

# *Home Inspections For You LLC*

## Property Inspection Report



1234 Bay Area Drive, Bay Area, CA  
Inspection prepared for: Sample Report 2  
Date of Inspection: 1/1/2019 Time: 9:00 am.  
Age of Home: Approx. 60 years old. Size: Approx. 1500 sq. ft.  
Weather: Sunny 70 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.

## Interior Areas

Page 5 Item: 4	Smoke Detectors	<ul style="list-style-type: none"> <li>• <b>**SMOKE DETECTORS**</b></li> <li>• <b>SAFETY CONCERN:</b> The smoke alarm(s) did not operate when tested. You need to be alerted in case of a fire. Recommend repair or replacement of the smoke alarm.</li> <li>• <b>**CARBON MONOXIDE DETECTORS**</b></li> <li>• <b>IMPROVE:</b> There was no visible CO (Carbon Monoxide) detector(s) in the home. The Consumer Product Safety Commission recommends that every residence with fuel-burning (gas) appliances be equipped with a UL Listed CO alarm. CO is colorless and odorless and thus impossible to detect without a proper electronic detector. At a minimum, put an alarm near the sleeping rooms on each level in your home. For the most trouble-free operation, I recommend the plug-in type -- not the battery operated type -- with digital readout that tells you the peak CO concentration whenever you push the peak level button.</li> </ul>
----------------	-----------------	--

## Bedrooms

Page 8 Item: 5	Smoke Detectors	<ul style="list-style-type: none"> <li>• <b>**Smoke Detectors**</b></li> <li>• There were no smoke detectors present in the bedroom. Need to be installed in all bedrooms.</li> </ul>
----------------	-----------------	---

## Bathroom

Page 10 Item: 11	Plumbing	<ul style="list-style-type: none"> <li>• The plumbing for the spa tub is corroded, and starting to leak. I recommend a licensed plumber replace the corroded lines before they fully start leaking.</li> </ul>
Page 12 Item: 15	Sinks	<ul style="list-style-type: none"> <li>• <b>**SUPPLY**</b></li> <li>• <b>Faucet leaks. Main bath. Recommend replacing.</b></li> </ul>

## Kitchen

Page 14 Item: 3	Dishwasher	<ul style="list-style-type: none"> <li>• The dishwasher appears to be a worn unit, and may have reached the end of its useful life.</li> </ul>
Page 15 Item: 4	Cook top condition	<ul style="list-style-type: none"> <li>• Electric cook top noted.</li> <li>• The stove did not heat properly. Needs to be replaced.</li> </ul>
Page 16 Item: 8	Vent Condition	<ul style="list-style-type: none"> <li>• Exhaust fan is inoperable. Needs to be replaced.</li> </ul>

## Heat/AC

Page 20 Item: 7	AC Compress Condition	<ul style="list-style-type: none"> <li>• Exterior unit not level. This can affect system performance.</li> </ul>
-----------------	-----------------------	--

## Garage

Page 24 Item: 4	Rafters & Ceiling	<ul style="list-style-type: none"> <li>• The rafters are covered in particle board that is sagging. Particle board is heavy. I recommend replacing with drywall.</li> </ul>
Page 24 Item: 6	Exterior Door	<ul style="list-style-type: none"> <li>• In the inspectors opinion the door is near the end of its useful life due to wear. Recommend replacing.</li> </ul>

Page 25 Item: 7	Fire Door	<ul style="list-style-type: none"> <li>The door between the garage &amp; house is not a fire rated door. @@@This may not have been required when originally built. Fire doors are fundamental to the integrity of fire barriers which provide resistance to the spread of fire, smoke, and toxic gasses. This means that should a fire occur in the garage, this door does not afford protection until fire-rescue people arrive. This door should be replaced with a fire rated door.</li> </ul>
Attic		
Page 32 Item: 6	Electrical	<ul style="list-style-type: none"> <li>Connections made outside of a Junction Box, which is a potential shock or electrocution hazard. Recommend a licensed electrician evaluate, and repair.</li> </ul>
Foundation		
Page 36 Item: 1	Foundation Perimeter	<ul style="list-style-type: none"> <li>Active leaks observed at the time of inspection. It appears to be from the <b>A/C</b> condensation line.</li> </ul>
Page 38 Item: 11	Foundation Plumbing	<ul style="list-style-type: none"> <li>Corrosion/cysts were noted as one or more locations of the metal drain lines. Repairs recommended to be performed by a Qualified Plumber.</li> </ul>
Page 38 Item: 12	Ducting	<ul style="list-style-type: none"> <li>Return air duct is not properly connected to return plenum. I recommend an HVAC company repair.</li> </ul>
Grounds		
Page 40 Item: 4	Patio and Porch Deck	<ul style="list-style-type: none"> <li>Boards in between the concrete patio slabs are missing creating a trip hazard. Recommend replacing the boards, or filling in with rocks.</li> </ul>

# Inspection Details

## 1. Attendance

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

## 2. Home Type

Home Type: Detached • Single Family Home • Ranch Style

## 3. Occupancy

Occupancy: Vacant • The utilities were on at the time of inspection.

### 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. Closets

Good	Fair	Poor	N/A	None
X				

Observations:

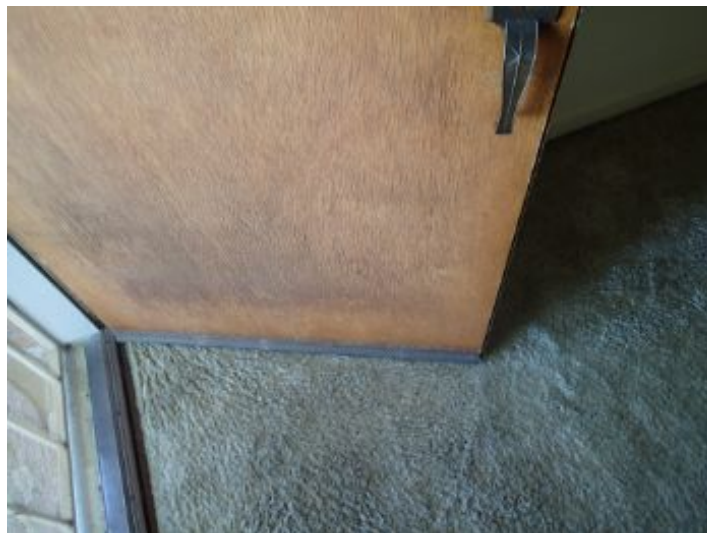
- The closet is in serviceable condition.

#### 2. Doors

Good	Fair	Poor	N/A	None
X				

Observations:

- Hollow wood doors.



Front door is weathered. recommend sanding and sealing or painting.

#### 3. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:

- Outlets, and switches are functional. No hazards noted.
- Since ungrounded receptacles were noted in the home, buyer is cautioned that proper grounding is strongly urged where sensitive electronic equipment is used. Ungrounded receptacles do not offer protection for computers etc. Consultation with a qualified electrical contractor is recommended.

#### 4. Smoke Detectors

Good	Fair	Poor	N/A	None
	X			

Observations:

- **\*\*SMOKE DETECTORS\*\***
- **SAFETY CONCERN:** The smoke alarm(s) did not operate when tested. You need to be alerted in case of a fire. Recommend repair or replacement of the smoke alarm.
- **\*\*CARBON MONOXIDE DETECTORS\*\***
- **IMPROVE:** There was no visible CO (Carbon Monoxide) detector(s) in the home. The Consumer Product Safety Commission recommends that every residence with fuel-burning (gas) appliances be equipped with a UL Listed CO alarm. CO is colorless and odorless and thus impossible to detect without a proper electronic detector. At a minimum, put an alarm near the sleeping rooms on each level in your home. For the most trouble-free operation, I recommend the plug-in type -- not the battery operated type -- with digital readout that tells you the peak CO concentration whenever you push the peak level button.

#### 5. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: Aluminum framed sliding window noted.

Observations:

- Operated windows functioned properly.

#### 6. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

Observations:

- Ceilings are in good condition.

#### 7. Patio Doors

Good	Fair	Poor	N/A	None
X				

Observations:

- **\*\*Hinged Patio Doors\*\***
- The hinged patio door was functional during the inspection.

#### 8. Screen Doors

Good	Fair	Poor	N/A	None
				X

#### 9. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: Drywall walls noted. • Walls are clad in paneling.

Observations:

- No deficiencies noted.

### 10. Fireplace

Good	Fair	Poor	N/A	None
	X			

Materials: Living Room • Family Room

Materials: Masonry fireplace noted.

Observations:

- **\*\*Wood Fireplaces\*\***
- Level II inspection—The National Fire Protection Association ([www.nfpa.org](http://www.nfpa.org)) advises that each chimney receive a Level II inspection each time a residence is sold. Inspection levels are explained at [www.csia.org/pressroom/press-inspection-levels-explained.htm](http://www.csia.org/pressroom/press-inspection-levels-explained.htm). It is also advised that this inspection be conducted by a chimney sweep certified by the Chimney Safety Institute of America ([www.csia.org](http://www.csia.org)).
- Have a fireplace professional evaluate and repair any issues found before attempting to use fireplace.
- **\*\*Gas Fireplaces\*\***
- Have a gas fireplace professional service/evaluate fireplace before operating.



Have a gas fireplace professional service/evaluate Did not operate when tested. Recommend repair. fireplace before operating.



Have a fireplace professional evaluate and repair any issues found before attempting to use fireplace.

### 11. Flooring Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Carpet

Observations:

- 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. Closets

Good	Fair	Poor	N/A	None
X				

Observations:

- The closet is in serviceable condition.

## 2. Doors

Good	Fair	Poor	N/A	None
X				

Observations:

- Hollow wood doors.

## 3. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:

- Some outlets not accessible due to furniture and or stored personal items.

## 4. Floor Condition

Good	Fair	Poor	N/A	None
	X			

Flooring Types: Carpet is noted.

Observations:

- Normal wear, and tear noted.

## 5. Smoke Detectors

Good	Fair	Poor	N/A	None
				X

Observations:

- **\*\*Smoke Detectors\*\***
- **There were no smoke detectors present in the bedroom. Need to be installed in all bedrooms.**

## 6. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: Drywall walls noted. • Walls are clad in paneling.

Observations:

- Walls are in good condition at the time of inspection.
- Loose wall paneling is noted.

## 7. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: Aluminum framed sliding window noted.

Observations:

- Operated windows functioned properly.

## 8. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

Observations:

- Ceilings are in good condition.

## 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.

## 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.
- 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** protected receptacles may not have been required when the house was built. We suggest buyer consider upgrading with GFCI's at all receptacles near water sources.

## 7. Exhaust Fan

Good	Fair	Poor	N/A	None
				X

Observations:

- Current guidelines state that either exhaust fan or window should be in all bathrooms to ensure ventilation of moisture. This is especially important where bathtubs or showers are present.

## 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.

## 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:  
 • The plumbing for the spa tub is corroded, and starting to leak. I recommend a licensed plumber replace the corroded lines before they fully start leaking.



Sink drain is corroded main bathroom. Recommend replacing.



The plumbing for the spa tub is corroded, and starting to leak. I recommend a licensed plumber replace the corroded lines before they fully start leaking.

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 DOORS\*\***  
 • Shower doors operated properly.



Caulking needed around the perimeter.



Needs to be sealed.

### 13. Shower Walls

Good	Fair	Poor	N/A	None
X				

**Observations:**

- **\*\*MATERIALS\*\***
- Ceramic tile 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:**

- Whirlpool tub observed. Tub was filled to a level above the water jets and operated to check intake and jets. The tub was then drained to check for leaks and/or damage. Pump and supply lines were not completely visible or accessible. GFCI's were present and was tested. The items tested appeared to be in serviceable condition. If a more detailed report is desired, the client is advised to consult a licensed plumber for a complete review prior to closing.



Whirlpool tub observed. Tub was filled to a level above the water jets and operated to check intake and jets. The tub was then drained to check for leaks and/or damage. Pump and supply lines were not completely visible or accessible. GFCI's were present and was tested. The items tested appeared to be in serviceable condition. If a more detailed report is desired, the client is advised to consult a licensed plumber for a complete review prior to closing.

15. Sinks

Good	Fair	Poor	N/A	None
X				

Observations:

- **\*\*DRAINS\*\***
- No leaks noted.
- Suggest caulking as necessary.
- **\*\*SUPPLY\*\***
- **Faucet leaks. Main bath. Recommend replacing.**



Faucet leaks. Main bath. Recommend replacing.

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: Aluminum framed sliding window noted.

Observations:

- Operated windows functioned properly.

## 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.

### 2. Counters

Good	Fair	Poor	N/A	None
	X			

Observations:

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



Cracked tiles noted.

### 3. Dishwasher

Good	Fair	Poor	N/A	None
	X			

Observations:

- The dishwasher appears to be a worn unit, and may have reached the end of its useful life.



The dishwasher appears to be a worn unit, and may have reached the end of its useful life.

4. Cook top condition

Good	Fair	Poor	N/A	None
		X		

Observations:

- Electric cook top noted.
- The stove did not heat properly. Needs to be replaced.

5. Oven & Range

Good	Fair	Poor	N/A	None
	X			

Observations:

- Oven(s): Electric
- DEFERRED COST: Older unit. Normally stoves/ovens last about 15-20 years.



Possible capped gas line behind the stove.

6. Sinks

Good	Fair	Poor	N/A	None
X				

Observations:

- **\*\*DRAINS\*\***
- Appears functional. No leaks noted.
- Suggest caulking as necessary.



Suggest caulking as necessary.



### 7. Trash Compactor

Good	Fair	Poor	N/A	None
	X			

Observations:

- Recirculating type
- DEFERRED COST: Older, non filtered, style. Consider replacing.

### 8. Vent Condition

Good	Fair	Poor	N/A	None
		X		

Materials: Exterior Vented

Observations:

- Exhaust fan is inoperable. Needs to be replaced.



Exhaust fan is inoperable. Needs to be replaced.

### 9. Floor Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Sheet vinyl flooring is noted.

Observations:

- Normal wear, and tear noted.

### 10. Plumbing

Good	Fair	Poor	N/A	None
X				

Observations:

- Visible plumbing appears to be functional. No leaks noted.

### 11. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

Observations:

- Ceilings are in good condition.

### 12. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:

- No hazards noted.

### 13. GFCI

Good	Fair	Poor	N/A	None
				X

Observations:

- GFCI protected receptacles may not have been required when the house was built. We suggest buyer consider upgrading with GFCI's at all receptacles near water sources.

### 14. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: Drywall walls noted.

Observations:

- Walls are noted to be in good condition.

Laundry

1. Dryer Vent

Good	Fair	Poor	N/A	None
X				

Observations:

- Dryer vent appears to be functional.
- The dryer vent is missing the exterior cover.



The dryer vent is missing the exterior cover.

2. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:

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

3. Wash Basin

Good	Fair	Poor	N/A	None
X				

Observations:

- DRAINS:
  - Appeared functional. No leaks noted.
- SUPPLY:
  - Operated properly.

4. Plumbing

Good	Fair	Poor	N/A	None
X				

Observations:

- No leaks noted.
- Some not accessible.

### 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 garage

Materials: Gas fired forced hot air

Observations:

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



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\*\***
- 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 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.  
• **Exterior unit not level. This can affect system performance.**



Exterior unit not level. This can affect system performance.

## 8. Air Supply

Good	Fair	Poor	N/A	None
X				

Observations:  
• The return air supply system appears to be functional.

## 9. Filters

Good	Fair	Poor	N/A	None
X				

Location: Located inside heater cabinet.  
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 rinsing 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.

## 10. Thermostats

Good	Fair	Poor	N/A	None
X				

Observations:  
• Digital - programmable type.

### Water Heater

#### 1. Heater Enclosure

Good	Fair	Poor	N/A	None
X				

Observations:  
 • The water heater enclosure is functional.

#### 2. Combustion

Good	Fair	Poor	N/A	None
X				

Observations:  
 • The combustion chamber appears to in functional condition.

#### 3. Venting

Good	Fair	Poor	N/A	None
X				

Observations:  
 • Venting appears to be functional. No hazards noted.

#### 4. Water Heater Condition

Good	Fair	Poor	N/A	None
X				

Heater Type: gas  
 Location: The heater is located in the garage.  
 Observations:  
 • Tankless demand unit.



Tankless demand unit.

#### 5. TPRV

Good	Fair	Poor	N/A	None
X				

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

#### 6. Gas Valve

Good	Fair	Poor	N/A	None
X				

Observations:  
 • functional

#### 7. Plumbing

Good	Fair	Poor	N/A	None
X				

Materials: copper  
 Observations:  
 • No deficiencies observed at the visible portions of the supply piping.

### 8. Overflow Condition

Good	Fair	Poor	N/A	None
X				

Materials: copper

Observations:

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

### Garage

#### 1. Walls

Good	Fair	Poor	N/A	None
X				

**Observations:**

- Appeared satisfactory, at time of inspection.



Stains noted.

#### 2. Anchor Bolts

Good	Fair	Poor	N/A	None
X				

**Observations:**

- The anchor bolts were inspected and appear to be serviceable.

#### 3. Floor Condition

Good	Fair	Poor	N/A	None
X				

**Materials:** Bare concrete floors noted.

**Observations:**

- The garage floor is in good condition.
- Common cracks noted.



Common cracks noted.



### 4. Rafters & Ceiling

Good	Fair	Poor	N/A	None
	X			

**Observations:**

- The rafters are covered in particle board that is sagging. Particle board is heavy. I recommend replacing with drywall.



The rafters are covered in particle board that is sagging. Particle board is heavy. I recommend replacing with drywall.

### 5. 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.

### 6. Exterior Door

Good	Fair	Poor	N/A	None
	X			

**Observations:**

- In the inspectors opinion the door is near the end of its useful life due to wear. Recommend replacing.



In the inspectors opinion the door is near the end of its useful life due to wear. Recommend replacing.

**7. Fire Door**

Good	Fair	Poor	N/A	None
		X		

**Observations:**

- The door between the garage & house is not a fire rated door. @@@This may not have been required when originally built. Fire doors are fundamental to the integrity of fire barriers which provide resistance to the spread of fire, smoke, and toxic gasses. This means that should a fire occur in the garage, this door does not afford protection until fire-rescue people arrive. This door should be replaced with a fire rated door.



The door between the garage & house is not a fire rated door. @@@This may not have been required when originally built. Fire doors are fundamental to the integrity of fire barriers which provide resistance to the spread of fire, smoke, and toxic gasses. This means that should a fire occur in the garage, this door does not afford protection until fire-rescue people arrive. This door should be replaced with a fire rated door.

**8. Garage Door Condition**

Good	Fair	Poor	N/A	None
X				

Materials: Sectional door noted.

**Observations:**

- No deficiencies observed.

**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:**

- Screw 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.

### 12. Wash Basin

Good	Fair	Poor	N/A	None
X				

**Observations:**

- **DRAINS:**
- Functional. No leaks noted.
- **SUPPLY:**
- Faucet operated properly at the time of inspection.



Needs to be cleaned.

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 garage.

Observations:

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



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:

- 125 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 overhead service drop 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.

6. Fuses

Good	Fair	Poor	N/A	None
	X			

Observations:

- Recommend updating the service panel to circuit breakers.



Recommend updating the service panel to circuit breakers.

Roof

1. Roof Condition

Good	Fair	Poor	N/A	None
X				

Materials: Inspected from ladder.  
 Materials: Metal standing seam roofing noted.  
 Observations:  
 • No major system safety or function concerns noted at time of inspection.



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



Old solar water heater panels on the roof. Recommend removing.

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.  
 • Spark arrestor and rain cap suggested. Main fireplace.



Spark arrestor and rain cap suggested. Main fireplace.

**5. Vent Caps**

Good	Fair	Poor	N/A	None
X				

**Observations:**

- Vent caps appear to be functional, and in good condition.

**6. Gutter**

Good	Fair	Poor	N/A	None
X				

**Observations:**

- No major system safety or function concerns noted at time of inspection.
- Extensions / Splash blocks missing or insufficient: Install to divert water away from the foundation.
- 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.



Extensions / Splash blocks missing or insufficient: Install to divert water away from the foundation.



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:
- Garage ceiling
- **\*\*Access Observations\*\***
- Attic access needs a cover installed.



Attic access needs a cover installed.

## 2. Structure

Good	Fair	Poor	N/A	None
X				

## Observations:

- Visible structure appeared adequate. No deficiencies noted.



Stains 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.

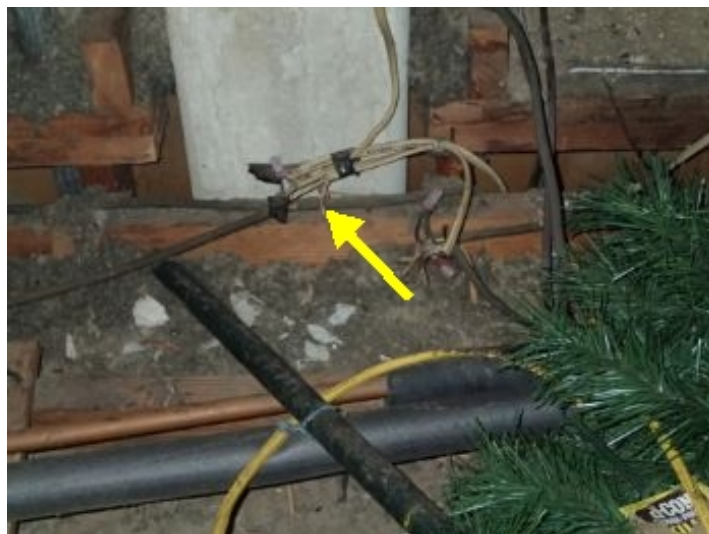


Ducts appear to be in good shape at the time of inspection.

### 6. Electrical

Good	Fair	Poor	N/A	None
	X			

Observations:  
 • Connections made outside of a Junction Box, which is a potential shock or electrocution hazard. Recommend a licensed electrician evaluate, and repair.



Connections made outside of a Junction Box, which is a potential shock or electrocution hazard. Recommend a licensed electrician evaluate, and repair.

### 7. Attic Plumbing

Good	Fair	Poor	N/A	None
X				

Observations:  
 • No deficiencies noted in plumbing vent piping.

### 8. Insulation Condition

Good	Fair	Poor	N/A	None
X				

Materials: Blown in **cellulose** insulation noted.  
 Depth: Insulation averages about 6-8 inches in depth  
 Observations:

- Insulation appears adequate.
- Insulation level in the attic is typical for homes this age
- Vermin activity observed in the attic. Vermin can damage insulation & electrical wiring. Recommend a professional pest contractor evaluate for treatment.



Vermin activity observed in the attic. Vermin can damage insulation & electrical wiring. Recommend a professional pest contractor evaluate for treatment.

### 9. Chimney

Good	Fair	Poor	N/A	None
X				

Observations:  
 • Masonry intact where visible

### 10. Exhaust Vent

Good	Fair	Poor	N/A	None
	X			

Observations:  
 • Possible asbestos noted.



Possible asbestos pipe noted. It is safe as long as it not disturbed.

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.
- Suggest caulking around doors and windows as necessary.
- Suggest sealing/caulking as part of routine maintenance to prevent further deterioration.



Garage window glazing is failing.



Suggest sealing/caulking as part of routine maintenance to prevent further deterioration.

3. Siding Condition

Good	Fair	Poor	N/A	None
X				

Materials: Brick veneer noted. • Stucco veneer noted.

Observations:

- No major system safety or function concerns noted at time of inspection.
- Caulk and seal all gaps, cracks and openings.



Caulk and seal all gaps, cracks and openings.



Caulk and seal all gaps, cracks and openings.



Mortar missing in areas. Recommend repair.

#### 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.

#### 6. Stucco

Good	Fair	Poor	N/A	None
X				

Observations:

- Stucco appears to be in good condition.
- Some areas not accessible due to dense shrubbery against the house.

Foundation

1. 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.
- Visible portions of foundation wall were dry at the time of the inspection.
- Efflorescence observed; this is a mineral deposit left behind from previous exterior water infiltration.
- Active leaks observed at the time of inspection. It appears to be from the A/C condensation line.



Active leaks observed at the time of inspection. It appears to be from the A/C condensation line.

Efflorescence observed; this is a mineral deposit left behind from previous exterior water infiltration.

2. Foundation Walls

Good	Fair	Poor	N/A	None
X				

Observations:

- No deficiencies were observed at the visible portions of the structural components of the home.
- normal settlement

3. Cripple Walls

Good	Fair	Poor	N/A	None
X				

Observations:

- Concrete block/wood piers support floor above.

4. Ventilation

Good	Fair	Poor	N/A	None
X				

Observations:

- Ventilation appears to be adequate.

5. Vent Screens

Good	Fair	Poor	N/A	None
X				

Observations:

- Vent screens noted as functional.

6. Access Panel

Good	Fair	Poor	N/A	None
X				

Observations:

- Access panel located in a bedroom closet.

**7. Post and Girders**

Good	Fair	Poor	N/A	None
X				

**Observations:**

- Support Material: Wood/Bearing Wall
- Support Material: concrete block piers
- No deficiencies were observed at the visible portions of the structural components of the home.

**8. Sub Flooring**

Good	Fair	Poor	N/A	None
X				

**Observations:**

- **\*\*DECKING\*\***
- Diagonal plank subfloor noted.
- **\*\*FRAMING\*\***
- Visible areas appear satisfactory at the time of inspection.
- No leaks were observed at the time of the inspection.
- Stains noted under the hall bath.



Stains noted under the hall bath.

**9. Anchor Bolts**

Good	Fair	Poor	N/A	None
X				

**Observations:**

- The anchor bolts were inspected and appear to be serviceable.

**10. Foundation Electrical**

Good	Fair	Poor	N/A	None
X				

**Observations:**

- No hazards noted.

### 11. Foundation Plumbing

Good	Fair	Poor	N/A	None
X				

**Observations:**

- **\*\*SUPPLY\*\***
- 3/4 inch copper
- 3/4 inch Galvanized
- **\*\*DRAIN, WASTE, VENT\*\***
- **\*\*OBSERVATIONS\*\***
- Appears Functional at time of inspection.
- I was unable to access the kitchen, dining room, family room area due to limited space. This report does not cover these areas.
- **Corrosion/cysts were noted as one or more locations of the metal drain lines. Repairs recommended to be performed by a Qualified Plumber.**



Corrosion/cysts were noted as one or more locations of the metal drain lines. Repairs recommended to be performed by a Qualified Plumber.

### 12. Ducting

Good	Fair	Poor	N/A	None
	X			

**Observations:**

- Appeared functional, at time of inspection.
- **Return air duct is not properly connected to return plenum. I recommend an HVAC company repair.**



Return air duct is not properly connected to return plenum. I recommend an HVAC company repair.

Grounds

1. Driveway and Walkway Condition

Good	Fair	Poor	N/A	None
X				

Materials: Concrete driveway noted.

Observations:

- Driveway in good shape for age and wear. Common cracks noted.



Driveway in good shape for age and wear. Common cracks noted.

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.

3. Vegetation Observations

Good	Fair	Poor	N/A	None
X				

Observations:

- 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.

4. 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.
- Boards in between the concrete patio slabs are missing creating a trip hazard. Recommend replacing the boards, or filling in with rocks.





Boards in between the concrete patio slabs are missing creating a trip hazard. Recommend replacing the boards, or filling in with rocks.

**5. Stairs & Handrail**

Good	Fair	Poor	N/A	None
			X	

**6. Grounds Electrical**

Good	Fair	Poor	N/A	None
X				

Observations:

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

**7. GFCI**

Good	Fair	Poor	N/A	None
				X

Observations:

- none visible

**8. 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.

**9. 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.

**10. Water Pressure**

Good	Fair	Poor	N/A	None
X				

Observations:

- 60 PSI



60 PSI

**11. Pressure Regulator**

Good	Fair	Poor	N/A	None
				X

Observations:

- none

### 12. Exterior Faucet Condition

Good	Fair	Poor	N/A	None
X				

Location: Front of structure • North side of house. • East side of house • South side of house.

Observations:  
 • Appears Functional.

### 13. Patio and Porch Condition

Good	Fair	Poor	N/A	None
X				

Materials: Fiberglass panels noted.

Observations:  
 • No major system safety or function concerns noted at time of inspection.  
 • Normal wear, and tear noted.

## Glossary

Term	Definition
A/C	Abbreviation for air conditioner and air conditioning
Cellulose	Cellulose insulation: Ground-up newspaper that is treated with fire-retardant.
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.