limited review and a licensed roofer should be contacted if a more detailed report is desired. • Visually accessible from ground.

Materials: Concrete tiles noted.

Observations:

- No major system safety or function concerns noted at time of inspection.
- **Several chipped tiles noted on the front of the house.**



Several chipped tiles noted on the front of the house.

2. Flashing

Good	Fair	Poor	N/A	None
X				

Observations:

- Flashing appear to be in good condition at the time of inspection.

3. Chimney

Good	Fair	Poor	N/A	None
X				

Observations:

- No major system safety or function concerns noted at time of inspection.

4. Spark Arrestor

Good	Fair	Poor	N/A	None
X				

Observations:

- Appears to be in good condition.

5. Vent Caps

Good	Fair	Poor	N/A	None
X				

Observations:

- Vent caps appear to be functional, and in good condition. Some may need waterproof collars installed.

6. Gutter

Good	Fair	Poor	N/A	None
X				

Observations:

- No major system safety or function concerns noted at time of inspection.
- Clean gutters: Significant amounts of debris evident.
- Maintenance Tip: Keep gutters cleared of organic debris to prevent downspouts from being clogged causing overflow at gutters, ensure that all downspouts have extensions/splash blocks to carry water away from the foundation and ensure that sprinkler system does not spray siding or windows of house.
- Gutters appear to leak at the seams. Recommend sealing.



Downspout needs to be reconnected.



Clean gutters: Significant amounts of debris evident.



Gutters appear to leak at the seams. Recommend sealing.

Attic

1. Access

Good	Fair	Poor	N/A	None
X				

Observations:

- ****Location of access****
- There are several doors to access various parts of the attic.
- ****Access Observations****
- Appeared functional.

2. Structure

Good	Fair	Poor	N/A	None
X				

Observations:

- Visible structure appeared adequate. No deficiencies noted.
- Could not access all areas of the attic due to limited space.



Visible structure appeared adequate. No deficiencies noted.

3. Ventilation

Good	Fair	Poor	N/A	None
X				

Observations:

- Under eave soffit inlet vents noted.
- Fixed, roof-field exhaust vent noted.

4. Vent Screens

Good	Fair	Poor	N/A	None
X				

Observations:

- Vent screens noted as functional.

5. Duct Work

Good	Fair	Poor	N/A	None
X				

Observations:

- Ducts appear to be in good shape at the time of inspection.



Ducts appear to be in good shape at the time of inspection.

6. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:

- Visible electrical appears to be in good condition. No Hazards noted.
- Most not accessible due to insulation.



Whole house fan.

7. Attic Plumbing

Good	Fair	Poor	N/A	None
X				

Observations:

- No deficiencies noted in plumbing vent piping.
- **ABS** plumbing vents

8. Insulation Condition

Good	Fair	Poor	N/A	None
X				

Materials: Blown in fiberglass insulation noted.

Depth: Insulation averages about 12-14 inches in depth

Observations:

- Insulation appears adequate.
- Insulation level in the attic is typical for homes this age



Insulation appears adequate.

9. Exhaust Vent

Good	Fair	Poor	N/A	None
X				

Observations:

- Functional. No deficiencies noted.

Exterior Areas

1. Doors

Good	Fair	Poor	N/A	None
X				

Observations:

- Appeared in functional and in satisfactory condition, at time of inspection.
- **Garage door trim is rotted at the bottom.**



Garage door trim is rotted at the bottom.

2. Window Condition

Good	Fair	Poor	N/A	None
X				

Observations:

- Components appeared in satisfactory condition at time of inspection.
- No major system safety or function concerns noted at time of inspection.



Damaged screen Dining room.

3. Siding Condition

Good	Fair	Poor	N/A	None
X				

Materials: Stucco veneer noted.

Observations:

- No major system safety or function concerns noted at time of inspection.

4. Eaves & Fascia

Good	Fair	Poor	N/A	None
X				

Observations:

- Eaves, and fascia appeared to be in serviceable condition.

5. Exterior Paint

Good	Fair	Poor	N/A	None
X				

Observations:

- Exterior paint is in good condition.
- Suggest caulking around doors and windows as necessary.



Suggest caulking around doors and windows as necessary.

6. Stucco

Good	Fair	Poor	N/A	None
X				

Observations:

- Stucco appears to be in good condition.

Foundation

1. Slab Foundation

Good	Fair	Poor	N/A	None
			X	

Observations:

- Concrete slab not visible due to floor coverings.

2. Foundation Perimeter

Good	Fair	Poor	N/A	None
X				

Observations:

- No deficiencies were observed at the visible portions of the structural components of the home.
- No leaks were observed at the time of the inspection.
- No stains or evidence of moisture penetration observed.
- Visible portions of foundation wall were dry at the time of the inspection.

Grounds

1. Driveway and Walkway Condition

Good	Fair	Poor	N/A	None
X				

Materials: Concrete driveway noted. • Concrete sidewalk noted.

Observations:

- Driveway in good shape for age and wear. One area where a chunk of concrete is missing.



Driveway in good shape for age and wear. One area where a chunk of concrete is missing.

2. Grading

Good	Fair	Poor	N/A	None
X				

Observations:

- No major system safety or function concerns noted at time of inspection.
- Lot grading and drainage have a significant impact on the building, simply because of the direct and indirect damage that moisture can have on the foundation. It is very important, therefore, that surface runoff water be adequately diverted away from the home. Lot grading should slope away and fall a minimum of one (1) inch every foot for a distance of six (6) feet around the perimeter of the building.
- The exterior drainage is generally away from foundation.
- The exterior grading is improperly sloped towards the foundation. Water can intrude into the interior. Recommend creating the proper slope away from the foundation to allow for proper drainage. Front planter beds.
- Out buildings and sheds are excluded from this report.

3. Vegetation Observations

Good	Fair	Poor	N/A	None
X				

Observations:

- No major system safety or function concerns noted at time of inspection.
- Prune or remove any plants that are in contact or proximity to home to eliminate pathways of wood destroying insects.
- Tree limbs within 10 feet of roof should be trimmed away to provide air and sunlight to roof, while minimizing debris & dampness.
- Trees within 6 feet foundation. Monitor for potential root damage.
- Maintenance Tip: When landscaping keep plants, even at full growth, at least a foot (preferably 18 inches) from house siding and windows. Keep trees away from foundation and roof. Plants in contact or proximity to home can provide pathways to wood destroying insects and abrade and damage siding, screens and roofs.

4. Gate Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Wood

Observations:

- The gate is sagging and difficult to close.



The gate is sagging and difficult to close.

5. Patio and Porch Deck

Good	Fair	Poor	N/A	None
X				

Observations:

- Appears in satisfactory and functional condition with normal wear for its age. Appears to be sound structure.

6. Stairs & Handrail

Good	Fair	Poor	N/A	None
			X	

7. Grounds Electrical

Good	Fair	Poor	N/A	None
	X			

Observations:

- No major system safety or function concerns noted at time of inspection.
- Front outlet cover missing near the front porch.
- The outlet on the north side of the house does not have power to it. Recommend repair.



Front outlet cover missing near the front porch. The outlet on the north side of the house does not have power to it. Recommend repair.

8. GFCI

Good	Fair	Poor	N/A	None
	X			

Observations:

- In place. Tested, and reset properly.
- The rear patio GFCI did not trip when tested. Recommend repair or replace.



The rear patio GFCI did not trip when tested. Recommend repair or replace.

9. Main Gas Valve Condition

Good	Fair	Poor	N/A	None
X				

Materials: east side

Observations:

- Meter located at exterior. All gas appliances have cut-off valves in line at each unit. No gas odors detected.



Meter located at exterior. All gas appliances have cut-off valves in line at each unit. No gas odors detected.

10. Plumbing

Good	Fair	Poor	N/A	None
X				

Materials: Copper piping noted. • Galvanized piping noted. • PVC piping noted.

Observations:

- Visible plumbing appears functional. No leaks noted.

11. Water Pressure

Good	Fair	Poor	N/A	None
X				

Observations:

- 80 PSI



80 PSI

12. Pressure Regulator

Good	Fair	Poor	N/A	None
X				

Observations:

- none

13. Exterior Faucet Condition

Good	Fair	Poor	N/A	None
X				

Location: Front of structure • North side of house. • East side of house
 Observations:
 • Appears Functional.

14. Patio Enclosure

Good	Fair	Poor	N/A	None
X				

Observations:
 • Appears in satisfactory and functional condition with normal wear for its age. Appears to be sound structure.
 • One of the lag bolt collars is cracked, and missing. Recommend repair.
 • Some of the corner braces have gaps behind them. I believe tis is caused by the wood shrinking as it dried. I recommend tightening the screws to close the gap.



One of the lag bolt collars is cracked, and missing. Recommend repair.

15. Fence Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Wood
 Observations:
 • Fence leaning in areas.
 • Recommend review for repair or replacement as necessary.
 • Wood deterioration observed. Suggest repairs/replacement as needed.

Glossary

Term	Definition
ABS	Acronym for acrylonitrile butadiene styrene; rigid black plastic pipe used only for drain lines.
Air Gap	Air gap (drainage): The unobstructed vertical distance through free atmosphere between the outlet of the waste pipe and the flood-level rim of the receptacle into which the waste pipe is discharged.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.
TPR Valve	The thermostat in a water heater shuts off the heating source when the set temperature is reached. If the thermostat fails, the water heater could have a continuous rise in temperature and pressure (from expansion of the water). The temperature and pressure could continue to rise until the pressure exceeds the pressure capacity of the tank (300 psi). If this should happen, the super-heated water would boil and expand with explosive force, and the tank would burst. The super-heated water turns to steam and turns the water heater into an unguided missile. To prevent these catastrophic failures, water heaters are required to be protected for both excess temperature and pressure. Usually, the means of protection is a combination temperature- and pressure-relief valve (variously abbreviated as T&P, TPV, TPR, etc.). Most of these devices are set to operate at a water temperature above 200° F and/or a pressure above 150 psi. Do not attempt to test the TPR valve yourself! Most water heating systems should be serviced once a year as a part of an annual preventive maintenance inspection by a professional heating and cooling contractor. From Plumbing: Water Heater TPR Valves