

# *Home Inspections For You LLC*

## Property Inspection Report



1234 Bay Area Drive, Bay area, CA.  
Inspection prepared for: Sample Condo Report  
Date of Inspection: 1/1/2019 Time: 2:00pm.  
Age of Home: Approx. 15 years old. Size: Approx. 1900 sq. ft.  
Weather: Sunny 60 degrees.

Inspector: John Balthazar  
License #12031910  
Phone: (209) 598-4125  
Email: [homeinspectionsforyou@yahoo.com](mailto:homeinspectionsforyou@yahoo.com)

## 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.

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process.

Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions.

Depending upon the age of the property, some items like GFI outlets may not be installed; **this report will focus on safety and function, not current code.** This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair.

For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. **Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.**

Interior Areas		
Page 6 Item: 14	Floor Condition	• The flooring is a floating type laminate. There are scratches, and damage to the finish in several areas.
Bedrooms		
Page 7 Item: 3	Electrical	• There is a grounding pin stuck in an outlet in the master bedroom. Needs to be repaired.
Bathroom		
Page 9 Item: 3	Floor Condition	• Water damage noted in the upstairs main bath along the tub. The vinyl flooring is peeling up. The subfloor is not visible to determine the extent of the water damage. I recommend a licensed contractor who specializes in flooring make any necessary repairs.
Page 11 Item: 11	Sinks	• Faucet leaks at hot water handle. Downstairs half bath.
Kitchen		
Page 13 Item: 3	Dishwasher	• The dishwasher drain line/ <b>air gap</b> leaked under the sink when the dishwasher drained. Recommend a licensed plumber repair.
Page 14 Item: 4	Garbage Disposal	• The unit makes irregular noise. This may be a foreign object stuck in the disposal.
Page 16 Item: 13	Floor Condition	• The flooring is scratched, and the finish is damaged in areas.
Water Heater		
Page 21 Item: 3	Combusion	• There is some surface rust located at the bottom of the tank. This is normal wear and tear. Water heaters typically last 15 to 20 years. It will need to be replaced in the future.
Page 22 Item: 9	Plumbing	• Corrosion observed on the recirculator pump plumbing. Recommend a licensed plumber evaluate, and repair.
Attic		

Page 30 Item: 5	Duct Work	<ul style="list-style-type: none"><li>• Dryer vent terminates in the attic. This is a fire hazard because it is releasing lint into the attic where the furnace is. The dryer vent also is releasing humidity into the attic which can cause damage to the structure. The dryer vent needs to vent to the exterior.</li></ul>
Exterior Areas		
Page 31 Item: 3	Siding Condition	<ul style="list-style-type: none"><li>• Wood rot noted under the sliding glass door. Recommend repair.</li></ul>
Grounds		
Page 35 Item: 8	Water Pressure	<ul style="list-style-type: none"><li>• High pressure noted. The pressure was measured at the front hose bib to be 120 psi. High pressure can damage the plumbing system. The pressure regulator needs to be adjusted to a safe operating pressure by a licensed plumber.</li></ul>

# Inspection Details

## 1. Attendance

In Attendance: Client present • Buyer Agent present • Fully Participated

## 2. Home Type

Home Type: Detached • Single Family Home

## 3. Occupancy

Occupancy: Vacant - 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. Cabinets

Good	Fair	Poor	N/A	None
X				

Observations:

- Appeared functional and in satisfactory condition, 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:

- Doors operated normally at time of inspection.
- Stopper on the front door is broken. Recommend replacing.



Stopper on the front door is broken. Recommend replacing.

### 5. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:

- Electrical outlets, and switches operated properly at time of inspection.
- Some outlets not accessible due to furniture and or stored personal items.

**6. Smoke Detectors**

Good	Fair	Poor	N/A	None
X				

Observations:

- **\*\*SMOKE DETECTORS\*\***
- Operated when tested
- **\*\*CARBON MONOXIDE DETECTORS\*\***
- Carbon monoxide detector installed, and tested properly.

**7. Stairs & Handrail**

Good	Fair	Poor	N/A	None
X				

Observations:

- Stairs and handrails appeared functional at time of inspection.

**8. Window Condition**

Good	Fair	Poor	N/A	None
X				

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

Observations:

- Windows operated normally at time of inspection.

**9. Ceiling Condition**

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

Observations:

- Ceilings appeared to be in good condition at time of inspection.

**10. Patio Doors**

Good	Fair	Poor	N/A	None
X				

Observations:

- **\*\*Sliding Patio Doors\*\***
- The sliding patio door was functional during the inspection.

**11. Screen Doors**

Good	Fair	Poor	N/A	None
X				

Observations:

- Sliding door screen is functional.

**12. Wall Condition**

Good	Fair	Poor	N/A	None
X				

Materials: Drywall walls noted.

Observations:

- Walls appeared to be good condition at time of inspection.



Baseboards along the living room north wall need to be recaulked.

### 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. The controls under the fireplace were in the off position during the inspection.



The fireplace appears to be in fair visual condition. The controls under the fireplace were in the off position during the inspection.

### 14. Floor Condition

Good	Fair	Poor	N/A	None
	X			

Observations:  
 • **The flooring is a floating type laminate. There are scratches, and damage to the finish in several areas.**



The flooring is a floating type laminate. There are scratches, and damage to the finish in several areas.



### Bedrooms

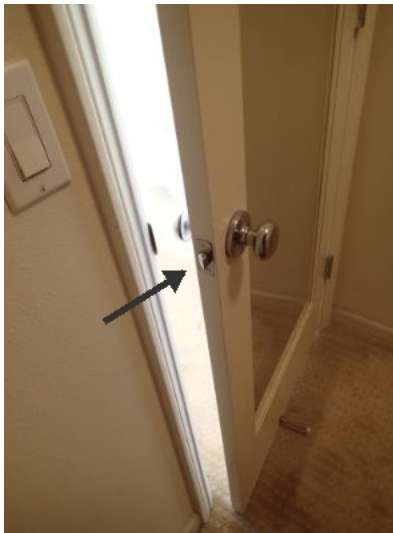
The main area of inspection in the bedrooms is the structural system. This means that all walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Personal items in the bedroom may prevent all areas to be inspected as the inspector will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

#### 1. Closets

Good	Fair	Poor	N/A	None
X				

Observations:

- The closet is in serviceable condition.



Master closet door does not close completely. Hardware needs to be adjusted.

#### 2. Doors

Good	Fair	Poor	N/A	None
X				

Observations:

- Hollow wood doors.

#### 3. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:

- Electrical outlets, and switches worked properly during inspection.
- There is a grounding pin stuck in an outlet in the master bedroom. Needs to be repaired.





There is a grounding pin stuck in an outlet in the master bedroom. Needs to be repaired. Master bedroom outlet has been fixed. 1/31/2019.

**4. Floor Condition**

Good	Fair	Poor	N/A	None
X				

Materials: Carpet is noted.

Observations:

- Floor appears to be in good condition at time of inspection.

**5. Ceiling Condition**

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

Observations:

- Ceiling appears to be in good shape at time of inspection.

**6. Wall Condition**

Good	Fair	Poor	N/A	None
X				

Materials: Drywall walls noted.

Observations:

- Walls appeared to be in good condition at time of inspection.

**7. Window Condition**

Good	Fair	Poor	N/A	None
X				

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

Observations:

- Operated windows appeared functional, at time of inspection

### 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. Counters

Good	Fair	Poor	N/A	None
X				

Observations:

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

#### 2. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

Observations:

- Ceiling in good condition at time of inspection.

#### 3. Floor Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Carpet is noted. • Ceramic tile is noted. • Sheet vinyl flooring is noted.

Observations:

- Flooring appeared in good condition at time of inspection.
- Carpet is not recommended in bathrooms due to potential to harbor moisture, which could lead to unwanted mold issues. Master bath.
- Slight water damage along the baseboard in the downstairs half bath.
- **Water damage noted in the upstairs main bath along the tub. The vinyl flooring is peeling up. The subfloor is not visible to determine the extent of the water damage. I recommend a licensed contractor who specializes in flooring make any necessary repairs.**



Slight water damage along the baseboard in the downstairs half bath.



Carpet is not recommended in bathrooms due to potential to harbor moisture, which could lead to unwanted mold issues. Master bath.



Water damage noted in the upstairs main bath along the tub. The vinyl flooring is peeling up. The subfloor is not visible to determine the extent of the water damage. I recommend a licensed contractor who specializes in flooring make any necessary repairs.

#### 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:

- Appeared functional and wired correctly at time of inspection.

#### 6. GFCI

Good	Fair	Poor	N/A	None
X				

Observations:

- **GFCI** tested, and responded as required.

#### 7. Exhaust Fan

Good	Fair	Poor	N/A	None
X				

Observations:

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

#### 8. 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.

#### 9. Mirrors

Good	Fair	Poor	N/A	None
X				

Observations:

- Mirror appeared to be in good condition at time of inspection.

#### 10. Cabinets

Good	Fair	Poor	N/A	None
	X			

Observations:

- Appeared functional and in satisfactory condition, at time of inspection.
- The finish on the cabinets is damaged. This is normal wear and tear.



The finish on the cabinets is damaged. This is normal wear and tear.

**11. Sinks**

Good	Fair	Poor	N/A	None
X				

**Observations:**

- **\*\*DRAINS\*\***
- No deficiencies observed.
- Stopper is missing/inoperable. Master bath left sink.
- **\*\*SUPPLY\*\***
- Operated normally, at time of inspection.
- **Faucet leaks at hot water handle. Downstairs half bath.**



Faucet leaks at hot water handle. Downstairs half bath.



Stopper is missing/inoperable. Master bath left sink.

**12. Plumbing**

Good	Fair	Poor	N/A	None
X				

**Observations:**

- Plumbing appeared functional at time of inspection. No leaks visible.

**13. Window Condition**

Good	Fair	Poor	N/A	None
X				

**Materials:** Vinyl framed double hung window noted. • Vinyl framed sliding window noted.

**Observations:**

- Operated windows appeared functional, at time of inspection

### 14. Showers

Good	Fair	Poor	N/A	None
X				

Observations:

- **\*\*SHOWER BASE\*\***
- Appeared functional at time of inspection.
- **\*\*SHOWER FAUCET\*\***
- Faucet appeared to function properly at time of inspection.
- **\*\*SHOWER DOORS\*\***
- Shower doors operated properly at time of inspection.

### 15. Shower Walls

Good	Fair	Poor	N/A	None
X				

Observations:

- Cultured Marble noted.
- Fiberglass surround noted.
- **\*\*OBSERVATIONS\*\***
- Shower stall appears to be in good shape at time of inspection.

### 16. Bath Tubs

Good	Fair	Poor	N/A	None
X				

Observations:

- Tub
- Stopper is missing.



Stopper is missing.

### 17. Toilets

Good	Fair	Poor	N/A	None
X				

Observations:

- Operated when tested. Appeared functional, at time of inspection.

## 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:

- Appeared functional and in satisfactory condition, at time of inspection.
- The surface of the cabinets are greasy, and the finish is damaged in places. Normal wear, and tear.



The surface of the cabinets are greasy, and the finish is damaged in places. Normal wear, and tear.

### 2. Counters

Good	Fair	Poor	N/A	None
X				

#### Observations:

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

### 3. Dishwasher

Good	Fair	Poor	N/A	None
	X			

#### Observations:

- Appeared to operate normally.
- The dishwasher drain line/ **air gap** leaked under the sink when the dishwasher drained. Recommend a licensed plumber repair.



The dishwasher drain line/ air gap leaked under the sink when the dishwasher drained. Recommend a licensed plumber repair.

#### 4. Garbage Disposal

Good	Fair	Poor	N/A	None
	X			

Observations:

- The unit makes irregular noise. This may be a foreign object stuck in the disposal.



The unit makes irregular noise. This may be a foreign object stuck in the disposal.

#### 5. 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.

#### 6. Cook top condition

Good	Fair	Poor	N/A	None
X				

Observations:

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



**7. Oven & Range**

Good	Fair	Poor	N/A	None
X				

Observations:

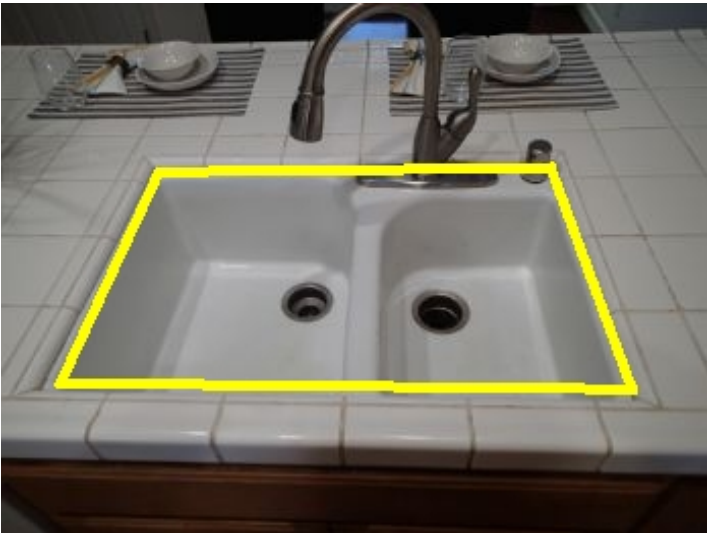
- Oven(s): Electric
- All heating elements operated when tested.

**8. Sinks**

Good	Fair	Poor	N/A	None
X				

Observations:

- **\*\*DRAINS\*\***
- Functional drainage noted.
- **\*\*SUPPLY\*\***
- Operated normally, at time of inspection.
- Suggest caulking as necessary.



Suggest caulking as necessary.



The kitchen sink has been properly sealed.  
1/31/2019

**9. Plumbing**

Good	Fair	Poor	N/A	None
X				

Observations:

- Plumbing appeared to be functional, no leaks noted at time of inspection. except as noted with the dishwasher drain line.

**10. Electrical**

Good	Fair	Poor	N/A	None
X				

Observations:

- No deficiencies noted at time of inspection.

**11. GFCI**

Good	Fair	Poor	N/A	None
X				

Observations:

- GFCI tested and functioned properly

**12. Vent Condition**

Good	Fair	Poor	N/A	None
X				

Materials: Exterior Vented

Observations:

- Vent hood operated normally at time of inspection.

### 13. Floor Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Floating laminate type flooring noted.

Observations:

- The flooring is scratched, and the finish is damaged in areas.



The flooring is scratched, and the finish is damaged in areas.

### 14. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

Observations:

- Ceiling appears to be in good shape at time of inspection.

### 15. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: Drywall walls noted.

Observations:

- Walls are in good condition at time of inspection.

Laundry

1. Cabinets

Good	Fair	Poor	N/A	None
X				

Observations:  
 • Appeared functional and in satisfactory condition, at time of inspection.

2. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:  
 • The majority of grounded receptacles , were tested and found to be wired correctly.

3. GFCI

Good	Fair	Poor	N/A	None
			X	

4. Exhaust Fan

Good	Fair	Poor	N/A	None
X				

Observations:  
 • Operated normally at time of inspection.

5. Gas Valves

Good	Fair	Poor	N/A	None
X				

Observations:  
 • Appeared functional but was not operated at time of inspection.

6. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: Sheet vinyl flooring is noted.  
 Observations:  
 • Floor appeared to be in good condition at time of inspection.

7. Plumbing

Good	Fair	Poor	N/A	None
X				

Observations:  
 • Plumbing appeared functional, no leaks noted at time of inspection.  
 • Some not accessible.

8. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: Drywall walls noted.  
 Observations:  
 • Walls appeared to be in good shape at time of inspection.

9. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.  
 Observations:  
 • Ceiling appeared to be in good shape at time of inspection.

10. 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:

- Relatively new high efficiency furnace in place.
- Due to the higher efficiency of this unit, this review is limited. Most areas are sealed and inaccessible. We suggest review by a licensed heating contractor if a more detailed review is desired.
- 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.



Relatively new high efficiency furnace in place.



Due to the higher efficiency of this unit, this review is limited. Most areas are sealed and inaccessible. We suggest review by a licensed heating contractor if a more detailed review is desired.

#### 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:

- Concealed due to high efficiency furnace design.

**4. Venting**

Good	Fair	Poor	N/A	None
X				

Observations:

- **\*\*VENTING MATERIALS\*\***
- Metal double wall chimney vent pipe 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 but not tested.

**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.

**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			

Location: Located inside a filter grill in the hall ceiling.

Observations:

- **MAINTENANCE:** The air filter(s) should be inspected at least monthly and cleaned or replaced as required. There are two types of filters commonly used: (1) Washable filters, (constructed of aluminum mesh, foam, or reinforced fibers) these may be cleaned by soaking in mild detergent and rising with water. Or (2) Fiberglass disposable filters that must be **REPLACED** before they become clogged. Remember that dirty filters are the most common cause of inadequate heating or cooling performance.
- 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:  
 • There is some surface rust located at the bottom of the tank. This is normal wear and tear. Water heaters typically last 15 to 20 years. It will need to be replaced in the future.

#### 4. Venting

Good	Fair	Poor	N/A	None
X				

Observations:  
 • Vent piping appeared adequate at time of inspection.

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



Rust noted at the bottom of the tank, and recirculation line.

#### 6. TPRV

Good	Fair	Poor	N/A	None
X				

Observations:  
 • TPR valve present, no deficiencies noted.



## 7. Number Of Gallons

Good	Fair	Poor	N/A	None
X				

Observations:  
• 40 gallons

## 8. Gas Valve

Good	Fair	Poor	N/A	None
X				

Observations:  
• Appeared functional at time of inspection.

## 9. Plumbing

Good	Fair	Poor	N/A	None
	X			

Materials: copper

Observations:

• Corrosion observed on the recirculator pump plumbing. Recommend a licensed plumber evaluate, and repair.



Recirculation line has been replaced. 1/31/2019

## 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 adequately as required.

## Garage

## 1. Roof Condition

Good	Fair	Poor	N/A	None
X				

Materials: Roofing is the same as main structure. • Inspected from ladder.  
Materials: Concrete tiles noted.

Observations:

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

## 2. Walls

Good	Fair	Poor	N/A	None
X				

Observations:

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

## 3. Anchor Bolts

Good	Fair	Poor	N/A	None
			X	

Observations:

- The anchor bolts were not visible, obscured by drywall.

## 4. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: Bare concrete floors noted.

Observations:

- Appeared functional at time of inspection.
- Common cracks noted.

## 5. Rafters &amp; Ceiling

Good	Fair	Poor	N/A	None
X				

Observations:

- Visible areas appear satisfactory, at time of inspection.
- Limited review due to finished ceilings.

## 6. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:

- Outlets and switches appeared functional at time of inspection.

## 7. Exterior Door

Good	Fair	Poor	N/A	None
X				

Observations:

- Appeared functional, at time of inspection.

## 8. Fire Door

Good	Fair	Poor	N/A	None
X				

Observations:

- Appeared satisfactory and functional, at time of inspection.
- The weather stripping is damaged. Recommend replacing.



The weather stripping is damaged. Recommend replacing.

9. Garage Door Condition

Good	Fair	Poor	N/A	None
X				

Materials: Sectional door noted.  
 Observations:  
 • No deficiencies observed.

10. Garage Door Parts

Good	Fair	Poor	N/A	None
X				

Observations:  
 • The garage door appeared functional during the inspection.

11. Garage Opener Status

Good	Fair	Poor	N/A	None
X				

Observations:  
 • Garage door opener, and auto-reverse safety feature operated correctly at time of inspection.  
 • Belt drive opener noted.

12. Garage Door's Reverse Status

Good	Fair	Poor	N/A	None
X				

Observations:  
 • Auto-reverse worked as designed at time of inspection.  
 • Eye beam system present and operating.

Electrical

1. Electrical Panel

Good	Fair	Poor	N/A	None
X				

Location: Main Location: • North side of the house.

Location: Sub Panel Location: • Located in the garage.

Observations:

- No major system safety or function concerns noted at time of inspection at main panel box.
- The main panel cover is loose. Needs to be secured.



Located on the north side of the garage.



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



The main panel cover is loose. Needs to be secured.



Subpanel in the garage. No hazards noted.

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. • Aluminum non-metallic sheathed cable noted.

Observations:

- All of the circuit breakers appeared serviceable.

Roof

1. Roof Condition

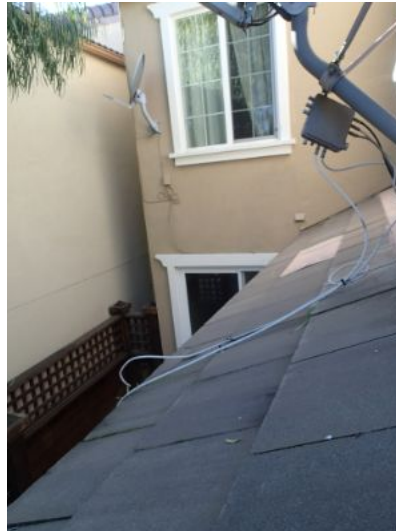
Good	Fair	Poor	N/A	None
X				

Materials: Inspected from ladder.

Materials: Concrete tiles noted.

Observations:

- No major system safety or function concerns noted at time of inspection in the accessible portions of the roof. The second story roof was not accessible due to the height.



No major system safety or function concerns noted at time of inspection in the accessible portions of the roof. The second story roof was not accessible due to the height.

2. Flashing

Good	Fair	Poor	N/A	None
X				

Observations:

- Flashings appeared adequate at time of inspection.

3. Vent Caps

Good	Fair	Poor	N/A	None
X				

Observations:

- Vent caps appeared to be adequate at time of inspection.

4. Gutter

Good	Fair	Poor	N/A	None
X				

Observations:

- No major system safety or function concerns noted at time of inspection.
- Gutter seam on the second story visible from the rear patio appears to leak. Recommend sealing.
- 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.



Gutter seam on the second story visible from the rear patio appears to leak. Recommend sealing.



Clean gutters: Significant amounts of debris evident.



## Attic

## 1. Access

Good	Fair	Poor	N/A	None
X				

## Observations:

- **\*\*Location of access\*\***
- Scuttle Hole located in:
- Hallway ceiling.
- **\*\*Access Observations\*\***
- Appeared functional - with batt insulation over hatch door.



Hallway ceiling.

## 2. Structure

Good	Fair	Poor	N/A	None
X				

## Observations:

- Visible structural components appeared to be functional at time of inspection.
- Could not access all areas of the attic due to limited space.



Visible structural components appeared to be functional at time of inspection.

## 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:  
 • Appeared functional at time of inspection.  
 • **Dryer vent terminates in the attic. This is a fire hazard because it is releasing lint into the attic where the furnace is. The dryer vent also is releasing humidity into the attic which can cause damage to the structure. The dryer vent needs to vent to the exterior.**



Dryer vent terminates in the attic. This is a fire hazard because it is releasing lint into the attic where the furnace is. The dryer vent also is releasing humidity into the attic which can cause damage to the structure. The dryer vent needs to vent to the exterior.



Dryer vent has been properly vented to the outside. 1/31/2019.

### 6. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:  
 • No major safety or hazards noted.  
 • most not accessible due to insullation

### 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 8 inches in depth  
 Observations:  
 • Insulation appeared adequate at time of inspection.  
 • Insulation level in the attic is typical for homes this age

Exterior Areas

1. Doors

Good	Fair	Poor	N/A	None
X				

Observations:  
 • Appeared in functional and in satisfactory condition, at time of inspection.

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.

3. Siding Condition

Good	Fair	Poor	N/A	None
X				

Materials: Stucco siding noted.  
 Observations:  
 • No major system safety or function concerns noted at time of inspection.  
 • Wood rot noted under the sliding glass door. Recommend repair.



Wood rot noted under the sliding glass door. Recommend repair.

4. Eaves & Facia

Good	Fair	Poor	N/A	None
X				

Observations:  
 • Appeared functional at time of inspection.

5. Exterior Paint

Good	Fair	Poor	N/A	None
X				

Observations:  
 • Paint appeared to be in good shape at time of inspection.  
 • Suggest caulking around doors and windows as necessary.

6. Stucco

Good	Fair	Poor	N/A	None
X				

Observations:  
 • Stucco appeared in good condition at time of inspection.

## 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: Asphalt driveway noted. • Concrete sidewalk noted.  
 Observations:  
 • No deficiencies noted at time of inspection.  
 • Driveway in good shape for age and wear. No deficiencies noted.

2. Grading

Good	Fair	Poor	N/A	None
X				

Observations:  
 • No major system safety or function concerns noted at time of inspection.  
 • The exterior drainage is generally away from foundation.  
 • 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 walk way along the home should be sealed with a good caulk to help prevent water from draining along foundation wall.



The walk way along the home should be sealed with a good caulk to help prevent water from draining along foundation wall.

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.  
 • Trim trees that are in contact or proximity to home, as branches can abrade roofing or siding.  
 • 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.





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.

4. Grounds Electrical

Good	Fair	Poor	N/A	None
X				

Observations:

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

5. GFCI

Good	Fair	Poor	N/A	None
X				

Observations:

- In place and tested normally at time of inspection. Located along the garage back wall.

6. Main Gas Valve Condition

Good	Fair	Poor	N/A	None
X				

Materials: north side

Observations:

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



Located on the north side near the garage.

### 7. Plumbing

Good	Fair	Poor	N/A	None
X				

Materials: Copper piping noted. • PVC piping noted.

Observations:

- Visible plumbing appeared functional at time of inspection. No visible leaks noted.

### 8. Water Pressure

Good	Fair	Poor	N/A	None
	X			

Observations:

- High pressure noted. The pressure was measured at the front hose bib to be 120 psi. High pressure can damage the plumbing system. The pressure regulator needs to be adjusted to a safe operating pressure by a licensed plumber.



High pressure noted. The pressure was measured at the front hose bib to be 120 psi. High pressure can damage the plumbing system. The pressure regulator needs to be adjusted to a safe operating pressure by a licensed plumber.

### 9. Pressure Regulator

Good	Fair	Poor	N/A	None
X				

Observations:

- Pressure regulator noted. Needs to be adjusted.



Pressure regulator noted. Needs to be adjusted.

### 10. Exterior Faucet Condition

Good	Fair	Poor	N/A	None
X				

Location: Front of structure • East side of house  
Observations:  
• Appears Functional at time of inspection.

### 11. Balcony

Good	Fair	Poor	N/A	None
			X	

### 12. 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.  
• Common settlement cracks noted in the front patio area.



Common settlement cracks noted in the front patio area.



## 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