

# Arvin & Associates

## Professional Building Inspection

### Commerical and Residential

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Member: ASHI, B.S. Arch. Engr.

Insurance/Warranty

## HOME INSPECTION REPORT

Client: **XXXXXXXXXXXX**

Inspection Address: **XX**



This report is intended as a "Check List" of pertinent questions regarding the conditions of the items included in the report. All evaluations have been factored by the age of the property and other relevant conditions, such as weather, on the date of the inspection. Our Service is NOT a warranty on the integrity of the systems of the property. Home warranty insurance policies are available from other sources. No maintenance services, removal of cowlings, or destructive discovery have been performed. Our Liability is limited by the inspection agreement titled: " What Your Inspection Includes" approved on or before the date of the inspection.

**PREPARED BY: A.Arvin**

**Date of Inspection: xxxxxxxx**

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**Home Inspection Report**

**Inspection Number:**

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Date of Inspection: **xxxxxxx**

Report Data EXPIRES:

**THIS REPORT IS FOR THE EXCLUSIVE USE OF AND HAS BEEN PREPARED FOR:**

Name: **xxxxxxxxxxxx**

Client: **Buyer**

Address: **xxxxxxxxxxxxxx**

City: **xxxxxxxxxxxxxxxxxxxxxx**

State: **Ca.**

Zip: **xxxxxxxxxxxx**

To prepare the following report, we have made a visual inspection of the visible and accessible areas of the building(s) on the PROPERTY LOCATED AT:

Address: **xx**

Type Unit: **Single Family**

This report is for the exclusive use in determining the physical condition of the property inspected. Although a thorough inspection of the property was made, we wish to CAUTION you that conditions may change and equipment may become defective. The report should not be construed as a guarantee or warranty of the premises or equipment, or future uses thereof. Our *CONTRACT FOR SERVICES* or *INSPECTION AGREEMENT* titled "**What Your Inspection Includes**" provides additional details: **PLEASE READ IT CAREFULLY.**

The inspection, by definition, deals with an existing structure which may have older types of plumbing or wiring. It is very probable these systems would **not** meet present standards, although the system did meet requirements at the time it was installed.

Although they are sometimes mentioned as a courtesy, "cosmetic" issues are not generally addressed in this report. These issues are subjective in nature and generally do not affect the durability or serviceability of the components of a home.

IN THIS MANNER, ALL EVALUATIONS HEREIN ARE FACTORED BY THE AGE OF THE IMPROVEMENTS WHICH ARE APPROXIMATELY YEARS OLD.

**Approximate age of Home: 3+/- YEARS OLD.**

**DEFINITIONS:** "Good"= Appears Durable and Serviceable; "Fair"= Appears Durable or Serviceable;  
"Poor"= Does Not Appear Durable or Serviceable; "LH"= Left Hand; "RH"= Right Hand; "DNT"= Did Not Test or Evaluate; "(x3)"= Number of times the Condition was noted; "UTD" =Unable to determine  
**ALL ORIENTATIONS ARE FROM THE STREET FACING THE STRUCTURE**

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### Legend for Inspection Report

- Not Applicable
- Inspected, item condition GOOD or FAIR, or item presence noted.
- R Recommend a licensed contractor evaluate further for any needed repairs or replacements. (see 2 below)
- C Inspected, reportable condition exists and/or condition of POOR, may require repair. May also represent a potential hazard.
- H Inspected, condition POOR and IMMEDIATE HAZARD exists that may require immediate attention. Condition may exist where system or component should not be operated until repaired.

**1** **PLEASE NOTE . . .** This report is prepared for the sole and exclusive use of the Client named on page 1 and 2. The acceptance and use of this report by any person other than the Client named on page 1 and 2 shall be deemed to be a retention of this firm for the purpose of providing an evaluation of this property at a fee equal to the original fee for the service provided on the date of this inspection.

**2** All recommendations for further evaluation, repair or replacement of any component noted in this report should be completed by a licensed contractor, technician or engineer qualified to make such evaluations or repairs. All inspections and bids for repair should be completed by the close of Escrow.

**3** The inspector is not required to perform any of the following as part of a real estate inspection: Obtain or review information from any third-parties including, but not limited to: government agencies (such as permits), component or system manufactures including product defects, recalls or similar notices.

**4** Stains and/or discolorations or drywall separations may be an indication of conditions conducive to biological/organic growth. Water intrusion is a frequent indicator of unseen biological/organic growth. Since different people have differing sensitivities to these types of growths , we recommend that the client contact an experienced Environmental Inspector to conduct a survey to establish the presence of and identify and quantify the growth prior to the close of escrow.

**5** Hazardous materials are beyond the scope of this inspection report and the inspector is not an environmental expert. If asbestos, electro-magnetic fields, fiberglass, formaldehyde, hazardous wastes, lead, radon, soil contamination, biological/organic growth, or the quality of drinking water, air or waste disposal are a concern, please contact an appropriate expert. Although the inspector may note material deterioration or insect infestation the "Wood Destroying Pest and Organism Report" should be referred to for those occurrences that affect the structure. Dual pane windows that do not show obvious evidence of moisture between panes at the time of inspection are beyond the scope of the inspection.

# Home Energy/Earthquake Analysis and Comments

## Energy Analysis

This energy analysis is not a certified energy rating.

Yes	Attic Insulation = R-19 minimum at ceiling	Estimated "R":	30
Yes	Floor Insulation = R-11 or better		
Yes	Exterior Wall Outlets & Switch Plate Cover = Gaskets		
Yes	Exterior Caulking		
No	Broken Windows (or other holes in building envelope)		
No	Water Heater Blanket = R-6 minimum		
Yes	Hot/Cold Water Supply Lines = R-4 minimum 5' above water heater		
Yes	Duct & Plenum Insulation = R-5 minimum		
Yes	Shower Heads = 3 gallons per minute maximum		
Yes	Low Flush Toilets < or = 1.6 GPF		
Yes	Dual Pane Windows		
No	Solar Screens		
No	Solar Heating or Solar Hot Water Heating		
No	Mini-Blinds or Window Coverings		

For information on energy programs contact:

California Energy Commission [www.energy.ca.gov](http://www.energy.ca.gov) SMUD Peak Corps Program [www.smud.org](http://www.smud.org)  
Pacific Gas & Electric [www.pge.com](http://www.pge.com) 1-888-742-7683  
1-800-933-9555

## Earthquake Analysis

Yes	Friction catches on cabinets
Yes	Water heater strapping
Yes	Anchor bolts at foundation
N/A	Chimney anchored to roof framing
Yes	Flexible lines used for gas and water (water heater, a/c, and appliances)
Yes	Cripple walls appear diagonally braced

## Energy and Earthquake Rating

Energy Rating: **Good**

Earthquake Rating: **Good**

Home: **Vacant**

Inspection Duration: Start Time: **8:45**

Stop Time: **1:15pm**

Utilities: Electric: **On**

Water: **On**

Gas: **On**

Address Visible From Street: **Yes**

## Smoke Detectors

Smoke Detector(s): **Yes**



Hazard Smoke Detector Not Installed

Functioned with test: **Yes**



Hazard Smoke Detector(s) Did Not Function

1 at bed rooms

Location(s): **Hallway(s)/Bedrooms**

Number installed: **5**

Master 2nd floor

Remarks:

**Recommend correcting Smoke Alarm in master bed room of 2nd. floor**

Smoke detectors tied into an alarm system are not checked. If not installed, for safety smoke detectors should be installed in all bedrooms. If not installed, and gas appliances are present, for safety Recommend Carbon Monoxide Detector be installed. All smoke detectors should be tested each month and batteries replaced.

Smoke detectors over ten years old should be replaced.

## General Comments

## Attended Inspection and/or Presentation

Inspector: **x**

Other:

Seller:

Buyer: **x**

Sellers Agent:

Buyers Agent: **x**

Comments:

## Landscaping

### Weather

Weather Condition: **Sunny**

Ambient Air Temp. (F): **80-90**

Snow/Accumulation: ( " ):

### Topography

Soil Condition: **Dry**

Lot **Level with Roadway**

Type Lot: **Flat**

Lot Drainage Appears: **Good-Fair**

Water appears to drain away from foundation: **Yes**

Drainage systems used on lot: **Yes**

Negative Grade: **Left Side**

Water May Pond At: **Front planter&Rear Left corner**



Water may migrate from adjoining lots



Recommend improvement of drainage to direct water away from foundation

Retaining Walls: **N/A**

General Condition:

Type Construction:

Weep holes noted:

Remarks:

**New drain pipes could be tied to exist .@front &rear side**

Underground and/or concealed pipes and drainage systems are beyond the scope of this inspection. Note: If soil stability or expansive soil is a concern, please contact a soils engineer.

### Landscaping

General Condition Is: **Fair-Poor**

Trees/Shrubs: **Fair**



Exposed tree roots may pose tripping hazard:



Front



Rear

Front Landscaping: **Fair-poor**

Rear Landscaping: **Fair**

RH Landscaping: **N/A**

LH Landscaping: **Not Installed**

Fountain(s): **N/A**

Functioning: Front:

Rear:

Sprinklers: Front **Not Located**

Rear

Yard and Garden Sprinkler Systems are not Tested for Operation

Remarks:

### Fencing

**Not Installed**

General Condition Is:

Rails and Face Boards:

Type Material:

Posts:

Type:

Gate(s) Function :

Number:

Type:

Loose Post(s) at:

Remarks:


## Driveway/Walkways/Patios

### Driveway

General Condition Is: **Good**

Material: **Concrete**

Normal settling cracks noted. All concrete, asphalt, and masonry crack, (it's just a matter of degree), the cracks observed appear to be normal. The life expectancy of driveway paving is about 15-50 years.

NOTE: Uplifting of slab or expansion material/uneven surfaces may present a tripping HAZARD.

NOTED significant cracks, (see remarks below).

Remarks:

### Walkways/Paths

General Condition Is: **Good**

Type Material: **Concrete**

Normal settling cracks noted. All concrete, asphalt, and masonry crack, (it's just a matter of degree), the cracks observed appear to be normal. The life expectancy of walkway & path paving is about 20 years.

NOTE: Uplifting of slab or expansion material/uneven surfaces may present a tripping HAZARD.

NOTED significant cracks, (see remarks below)

Remarks:

Patio location **Rear Side**

General Condition Is: **Good**

Type Construction: **Concrete**

Normal settling cracks noted. All concrete, asphalt, and masonry crack, (it's just a matter of degree), the cracks observed appear to be normal. The life expectancy of patio paving is about 40 to 50 years.

NOTE: Uplifting of slab or expansion material/uneven surfaces may present a tripping HAZARD.

NOTED significant cracks, (see remarks below)

Built-in barbeque-Not & Built in Gas Fire place

Remarks:

**Builtin Barbeque.& Gas fire place appears to be in working condition(Shut-off valve exist )**


## Exterior Structure and Entry

### Exterior-Structure

Recommend a Licensed Structural Contractor evaluate further for any needed repairs or replacements

**General Condition Is:** **Good**

**Paint/Stain:** **Good-Fair**

**Brick/Block/Stone:** **Not Installed**

**Exterior Covering(s):** **Good**

**Type of Siding:** **Stucco**

Normal Settling Cracks Noted

**Moldings/Trim:** **Good-Fair**

**Eaves and Overhangs:** **Good**

**Windows:** **Good**

**Type Window(s):** **Dual Pane**

**Earth to Wood Clearance:** **Good**

**Caulking and weather-stripping:** **Good-Fair**

**Possible Material deterioration (MD) Noted:**  **Refer to "Wood Destroying Pest and Organism Report"**

Enclosed plant area or planter next to foundation may allow water intrusion into structure or foundation.

Vegetation limits access to exterior surfaces.

Holes noted on exterior surface should be sealed (pipe, conduit, cable entry points).

**Remarks:**

- 1- Recommend caulking around the screen vents at left side (w/proper exterior, stucco application type)
- 2- Evidence of efflorescence exist on stucco wall, under front windows

### Entry Porch

Normal settling cracks noted

**General Condition Is:** **Good**

**Type Construction:** **Concrete**

**Doorbell:** **Not Installed**

**Steps: Riser/Tread Ratios:** **Good**

No Safety Handrail Installed-Potential Hazard

**NOTE:** Uplifting of slab or expansion material/uneven surfaces may present a tripping HAZARD.

**Deck:** **N/A**

**Type Surface:**

**Piers fully bearing:**

**Potential HAZARD**

Spacing of Railing Balustrades exceeds 4" which may present a HAZARD to infants/children.

Loose railings/posts noted at: See Remarks  **Potential HAZARD**

Earth to Wood contact noted at decks, a common condition which may moderately accelerate deterioration.

**Remarks:**





**General Electrical-Sub-Panels**

**General Electrical**

Recommend a Licensed Electrician evaluate further for any needed repairs or replacements

**Visible wiring Hazards: None Observed**

Electrical outlets are randomly tested throughout the home.

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> Open Ground Circuit(s)                                | <input type="checkbox"/> Open Wiring                        | <input type="checkbox"/> GFCI(S) Not Functioning    |
| <input type="checkbox"/> Open Hot Outlet(s)                                    | <input type="checkbox"/> Open Neutral Outlet(s)             | <input type="checkbox"/> Reverse Polarity Outlet(s) |
| <input type="checkbox"/> Wiring splice(s) without junction boxes and/or covers | <input type="checkbox"/> Switch/Outlet covers not installed |   |

**GFCI /Arc Fault (Circuit Breakers/Outlets): Yes**

Potential HAZARD

- Locations:  Exterior outlets     Kitchen     Circuit breaker     Laundry  
 Garage outlets     Bathrooms     Basement

Home has 2-wire system typical of era, which do not provide for a ground receptacle.

Home has 3 wire receptacles installed with 2 wire system-No ground installed.

Boxes marked "Yellow" should have outlets protected by GFCI for Safety

**Note:** GFCI protected outlets may not have been required at time of construction but are recommended as a safety upgrade.

Review of all low voltage wiring, including telephone, TV antenna, alarm, computer, intercom, and stereo wiring is not within the scope of our inspection. Consult the appropriate service technician for full evaluation of their operating conditions.

**Remarks:**

**Additional Panel**

**Location:** **Lundry Room**

**Type:** **Sub Panel**

**Circuit breakers Labeled:** **Yes**

**Electrical Panel:** **Circuit Breakers**

**Bonding & Grounding:** **Good**

**15 & 20 Amp Circuits:** **Copper**

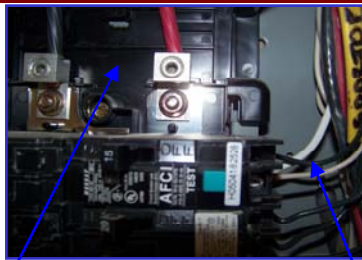
**Breaker ties installed:** **Yes**

Potential HAZARD

<b>Number of circuits in panel:</b>	<b>x</b>	<b>15 amp</b>	<b>x</b>	<b>20 amp</b>	<b>25 amp</b>	<b>30 amp 120 Volt</b>
		<b>20 amp</b>		<b>30 amp</b>	<b>40 amp</b>	<b>50 amp 240 Volt</b>

**Remarks:**

**No Main breaker exist at sub panel**



**No main breaker/Whitewire feed into breaker**

# Roofing

Recommend a Licensed Roofing Contractor evaluate further for any needed repairs or replacements

**General Condition Is: Good**

**Approximate remaining life with proper maintenance..... 18 to 22 years**

No leaks apparent at this time.....  Evidence of leaks noted = (see Remarks below)

Estimate Life is based on maintenance and/or repairs of the conditions noted. Opinions stated herein concerning the roof are in regard to the general condition of the roof surface as evidenced by a visual inspection and does not constitute an opinion or warranty as to whether the roof leaks or may be subject to future leakage.

Number of layers of roofing is at least: **1**  Roof pitch may be inadequate for the roofing materials used.

**Roof Type: Gable/Hip**

**Type Roofing Material: 3d. Composition**

**Pitch: 5/12**

**Roofing materials noted with the following conditions:**

- Rotted  Curled  Loose  Deteriorated  Lifting  Missing
- Torn/Split  Cracked/Chipped  Rusted through
- In some cases the tar paper below is showing through roofing material.
- In some places water ponds on the roof surface.
- Roof deflection noted appears:  Cosmetic  Structural
- Vegetation overhangs the roof which may cause early deterioration of the roofing surface, recommend trimming.

**Evidence of routine roof maintenance: No**

**Plumbing vents noted: Yes**

**Skylights: No**

**Heat reflective: No**

**Antenna/Dish: Not Installed**

**Roof metal/ Flashings: Good**

**Attic vents noted:**

Eave  Gable  Roof  Turbine Vents





Note: If turbine vents are used they should be covered in winter to prevent excess moisture entry to attic space.

**ROOF-INSPECTED FROM: Walking on roof surface**

Patio Roof Covers: and/or flat roofs are not included in the data listed above.

**Remarks:**

**1-Evidenc eof conditions in need of corrections exist at roof  
Recommend further roof evaluation & correction by a licensed roofer**

			
Lifted composition @ front Left side	Evidence of water stain/ over master bed room	Evidence ridge deterioration over Master bed room	uplifting at rear high roof
	<u>See gutter &amp; down spouts for furthe recommendations</u>		

## Gutters/Downspouts

Gutter Condition: <b>Good-Fair</b>	Use of Gutters: <b>Good</b>	Debris noted in gutters: <b>Yes</b>
Scupper Condition: <b>N/A</b>	Use of Scuppers:	Debris noted at scuppers:
Downspout Condition: <b>Good-Fair</b>	Use of Downspouts: <b>Minimal</b>	Rust noted in gutters: <b>No</b>
Evidence of leaks on: <b>N/A</b>		Splash Blocks Used: <b>N/A</b>

Use of splash blocks and/or drainage systems are recommended to divert water away from home.  
Scuppers are used on low pitch roofs for draining water from roof (gutters are not used).

**Remarks:**

1-Evidence of partial downspouts exist at rear side which could create future conditions on the roofing material  
Recommend extending both of these downspouts to lower side to prevent future conditions  
(See a licensed specialist if correction is concern )

2- Evidence of gutter into stucco wall exist at some sections ,Recommend Maintaining gutter clean at all times to prevent moisture intrusion in to building envelope

## Chimney(s)

**Chimney #1**      Location:

Exterior condition:	Type construction:	Cap or spark arrestor:	<input type="checkbox"/> Potential HAZARD
Chimney flue:			
<input type="checkbox"/>	Chimney should be inspected for cleanliness		

**Remarks:**

**Chimney #2**      Location:

Exterior condition:	Type construction:	Cap or spark arrestor:	<input type="checkbox"/> Potential HAZARD
Chimney flue:			
<input type="checkbox"/>	Chimney should be inspected for cleanliness		

**Remarks:**

**Chimney #3**      Location:

Exterior condition:	Type construction:	Cap or spark arrestor:	<input type="checkbox"/> Potential HAZARD
Chimney flue:			
<input type="checkbox"/>	Chimney should be inspected for cleanliness		

**Remarks:**



# Garage

## Garage/Carport

Normal settling cracks noted  biological/organic growth noted  
**General Condition Is: Good-Fair** **Type: Garage-Attached** **Size: 3-car**  
Fire wall between garage and house: **Yes**  Holes and/or penetrations through fire wall should be sealed.  
**Solid core door to house: Yes** **Self closing device: Yes-Functioning**  
Electrical wiring protected on walls to 7 ft.: **Yes** **Garage outlets at least 18" off floor: Yes**  
**Outlets protected by GFCI : Yes**  **Potential Hazard (outlets are not GFCI protected)**  
**Windows: Good** **Type: Slider**  
**Sink: Not Installed** **Type:**  
**Faucet Operating Condition:**  
**Side/back garage door: Good** **Lighting Functions: Yes**  
 Limited access to garage  Garage attic not intended for storage  
 Evidence of moisture entry (see remarks)  
 **Unable to check all electrical outlets (in-use or not accessible)**

### Remarks:

- 1- Evidence of damaged areas exist at back wall (recommend guard posts to prevent future conditions)
- 2- Access above ceiling does not comply w/ fire wall requirements if it is opened .
- 3- No cabinet top exist at left side cabinets
- 4- Evidence of poor fire gasket exist at fire door

## Garage Door(s)

Remote control devices are not tested.

Note: Openers with electric eye or door edge sensors are now available which can be retrofitted for safety.

**Garage Door Right Hand** **Size: 2-car**

**General Condition Is: Good** **Construction: Metal** **Type: Roll-up**  
**Operation: Automatic** **Electric....Auto Reverse functions: Yes**  **Potential HAZARD**  
 Recommend adjustment of auto reverse function.  
**Safety Spring Retainers: N/A**  **Potential HAZARD**

### Remarks:

**Garage Door Left Hand** **Size: 1-car**

**General Condition Is: Good** **Construction: Metal** **Type: Roll-up**  
**Operation: Automatic** **Electric....Auto Reverse functions: Yes**  **Potential HAZARD**  
 Recommend adjustment of auto reverse function.  
**Safety Spring Retainers:**

### Remarks:



Damaged areas at rear wall

Sealed access door to remain closed(Fire wall)

Poor fire gasket to be replaced at fire door

## Living room

<input checked="" type="checkbox"/> Normal settling cracks noted Wall Finish: <b>Good-fair</b> Type: <b>Paint</b> Flooring: <b>Good</b> Type: <b>Wood</b> Window(s): <b>Good</b> Type: <b>Slider/Fixed</b> Door(s): <b>Not Installed</b> Type: Ceiling Fan: <b>Not Installed</b>	<input type="checkbox"/> biological/organic growth noted  Screens: <b>Good</b> Screens: Ceiling/Wall Light: <b>Functioning</b> <input type="checkbox"/> Unable to check all electrical outlets (in-use or not accessible) Heating /Cooling Device: <b>HVAC Duct</b>
---	---

**Remarks:**

- 1-Evidence of hole exist at ceiling
- 2-Evidence of no proper base board molding & finishing exist curved wall

### Fireplace/Stove


Type Fireplace:		
Fire box:	Damper:	<input type="checkbox"/>
Gas Log:	<input type="checkbox"/>	
Gas Lighter:	Gas Shut-off valve:	<input type="checkbox"/> Potential HAZARD
Chimney Clean:	Evidence of smoke:	
<input type="checkbox"/>		
Hearth Extension:	<input type="checkbox"/>	Inadequate, (Less than Typical Min. of 16") Potential Hazard

**Remarks:**

### Wet Bar

Located In: <b>Front bed room at 1st.floor</b>	
Cabinets: <b>Good</b>	Friction Catches on Cabinets:
Countertop: <b>Good</b>	Type: <b>Granite</b>
Sink: <b>Good</b>	Type: <b>Stainless Steel</b>
Faucet Operation: <b>Good</b>	GFCI outlet near sink: <b>Yes</b> <input type="checkbox"/> Potential HAZARD
<input type="checkbox"/> Plumbing Leaks: <b>None Apparent</b>	

**Remarks:**       Unable to check all electrical outlets (in-use or not accessible)

			
<b>Hole at ceiling</b>			

## Family Room

Normal settling cracks noted       Biological/organic growth noted

Wall Finish: **Good-fair**      Type: **Paint**

Flooring: **Good-fair**      Type: **Wood**

Window(s): **Good**      Type: **Slider**      Screens:

Door(s): **Good**      Type: **Sliding Glass**      Screens: **Not Installed**

Ceiling Fan: **Functioning**      Ceiling/Wall Light: **Functioning**

Unable to check all electrical outlets (in-use or not accessible)

Remarks:      Heating /Cooling Device: **HVAC Duct**

1- Evidence of scratches exist at floor

## Fireplace/Stove

Type Fireplace: **Built-in**

Fire box: **Good**      Damper: **UTD**

Gas Log: **Yes**       Damper not permanently secured open-Potential Hazard

Gas Lighter: **Yes**      Gas Shut-off valve: **UTD**       Potential HAZARD

Chimney Clean: **Unknown**      Evidence of smoke: **No**

Chimney should be inspected for cleanliness

Hearth Extension: **Good-Adequate**       Inadequate, (Less than Typical Min. of 16") Potential Hazard

Remarks:

## Wet Bar

Located In: **Front bed room at 1st floor**

Cabinets: **Good**      Friction Catches on Cabinets: **Yes**

Countertop: **Good**      Type: **Stone**

Sink: **Good**      Type: **Stainless Steel**

Faucet Operation: **Good**      GFCI outlet near sink: **Yes**       Potential HAZARD

Plumbing Leaks: **None Apparent**

Remarks:       Unable to check all electrical outlets (in-use or not accessible)


## Entry Foyer/Hallways/Stairways/Other Items

### Entry Foyer

See Notes at Living Room       Normal settling cracks noted  
**Wall Finish:** Good      **Type:** Paint  
**Flooring:** Good      **Type:** Wood  
**Window(s):** Good      **Type:** Fixed      **Screens:** N/A  
**Door(s):** Good      **Type:** Single      **Screens:** N/A  
**Closets/Cabinets:** Good  
**Ceiling Light:** Functioning      **Ceiling Fan:** Not Installed  
**Remarks:**  Unable to check all electrical outlets (in-use or not accessible)  
**1-Evidence of missing baseboard molding exist at curved wall next to stair**

### Hallways

Normal settling cracks noted       Biological/organic growth noted  
**Wall Finish:** Good      **Type:** Paint  
**Flooring:** Good      **Type:** Wood/carprt  
**Window(s):** N/A      **Type:**      **Screens:**  
**Door(s):** Good      **Type:** Single  
**Closets/Cabinets:** Good  
**Ceiling/Wall Light:** Functioning      **Ceiling Fan:** N/A  
**Remarks:**  Unable to check all electrical outlets (in-use or not accessible)

### Stairways/Landings (Interior)      N/A

Normal settling cracks noted       Biological/organic growth noted  
**Riser/Tread Ratios:** Good      **Head Clearance:** Good  
**Railing: Sturdy/Spacing:** Good      **Stair Covering:** Carpet (Stained ,poor condition)  
 Spacing of Railing Balustrades exceeds 4" which may present a HAZARD to infants/children.  
 Loose railings/posts noted       Potential HAZARD  
**Window(s):** N/A      **Type:**      **Screens:**  
**Remarks:**  Unable to check all electrical outlets (in-use or not accessible)

### Other Items

Recommend a qualified alarm company test security and fire systems.

**Central Vacuum:** Did Not Test      **Water Softener:** Not Installed  
**Intercom:** Did Not Test      **Security System:** Did Not Test  
**Lighting:** Appears Adequate      **Storage Space:** Appears Adequate  
**Remarks:**



Missing base board at entry



(partial)

## Laundry/Pantry

**Laundry**      **Location: Separate Rm**

<input type="checkbox"/> Normal settling cracks noted <b>Wall Finish: Good</b> <b>Flooring: Good</b> <b>Window(s): Good</b> <b>Door(s): Good-Fair</b> <b>Ceiling/Wall Light: Functioning/partially</b> <b>Heating /Cooling Device: HVAC Duct</b> <b>Cabinets: Good</b> <b>Countertop: Good</b> <b>Sink: Good</b> <b>Faucet Operation: Good</b> <b>Dryer Source: Gas and Electric</b> <input type="checkbox"/> <b>Plumbing leaks: None Observed</b>	<input type="checkbox"/> biological/organic growth noted <b>Type: Paint</b> <b>Type: Stone</b> <b>Type: Slider</b> <b>Type: Single</b> <b>Exhaust Fan: Not Installed</b> <b>Ironing Outlet: Functioning</b> <b>Cabinet Hardware: Good</b> <b>Type: Stone</b> <b>Type: Porcelain</b> <b>GFCI outlet near sink: Yes</b> <b>Vented to outside: Yes</b> <input type="checkbox"/> <b>Dryer gas line not capped-Potential Hazard</b> <input type="checkbox"/> <b>Unable to check all electrical outlets (in-use or not accessible)</b>
	<b>Screens: Good</b> <b>Screens: N/A</b> <b>Size: Single</b> <b>Potential HAZARD</b>

**Remarks:**

- 1-No shut-of valve at gas supply
- 2-Evidence of poor paint exist behind the entry door

**Pantry**      **Location: Kitchen**

<input type="checkbox"/> Normal settling cracks noted <b>Wall Finish: Good</b> <b>Flooring: Good</b> <b>Window(s): N/A</b> <b>Door(s): Good</b> <b>Ceiling Light: Not Functioning</b> <b>Heating Device: Not Installed</b> <b>Cabinets: Not Installed</b> <b>Countertop:</b> <b>Sink:</b> <b>Faucet Operation:</b> <input type="checkbox"/> <b>Plumbing leaks:</b>	<input type="checkbox"/> biological/organic growth noted <b>Type: Paint</b> <b>Type: Wood</b> <b>Type:</b> <b>Type: Sliding Glass</b> <b>Exhaust Fan: Not Installed</b> <b>Ironing Outlet: N/A</b> <b>Cabinet Hardware:</b> <b>Type:</b> <b>Type:</b> <b>GFCI outlet near sink:</b> <input type="checkbox"/> <b>Unable to check all electrical outlets (in-use or not accessible)</b>
	<b>Screens:</b> <b>Screens: N/A</b> <b>Size:</b> <b>Potential HAZARD</b>

**Remarks:**


## Bedrooms

<b>Bedroom#</b>	<b>1</b>	<b>Location:</b> Front bed room at fist floor	
	<input type="checkbox"/>	Normal settling cracks noted	<input type="checkbox"/>
			biological/organic growth noted
Wall Finish:	Good	Type: Paint	Ceiling/Wall Light: <b>Functioning</b>
Flooring:	Good	Type: Wood	Ceiling Fan: <b>Not Installed</b>
Window(s):	Good	Type: Slider/Fixed	Screens: <b>Good</b>
Door(s):	Good	Type: Single	
Closet Storage:	Appears Adequate	Type: Reach-in	
Light in closet:	Not Installed	<input type="checkbox"/>	Unable to check all electrical outlets (in-use or not accessible)
Remarks:	Heating /Cooling Device: <b>HVAC Duct</b>		

<b>Bedroom#</b>	<b>2</b>	<b>Location:</b> Second floor(front)	
	<input checked="" type="checkbox"/>	Normal settling cracks noted	<input type="checkbox"/>
			biological/organic growth noted
Wall Finish:	See remarks	Type: Paint	Ceiling/Wall Light: <b>Functioning</b>
Flooring:	Fair	Type: Carpet	Ceiling Fan: <b>Not Installed</b>
Window(s):	Fair	Type: Slider	Screens:
Door(s):	Good	Type: Single	
Closet Storage:	Appears Adequate	Type: Reach-in	
Light in closet:	Not Installed	<input type="checkbox"/>	Unable to check all electrical outlets (in-use or not accessible)
Remarks:	Heating /Cooling Device: <b>HVAC Duct</b>		

- 1- window needs adjustment(Call MFR. For correction)
- 2- Evidence of damaged exist at wall

<b>Bedroom#</b>	<b>2</b>	<b>Location:</b> Second floor(Rear)	
	<input checked="" type="checkbox"/>	Normal settling cracks noted	<input type="checkbox"/>
			biological/organic growth noted
Wall Finish:	Good	Type: Paint	Ceiling/Wall Light: <b>Functioning</b>
Flooring:	Fair	Type: Carpet	Ceiling Fan: <b>Not Installed</b>
Window(s):	Good	Type: Slider	Screens:
Door(s):	Good	Type: Single	
Closet Storage:	Appears Adequate	Type: Reach-in	
Light in closet:	Not Installed	<input type="checkbox"/>	Unable to check all electrical outlets (in-use or not accessible)
Remarks:	Heating /Cooling Device: <b>HVAC Duct</b>		



Damaged area at wall

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Note: Although 48" was the former maximum window sill height, current standards are 42" maximum sill height to allow children & elderly emergency egress in the event of fire. We suggest a dresser or chair be placed in front of window if higher than 42".

## Additional Rooms

**Define:** Master Bedroom

**Location:** Second floor

Normal settling cracks noted

Biological/organic growth noted

Wall Finish: **Good-fair**      Type: **Paint**

Ceiling/Wall Light: **Functioning**

Flooring: **Fair**      Type: **Carpet**

Ceiling Fan: **Functioning**

Window(s): **Good**      Type: **Slider**

Screens: **Good**

Door(s): **Good**      Type: **Single**

Screens:

Closet Storage: **Appears Adequate**      Type: **Reach-in**

Light in closet: **Not Installed**       Unable to check all electrical outlets (in-use or not accessible)

Remarks:      Heating /Cooling Device: **HVAC Duct**

- 1-Smoke alarm is not installed
- 2-Window sill is loose
- 3- Poor paint exist at closet shelf/above the window

**Define:**

**Location:**

Normal settling cracks noted

Biological/organic growth noted

Wall Finish:      Type:

Ceiling/Wall Light:

Flooring:      Type:

Ceiling Fan:

Window(s):      Type:

Screens:

Door(s):      Type:

Screens:

Closet Storage:      Type:

Light in closet:       Unable to check all electrical outlets (in-use or not accessible)

Remarks:      Heating /Cooling Device:

**Define:**

**Location:**

Normal settling cracks noted

Biological/organic growth noted

Wall Finish:      Type:

Ceiling/Wall Light:

Flooring:      Type:

Ceiling Fan:

Window(s):      Type:

Screens:

Door(s):      Type:

Screens:

Closet Storage:      Type:

Light in closet:       Unable to check all electrical outlets (in-use or not accessible)

Remarks:      Heating /Cooling Device:

			
Smoke alarm not functioning	Missing Mirror /shelves @bath room		

Note: Although 48" was the former maximum window sill height, current standards are 42" maximum sill height to allow children & elderly emergency egress in the event of fire. We suggest a dresser or chair be placed in front of window if higher than 42".

**Bathroom #: 2**

**Location: 2nd floor (@bed rooms)**

Normal settling cracks noted

Biological/organic growth noted

Wall Finish: **Good** Type:

Ceiling/Wall Light:

Flooring: **Good** Type:

Exhaust Fan:

Window(s): **Good** Type:

Screens:

Door(s): Type: **Bi-Folds & single**

Heating /Cooling Device: **HVAC Duct**

Bath Fixtures: **Shower/Tub Combo**

Shower/Tub Door/Curtain: **Sliding Glass Doors** Condition: **Good**

Tub Condition: **Good** Material Type: **Porcelain**

Jetted Tub: **No**

Tub Enclosure: **Good** Material Type: **Tile/stone**

Faucet Operation: **Good**

Shower Pan: Low flow showerhead: **Yes**

Shower Condition: **See Tub**

Shower Enclosure: **See Tub** Material Type:

Faucet Operation: **Good**

The waterproof integrity of ceramic tubs and showers is beyond the scope of this report.

Vanity Cabinet(s): **Good** Countertop Condition: **Good** Type: **Tile**

Sink Condition: **Good** Type: **Porcelain** Size: **Double**

Faucet Operation: **Good** GFCI Outlet(s) at sink: **Yes**  Potential HAZARD

Toilet Condition: **Good** Water saver type tank: **Yes**

Plumbing leaks: **None Observed**

Remarks:  Unable to check all electrical outlets (in-use or not accessible)

**1-Pocket door in to front bed room does not open/close proper**

**Recommend correctig condition for proper operation**

**Located in separate room:**

**NOTE: See above for evaluation of toilet/bathtub/shower**

Normal settling cracks noted

Biological/organic growth noted

Wall Finish: Type:

Ceiling/Wall Light:

Flooring: Type:

Exhaust Fan:

Window(s): Type:

Screens:

Door(s): Type:

Heating /Cooling Device:

Remarks:  Unable to check all electrical outlets (in-use or not accessible)


**Bathroom #: 2**

**Location: 2nd floor, master bed room**

Normal settling cracks noted

Biological/organic growth noted

Wall Finish: **Good** Type: **Paint**

Ceiling/Wall Light: **Functioning**

Flooring: **Good** Type: **Stone**

Exhaust Fan: **Functioning**

Window(s): **Good** Type: **Slider**

Screens: **Good**

Door(s): **Good** Type: **Single**

Heating /Cooling Device: **HVAC Duct**

Bath Fixtures: **Shower Only**

Shower/Tub Door/Curtain: **Sliding Glass Doors** Condition: **Good**

Tub Condition: **Not Installed** Material Type:

Jetted Tub:

Tub Enclosure: Material Type:

Faucet Operation: **Good**

Shower Pan: **Stone**

Low flow showerhead:

Shower Condition: **Good**

Shower Enclosure: **Good**

Material Type: **Stone**

Faucet Operation: **Good**

The waterproof integrity of ceramic tubs and showers is beyond the scope of this report.

Vanity Cabinet(s): **Good**

Countertop Condition: **Good**

Type: **Tile**

Sink Condition: **Good**

Type: **Porcelain**

Size: **Single**

Faucet Operation: **Good**

GFCI Outlet(s) at sink: **Yes**

Potential HAZARD

Toilet Condition: **Good**

Water saver type tank: **Yes**

Plumbing leaks: **None Observed**

Remarks:

Unable to check all electrical outlets (in-use or not accessible)

**1- No mirror shelves installed**

**Located in 1st floor hallway:**

**NOTE: See above for evaluation of toilet/bathtub/shower**

Normal settling cracks noted

Biological/organic growth noted

Wall Finish: **Good** Type: **Paint**

Ceiling/Wall Light: **Functioning**

Flooring: **Good** Type: **Stone**

Exhaust Fan: **Functioning**

Window(s): **N/A** Type:

Screens:

Door(s): **Good** Type: **Single**

Heating /Cooling Device: **HVAC Duct**

Remarks:

Unable to check all electrical outlets (in-use or not accessible)

**1- Toilet flushing is not working proper(See remarks at plumbing for recommendation)**

Vanity Cabinet(s): **Not Installed**

Countertop Condition: **N/A**

Type:

Sink Condition: **Good**

Type: **Porcelain/Pedestal**

Size: **Single**

Faucet Operation: **Good**

GFCI Outlet(s) at sink: **Yes**

Potential HAZARD

Toilet Condition: **See remarks**

Water saver type tank: **Yes**

Plumbing leaks: **None Observed**

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**Master Bedroom**

Location: 1 st. Floor

Normal settling cracks noted

Biological/organic growth noted

Wall Finish: Good-fair

Type: Paint

Ceiling/Wall Light: Functioning

Flooring: Good

Type: Wood

Ceiling Fan: Functioning

Window(s): Good

Type: Slider

Screens: Good

Door(s): Good

Type: Sliding Glass

Screens: Not Installed

Closet Storage: Appears Adequate

Type: Walk-in

Light in closet: Functioning

Unable to check all electrical outlets (in-use or not accessible)

Remarks:

Heating /Cooling Device: HVAC Duct

1-Recommend installing screen @ patio door

2- poor paint exist at top of the sliding door

**Sitting/Dressing Area**

N/A

Normal settling cracks noted

Biological/organic growth noted

Wall Finish:

Type:

Ceiling/Wall Light:

Flooring:

Type:

Ceiling Fan:

Window(s):

Type:

Screens:

Door(s):

Type:

Closet Storage:

Type:

Light in closet:

Unable to check all electrical outlets (in-use or not accessible)

Sinks and cabinets located in this area see Master Bathroom for evaluation

Remarks:

Heating /Cooling Device:

**Fireplace/Stove**

N/A

Type Fireplace:

Fire box:

Damper:

Damper not permanently secured open - Potential Hazard

Gas Log:

Gas Lighter:

Gas Shut-off valve:

Potential HAZARD

Chimney Clean:

Evidence of smoke:

Chimney should be inspected for cleanliness

Hearth Extension:

Inadequate, (Less than Typical Min. of 16") Potential Hazard

Remarks:


Note: Although 48" was the former maximum window sill height, current standards are 42" maximum sill height to allow children & elderly emergency egress in the event of fire. We suggest a dresser or chair be placed in front of window if higher than 42".

**Bathroom #:** Master Suite

**Location:** First floor

Normal settling cracks noted

Biological/organic growth noted

**Wall Finish:** Good

**Type:** Paint

**Ceiling/Wall Light:** Functioning

**Flooring:** Good

**Type:** Stone

**Exhaust Fan:** Functioning

**Window(s):** Good

**Type:** Slider/Fixed

**Screens:**

**Door(s):** Good

**Type:** Single

**Heating /Cooling Device:** HVAC Duct

**Bath Fixtures:** Separate Shower & Tub

**Shower/Tub Door/Curtain:** Not Installed

**Condition:**

**Tub Condition:** Good

**Material Type:** Fiberglass

**Jetted Tub:** Did Not Test

**Tub Enclosure:** Good

**Material Type:** Tile

**Faucet Operation:** Good

**Shower Pan:** Stone

**Low flow showerhead:** No

**Shower Condition:** Good

**Material Type:** Stone

**Shower Enclosure:** Good

**Faucet Operation:** Good

See remarks

The waterproof integrity of ceramic tubs and showers is beyond the scope of this report.

**Vanity Cabinet(s):** Not Installed

**Countertop Condition:**

**Type:**

**Sink Condition:** Good

**Type:** Porcelain(Pedestal)

**Size:** Double

**Faucet Operation:** Good

**GFCI Outlet(s) at sink:** Yes

Potential HAZARD

**Toilet Condition:** Good

**Water saver type tank:** Yes

Plumbing leaks: None Observed

**Remarks:**

Unable to check all electrical outlets (in-use or not accessible)

1- Shower at ceiling does not work(See remarks @plumbing Page #2 for details&recommendation)

2- No access to equip.under tub to verify Electrical GFCI condition(recommend verifying installed GFCI outlet)

**Located in separate room** N/A

**NOTE:** See above for evaluation of toilet/bathtub/shower

Normal settling cracks noted

Biological/organic growth noted

**Wall Finish:**

**Type:**

**Ceiling/Wall Light:**

**Flooring:**

**Type:**

**Exhaust Fan:**

**Window(s):**

**Type:**

**Screens:**

**Door(s):**

**Type:**

**Heating /Cooling Device:**

**Remarks:**

Unable to check all electrical outlets (in-use or not accessible)



Access door under tub.could not be opened



Evidence of previous leak around faucet@ right sink



# Heating & Cooling Systems

## Heating & Air Conditioning Inspection

Visual Condition Is: **Good**

Operational Condition: **Good-fair**

Recommend further evaluation of:

**R**

**Cooling System**

Due to age of heating system, heat exchanger should be checked for cracks.

Recommend cleaning of :

**Note:** According to industry experts, the average life of the furnace heat exchanger in the U.S. is 15 years. As with all mechanical equipment, our inspection is a visual evaluation of the operation. If heating or a/c equipment is a concern, please have a licensed HVAC technician perform a maintenance inspection. Capacity or adequacy of system to heat or cool the home is beyond the scope of the inspection.

Type Unit: **Central Heating/Cooling**

Add'l Units:

Systems Not Tested:

Equipment Location: **Side yard/Attic**

Cooling: Return Air Temperature: **81-83** Degrees (F)

Supply air temperature: **64-67** Degrees (F)

Heating: Return Air Temperature: **74-76** Degrees (F)

Supply air temperature: **91-93** Degrees (F)

Number of return filters locations:  
(One at 2nd floor & Two at first floor)

Location: **Hallway Ceiling**

Filter Condition: **Dirty**

Location: **Hallway Ceiling**

Filter Condition: **Dirty**

Programmable Thermostat: **Yes**

Control: **Multi-Zone**

Thermostat functions on Fan Only Setting: **Functioning**

Condensate drain: **Yes-Primary/Secondary**

Drain pan in attic: **Yes**

Condensate drains into crawl area

Condensate pump installed not tested

Heating Energy: **N.Gas**

Solar Assisted

Solar Systems are beyond the scope of this inspection and are not included

HVAC Ducting: Air flow to all rooms: **Yes**

Insulation torn: **No**

Ducts disconnected: **No**

Ducts collapsed: **No**

**Heat Pump**

**Emergency heat:**

**Functions:**

**Furnaces**

Combustion Venting:

Exhaust Venting:

Potential HAZARD

Flue condition:

Inadequate clearance maintained around flue

Flue construction:

Flame Condition:

Gas Shut-off Valve:

Potential HAZARD

Brass or copper pipe used for gas connection: Recommend replacement-Potential Hazard

**Roof top or ground units**

Gas pipe flashing not sealed

Gas pipe has no protective coating

Electrical flashing not sealed

Condensate drains onto roof surface

**Attic Units**

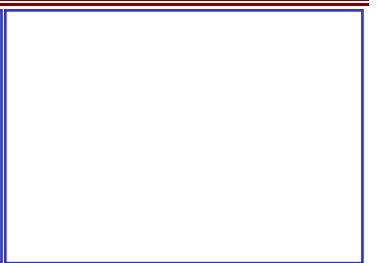
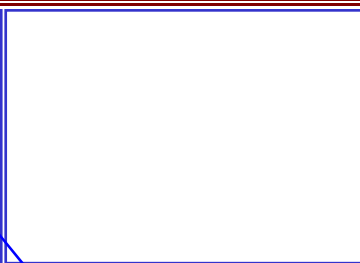
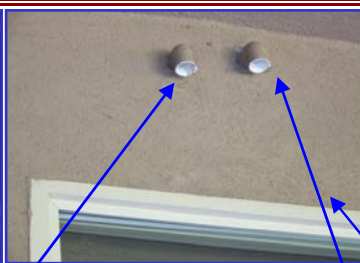
No Solid floor from access min. 24" wide

No 30" deep platform in front of firebox

Lighting in Attic: **Yes-Functioning**

**Remarks:**

- 1- Evidence of no cap over PVC drain pipes exist in the attic at HVAC units
  - 2- Cooling is not proper(In need of maintenance service )
- (Recommend further evaluation & correction by a licensed HVAC Tech.)



Missing cap over PVC drain pipes

Condensation drains not extended to lower side

(Above the patio door)

## Water Heater/Plumbing

### Water Heater General

Recommend plumbing contractor evaluate further for any needed repairs/ replacements

General Condition Is: **Good-Fair** Approximate Age: **9 Years** Gallons: **75**  
 Location: **Garage** Water Heater Type: **N.Gas**

Solar or water heater assisted systems are not inspected.

According to industry experts, the average water heater life in the U.S. is 8 to 12 years.

Safety Relief Valve (SRV): **Yes**  Potential HAZARD Raised Platform (Garage): **Yes**  Potential HAZARD  
 SRV drained to the outside: **Yes**  
 Supply Pipes Insulated: **Yes** Insulating Blanket (external): **No**  
 Earthquake Strapping: **Installed**  Potential HAZARD  
 Bollards in place to protect from vehicle damage: **Yes**  Potential HAZARD

### Fuel Burning Water Heaters

Combustion Venting: Exhaust Venting:  Potential HAZARD  
 Flue condition:  Inadequate clearance maintained around flue  
 Flue construction:  
 Flame Condition: Fuel Shut-off Valve:  Potential HAZARD  
 Brass or copper pipe used for gas connection: Recommend replacement-**Potential Hazard**

**Electric Water Heaters** Feed wire in conduit: Water heater timer:

#### Remarks:

**1- Evidence of previous leak exist at the water heater&stand (Legs are not aligned)&no drain tray exist under unit  
 Recommend installing drain tray w/drain under the unit by a licensed specialist**

### Plumbing

Note: Supply and Waste Lines which are not visible are not part of these conclusions.

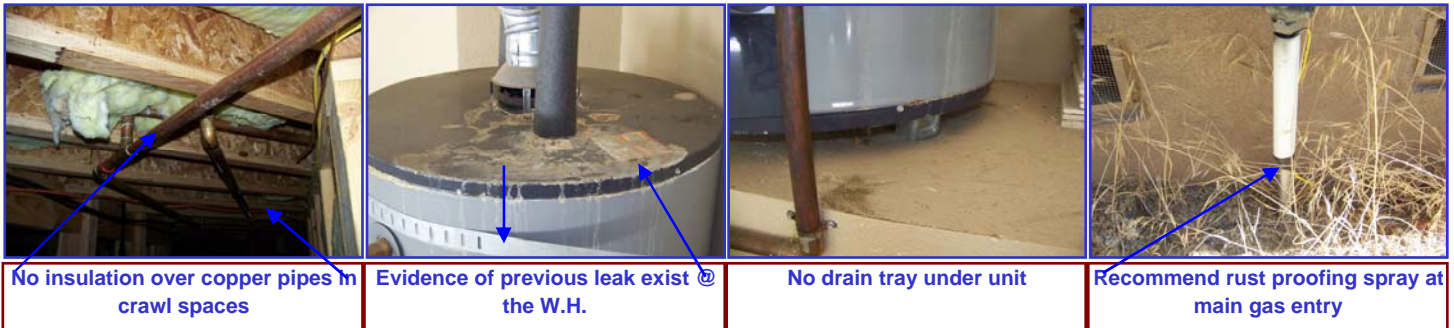
Recommend plumbing contractor evaluate further for any needed repairs/ replacements

General Condition Is: **Good** All exposed pipes should be insulated to protect from freeze damage  
 Gas: **Natural** Shut-off valve location: **Left Hand side**  
 Water Supply: **Public** Potable Water Pipe Material: **Copper/Galvanized**  
 Potable Water pipe leaks: **None Observed** Water main shut-off location: **Front**  
 Exterior hose bibs#: **2** Exterior hose bibs have anti-siphon device: **Yes**  
 Decrease in water volume when more than one fi (Multiple)  
 Waste treatment: **Sewer** Waste Water Pipe Material: **ABS**  
 Waste pipe leaks: **None Observed** Clean-out plugs accessible: **Yes**

Dissimilar metals used without dielectric couplings and bonding may reduce service life  
 ABS sewer piping in this home was manufactured by a company that experienced failure of their product. An effort was made to visibly determine any current failure and no visible indications existed at the time of the inspection. Pipes concealed in walls and floors or other areas are beyond the scope of this inspection **Brand/ Date/ Code:**

#### Remarks:

**1- Toilet flushing is not working proper/ Loose valve (in first floor 1/2 bath)**  
**2-Dishwasher is not working(Not Draining)**  
**3-Ceiling shower is not working in master bath room (Faucet valves are missing)**  
**4-No insulation over copper pipes in crawl space(Recommend installing insulation over exterior&copper pipes))  
 Recommend evaluation&correction of all the above conditions by a licensed plumber**



## Attic/Crawl Space or Basement/Foundation

### Attic Area

**Location Of Access:** MasterBedroom Closetat first @storage at 2nd.floor

**Access limited to:** 40% of area due to inadequate clearance caused by:

**Visual Condition of structure:** Good  Biological/Organic Growth Noted

**Roof Framing:** Truss

**Roof Sheathing:** Solid-OSB

**Rafters visibly sagging:** None Observed

**Ceiling joists sagging:** None Observed

**Chimney anchored to roof framing:** N/A

**Vaulted Ceiling:** Yes

**Attic Floor:** Partial

**Attic Ventilation:** See remarks

**Attic Insulation:** Fiberglass- Batting

**Insulation Thickness:** >30 "+/-

**Powered Attic Fan:** No

**Whole House Fan:** No

Recessed Lights or Knob/Tube Wiring are covered with insulation-This may present a **Fire HAZARD**

Water Stains noted on the framing members which appear to be from  Past  Current Leak

Electrical: line splices in wiring  without wire nuts;  without J-box and/or cover

**Remarks:**

1- Recommend 2, 2x4 under sloped 2x wood support at right side of the access door in to upper attic (above the 2nd. floor).....This will improve the integrity of the 2x supports.

2- It appears that vent screens are minimal at front & missing @ rear & right sides (Recommend correcting conditions by adding roof /or eave vent for adequet ventilation .

### Crawl Space/Basement-Foundation

**Soil Condition:** Dry

**Access limited to:** 90% of area due to inadequate clearance caused by:

Framing/Ducts/Plumbing

**Location Of Access:** Exterior(Left&right sides)

Recommend a licensed foundation contractor evaluate further for any needed repairs or replacements.

If Soil Stability or expansive soil is a concern, contact a soils engineer.

### Basement

**Stairways/Landings (Interior):**

**Head Clearance:**

**Riser/Tread Ratios:**

**Railing: Sturdy/Spacing:**

Spacing of Railing Balustrades exceeds 4" which may present a HAZARD to infants/children.

Loose railings/posts  **Potential HAZARD**

### Foundation

**Type Foundation:** Raised-Stem wall/pier post

Evidence of moisture entry to home (see remarks)

**Foundation Material:** Poured Concrete

**Piers fully Bearing:** Yes

**Foundation Cracks:** Yes-Typical Hairline

**Anchor Bolts Noted:** Yes

**Crawl Space ventilation:** Adequate

**Girder/Joists Sagging:** No

**Water ponds to:** UTD "+/- deep during wet weather in crawl space

Biological/Organic Growth Noted

**Sub floor visual condition:** Good

**Type sub floor:** Plywood

**Under floor Insulation:** Yes

**Cripple walls appear diagonally braced:** Yes

Sump pump installed (not inspected for operation)

Water Stains noted on the framing members which appear to be from  Past  Current Leak

Electrical: line splices in wiring  without wire nuts  without J-box and/or cover

**Remarks:**

1-Evidence of missing & loose insulation exist @ the crawl space located on the left side(Under master bed room)



**Decks/Patio/Sheds**

**Deck(s) Location:**

**General Condition Is:**

**Type of Surface:**

**Sub-Structure Support:**

**Piers fully Bearing:**

- Spacing of Railing Balustrades exceeds 4" which may present a HAZARD to infants/children.
- Loose railings/posts noted at:
- NOTE: Uplifting of deck or expansion material/uneven surfaces may present a tripping HAZARD.
- Earth to Wood contact noted at decks, (a common condition which may moderately accelerate deterioration).

**Stairs: Riser/Tread Ratios:**

- Uneven step height and/or tread ratio may present a tripping HAZARD.
- No Safety Handrail Installed-Potential Hazard

**Remarks:**

**Patio Location:**

**General Condition Is:** **Good**

**Type of Surface:** **Concrete**

**Sub-Structure Support:** **Conc. Over fill**

**Piers fully Bearing:** **N/A**

- Spacing of Railing Balustrades exceeds 4" which may present a HAZARD to infants/children.
- Loose railings/posts noted at:
- NOTE: Uplifting of deck or expansion material/uneven surfaces may present a tripping HAZARD.

**Stairs: Riser/Tread Ratios:** **Good**

- Uneven step height and/or tread ratio may present a tripping HAZARD.

**Remarks:**

**Shed(s) Location:**

**Miscellaneous Structures/Sheds:**

**Remarks:**


## Swimming Pool/Spa

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**Swimming Pool**                      N/A

Note: As with all mechanical equipment, our inspection is a visual evaluation of the operation, if pool or spa equipment is a concern, please have a licensed pool technician perform a maintenance inspecti

**Visual Evaluation:**

For safety recommend anti-vortex drain cover(s).

**Diving board:**

**Slide:**

**Potential HAZARD**

**Pool Construction:**

**Pool Equipment:**

Pool and Equipment bonded and grounded:

**Potential HAZARD**

**GFCI at Pool Equipment:**

**Potential HAZARD**

**Outlet within 10' of pool/spa:**

**Potential HAZARD**

**Leaks noted on:**

**Filter Type:**

**Heating Equipment:**

**Type Heating:**

Solar Systems are beyond the scope of this inspection and are not included

**Skimmer condition:**

**Surface Cracks:**

**Pool Light:**

**Pool Decking:**

**Water Fall or Pool Spout:**

**Potential HAZARD**

**Safety fence w/self-closing gate:**

**Potential HAZARD**

Spacing of Railing Balustrades exceeds 4" which may present a HAZARD to infants/children.

Note: Requirements for pool safety fences and gates vary from location to location-Check with your local municipality for requirements.

**Remarks:**

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**Spa**                                      **Type:**

**Visual Evaluation:**

**Operational Evaluation:**

**Spa Construction:**

**Spa Equipment:**

Spa and Equipment bonded and grounded:

**Potential HAZARD**

**GFCI at spa Equipment:**

**Potential HAZARD**

**Outlet within 10' of pool/spa:**

**Potential HAZARD**

**Spa Cover w/safety latches:**

**Potential HAZARD**

**Leaks noted on:**

**Filter Type:**

**Heating Equipment:**

**Type Heating:**

Solar Systems are beyond the scope of this inspection and are not included

**Skimmer condition:**

**Surface Cracks:**

**Spa Light:**

**Spa Decking:**

**Air controls Functioning:**

**Jets functioning:**

**Remarks:**

For safety recommend anti-vortex drain cover(s).

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**Detached Garage/Outbuildings**

**Define:**

**Exterior**

[Empty box for exterior notes]

**General Condition Is:** \_\_\_\_\_ **Exterior Covering(s):** \_\_\_\_\_ **Brick/Block/Stone:** \_\_\_\_\_  
**Paint/Stain:** \_\_\_\_\_ **Type of Siding:** \_\_\_\_\_  Normal settling cracks noted.  
**Windows:** \_\_\_\_\_ **Type Window(s):** \_\_\_\_\_  
**Earth to Wood Clearance:** \_\_\_\_\_ **Caulking and weather-stripping:** \_\_\_\_\_  
**Material deterioration (MD) Noted:**  **Refer to "Wood Destroying Pest and Organism Report"**  
 Holes noted on exterior surface should be sealed (pipe, conduit, cable entry points).

**Remarks:**

**Roofing**

[Empty box for roofing notes]

**General Condition Is:** \_\_\_\_\_  
**Approximate remaining life with proper maintenance.....** \_\_\_\_\_ to \_\_\_\_\_ years  
 No leaks apparent at this time.....  Evidence of leaks noted = (see Remarks below)

**Remarks:**

**Interior**

[Empty box for interior notes]

Normal settling cracks noted  Biological/organic growth noted  
**Wall Finish:** \_\_\_\_\_ **Type:** \_\_\_\_\_ **Lighting :** \_\_\_\_\_  
**Flooring:** \_\_\_\_\_ **Type:** \_\_\_\_\_  
**Window(s):** \_\_\_\_\_ **Type:** \_\_\_\_\_ **Screens:** \_\_\_\_\_  
**Door(s):** \_\_\_\_\_ **Type:** \_\_\_\_\_ **Screens:** \_\_\_\_\_  
**Electrical wiring protected on walls to 7 ft.:**  **Potential HAZARD**  
**Outlets at least 18" off floor:**  **Potential HAZARD**  
**Outlets protected by GFCI :**  **Potential HAZARD (outlets are not GFCI protected)**  
**Sink:** \_\_\_\_\_ **Type:** \_\_\_\_\_  
**Faucet operating Condition:** \_\_\_\_\_

**Remarks:**

**Exterior Door(s)**

[Empty box for exterior door notes]

**General Condition Is:** \_\_\_\_\_ **Construction:** \_\_\_\_\_ **Type:** \_\_\_\_\_  
**Operation:** \_\_\_\_\_ **Electric....Auto Reverse functions:**  **Potential HAZARD**  
Remote control devices are not tested.  
Note: Openers with electric eye or door edge sensors are now available which can be retrofitted for safety.

**Remarks:**
