

On The Mark Property Inspections, LLC
PROPERTY INSPECTION REPORT



Address of Inspection

Inspection prepared for: Client first name Client last name

Date of Inspection: 4/20/2023

Inspector: Mark Groves

Email: onthemarkinspect@gmail.com

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INTRODUCTION:

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

Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFCI outlets may not be installed; this report will focus on safety and function, not current code. This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair.

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

Inspection Details

1. Attendance

In Attendance: Buyer agent present: • Client present:

2. Home Type

Home Type: Detached • Single Family Home:

3. Occupancy

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

Inspectors shall inspect adjacent or entryway walkways, patios, and driveways; vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building.

Grounds

1. Driveway and Walkway Condition

Good	Fair	Poor	N/A	S/H
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Asphalt Driveway Noted. It's recommended to clean all the Moss growing on asphalt driveway leading up to property, this can be slippery, especially in wet conditions.

Observations:

- Driveway in good to fair shape with normal wear for age. Recommend clean all Moss buildup and seal to extend life as needed, monitor over time.
- There are predictable minor to moderate common sett cracks in the asphalt driveway. Monitor these areas for further movement or expansion and repair/replace as needed by licensed paving contractor.

2. Grading

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- The exterior grading around structure in the visible/accessible areas appears functional at the time of inspection.
- Maintenance tip: Lot grading and drainage have a significant impact on the building/structure, 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 (1) inch every foot for a distance of six (6) feet around the perimeter of the building.

3. Vegetation Observations

Good	Fair	Poor	N/A	S/H
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- No major safety or functional concerns noted with the vegetation around the structure at the time of inspection.
- Bushes/Plants in contact with siding at some areas of the home, see pictures, this could cause moisture and/or insect damage to siding/roof over time. Recommend keeping vegetation at least 12 to 18 inches away from structure at all times.
- Large tree(s) within 10 feet of foundation noted at exterior back, see picture, these tree(s) will continue to grow, this could cause possible root damage over time to the foundation, inspector see no visual evidence of tree root issues at the time of inspection. Recommend monitoring for potential root damage to foundation and if condition worsens over time contact qualified foundation specialist and/or tree removal service for further evaluation ASAP.
- Maintenance Tip: When landscaping keep plants, even at full growth, at least a foot (preferably 18 inches) from house siding and windows. Plants in contact or proximity to home can provide pathways to wood destroying insects and accelerate deterioration of exterior wall coverings/siding by retaining moisture. Keep trees away from foundation and roofs. Trees too close to the foundation can have the potential to cause damage to the foundation due to their root system. Trees should be at least 8 feet away from foundation. Trees too close or overhanging roofs can clog gutters, damage roof components from debris, introduce insects and possibly shorten the overall life of a roof. Trees should be trimmed at least 10 feet away from the roof at all times.



Exterior back, large tree within 10 feet of structure/foundation, over roof, recommend monitor, remove this tree by licensed tree service.

4. Fencing/Gates/Walls

Good	Fair	Poor	N/A	S/H
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Materials: Unless retaining walls are attached to the structure they are not part of a standard home inspection. If further evaluation is needed contact a licensed contractor.

Observations:

- Fences and gates are NOT INCLUDED as part of a standard home inspection. Recommend confirming that all fences and gates are safe and in functional condition prior to the final walk through.

5. Sprinklers

Good	Fair	Poor	N/A	S/H
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Observations:

- Appears Home is equipped with an underground sprinkler system. The inspector recommends client consult with current home owner for operation instructions and proper winterizing information. Sprinkler systems are beyond the scope of a Home Inspection, due to most of its parts/piping are not visible for inspection under ground.

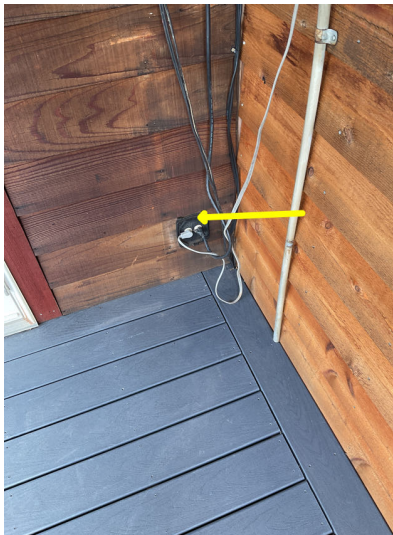
Exterior Features

1. Exterior Electrical

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- The exterior electrical appears functional at the time of inspection in the visible/accessible areas.
- Exterior outlet at left side under patio roof, has a power cord plugged in for the ? With missing weather cover. Talk with owner about use. Even though under a roof area it's Recommended to install box type weather cover with proper configuration to meet today's standards if At exterior.



Left side under deck roof, even though covered, it's Recommended to install proper weather covers, especially if plugs left in on exterior.

2. Exterior GFCI

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- GFCI** outlets/receptacle appeared in functional condition at the exterior in the visible/accessible areas at the time of inspection.
- Reset for all exterior **GFCI** outlets is on receptacle(s) itself in series.
- Reset for the exterior **GFCI** outlets is located in the master bath on that **GFCI** receptacle.

3. Plumbing

Good	Fair	Poor	N/A	S/H
✓				

Materials: Main water supply: Well noted. • Private Septic system noted. • Unable to determine main water supply piping material into the home, covered in dirt at meter.

Observations:

- Plumbing on the exterior of home appears to be in functional condition at the time of inspection in the areas that are visibly available to inspector. Well and Septic and sprinkler components if applicable to home are not inspected.
- Private Septic system noted. Client is advised to seek the services of a specialist in evaluating this system. This is not part of a standard home inspection.
- Potable water supplied by well. Recommend water testing and well flow test by a qualified well specialist. This is not part of a standard home inspection.



Front right of door, this appears to be a plumbing clean out, FYI.

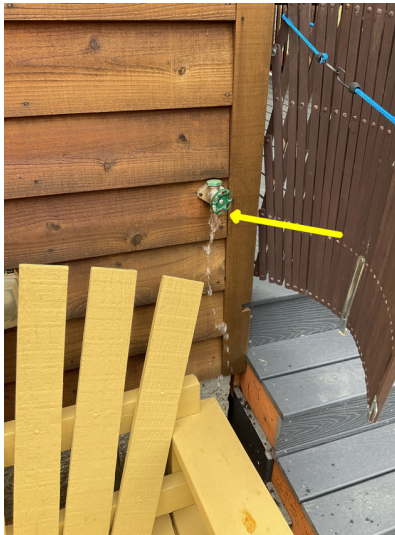
4. Exterior Faucet Condition

Good	Fair	Poor	N/A	S/H
✓				

Location: Front of house. • Back of house. • Left side of house. • Two, Right side of house. Back one on right side has low water pressure, talk with owner or contact licensed plumber.

Observations:

- Hose bibs/Faucets appeared to be functional while operating in the accessible areas at the time of inspection on the exterior of home.



Water pressure not great at exterior faucet right side, talk with owner or licensed plumber.

5. Water Pressure

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- 40psi

6. Pressure Regulator

Good	Fair	Poor	N/A	S/H
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Observations:

- None present and/or inspector could not locate, check well house areas, talk with owner or qualified well contractor.

7. Main Gas Valve Condition

Good	Fair	Poor	N/A	S/H
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Observations:

- Exterior Auxiliary propane units/tanks are not inspected, recommend talk with owner about operations.

8. Siding Condition

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Wood and composition wood siding, wood frame construction, concrete / block foundation.

Observations:

- The natural wood siding appeared functional and in satisfactory condition in the visible/accessible areas at the time of inspection.
- General Minor Moisture damage/wear observed at some areas of siding. Recommend prep/paint/seal or stain all natural wood exposed to weather before condition worsens over time and to limit premature deterioration of wood/siding over time.
- At siding, recommend seal any penetrations into the structure to limit moisture and insect intrusion.
- Natural wood surface(s) exposed to weather observed at numerous areas, this could cause premature deterioration of wood/siding over time. Recommend paint/seal or stain any exposed wood open to weather.
- Maintenance Tip: Maintain all exterior finishes, caulking, and other sealants especially at any dissimilar material abutments and all penetrations to the walls and roof. Caulk and seal all gaps, cracks and openings. This inexpensive task aids in the prevention of moisture intrusion and saves on costly repairs over time.



It's recommended to prep/paint, seal or stains any natural wood on exterior, especially if exposed to weather.

9. Eaves/Fascia

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- The soffit/eaves/fascia was functional with normal wear for its age in the visible/accessible areas at the time of the inspection.
- General Minor Moisture damage/wear observed at some areas of the soffit/fascia, especially end of rafter tails, see picture. Recommend prep/paint/seal or stain before condition worsens and to limit pre mature deterioration of wood/siding over time.
- Natural wood surface(s) exposed to weather observed at numerous areas, this could cause pre mature deterioration of wood over time. Recommend paint/seal or stain any exposed wood open to weather.
- Maintenance Tip: Maintain all exterior finishes, caulking, and other sealants at any dissimilar material abutments and all penetrations to the walls/soffit, fascia and roof. Caulk and seal all gaps, cracks and openings. This inexpensive task aids in the prevention of moisture intrusion and saves on costly repairs.



It's recommended you prep/paint, stain or seal all natural wood on exterior, especially any exposed to weather.



Some ends of rafter tails are starting to get moisture damaged, recommend install gutters, prep/paint.

10. Exterior Paint

Good	Fair	Poor	N/A	S/H
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- The natural wood siding was adequate and in satisfactory condition on the exterior of the home at the time of inspection. It's recommended to prep/paint seal or stain all natural wood exposed to weather.

11. Stucco

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- The stucco in the visible/accessible areas on the exterior of the home appear to be functional and in satisfactory condition at the time of inspection.
- The exterior stucco appears to have small cracks on the surface at some areas, see pictures, this is not uncommon but this could cause water intrusion into and behind the stucco over time. Recommend sealing/painting these areas to limit moisture intrusion and monitor these cracks for any further expansion, contact qualified stucco specialist/contractor if condition worsens over time.

12. Doors

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Appeared in Functional condition for age in the visible/accessible areas, at the time of inspection.

13. Window Condition

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Exterior areas of windows appear to be functional and in satisfactory condition for age in the visible/accessible areas, at the time of inspection.
- Maintenance tip: Recommend seal/caulk around all exterior windows/trim as part of routine maintenance to limit moisture intrusion and pre mature deterioration and extend the life of the windows.

Decks/Patio

1. Decks/Patio

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- The deck(s)/Patio(s) appear to be in functional and in satisfactory condition with normal wear for age in the visible/accessible areas at the time of inspection.
- MAINTENANCE TIP: With unpainted or natural wood decks. Recommend cleaning deck and treating with a waterproof sealant on a annual basis to help prevent pre mature deterioration, block ultraviolet light, and help stop any bio growth from building up.
- MAINTENANCE TIP: Even decks of composite lumber need periodic maintenance to keep them free of algae and mold that can make the surface very slick. Recommend cleaning composite decks annually by scrubbing with a solution of: 1/3 cup laundry soap; 2/3 cup Tri-Sodium-Phosphate (TSP); one quart bleach; and 3 quarts of water. Rinse with a hose--Do Not Use a Pressure-Washer on composite lumber.

2. Stairs & Handrail

Good	Fair	Poor	N/A	S/H
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- The deck(s) Patio(s) Hand railing appears in functional and in satisfactory condition with normal wear for its age at the time of inspection.
- **Unstable railing(s) at some minor areas, exterior back stairs & right side hand rail close to grade, this is a potential safety issue and needs to be re secured: Recommend further evaluation by licensed contractor to ensure safety.**



Exterior right, small section of hand railing loose, recommend re secure or contact licensed contractor for repairs.



Both Exterior back stairs hand rail is starting to get loose, recommend re secure for safety by licensed contractor.

Roof

As with all areas of the house, we recommend that you carefully examine the roof immediately prior to closing the deal. Note that walking on a roof voids some manufacturer's warranties.

Adequate attic ventilation, solar / wind exposure, and organic debris all affect the life expectancy of a roof.

Always ask the seller about the age and history of the roof. On any home that is over 3 years old, experts recommend that you obtain a roof certification from an established local roofing company to determine its serviceability and the number of layers on the roof. We certainly recommend this for any roof over 5 years of age. Metal roofs in snow areas often do not have gutters and downspouts, as there is a concern that snow or ice cascading off the roof may tear gutters from the house.

Likewise, be advised that such cascading may cause personal injury or even death.

If this house has a metal roof, consult with qualified roofers or contractors regarding the advisability of installing a damming feature which may limit the size and amount of snow / ice sliding from the roof.

1. Roof Condition

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

Materials: Metal standing seam roofing noted. Metal roofs can last approximately 30 years plus depending on many factors, like proper maintenance.

Observations:

- The metal roof appeared to be in functional and in satisfactory condition for the age in the visible/accessible areas, at the time of inspection. Limited inspection from ground, ladder at eaves or binoculars.
- Minor Sagging/buckling on roof decking/sheathing. This is known as deflection and defined as the bending of wood due to forces or loads placed on them. Many things can cause this problem excessive moisture, improper installation of decking/sheathing on roof, truss heaving if structure was built with engineered trusses etc. Recommend monitoring these areas for further movement and contact licensed roofing or framing contractor if problem worsens over time. Repair/Replace as needed.
- MAINTENANCE TIP: Roof designs have many peaks and valleys; Recommend keeping roof cleared of debris/moss especially in the valleys and on the ridge line to extend the life of the roof and roof components.



Homes roof is not mounted, walked due to excessive pitch, height, & metal materials, limited inspection from ground.



Recommend monitor for any lifting seams and/or fasteners over time, if observed contact licensed roofer for further review/correction.



Metal roof appears to be in good functional condition where visible/accessible to inspector at the time of inspection, recommend keep clean, monitor over time.



Minor deflection at roof level of metal roof, mostly back areas, recommend keep clean, monitor over time.

2. Roof vents

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

3. Flashing

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



Recommend monitor all flashing for potential lifting over time, especially at all roof vents, penetrations. If observed contact licensed roofer.

4. Sky Lights

Good	Fair	Poor	N/A	S/H
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

5. Chimney

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Wood stove/inset metal vent pipe appears functional and in satisfactory condition at the time of inspection where visible/accessible to inspector. However very limited inspection due to chimney covered in a metal clad material.
- Exterior right chimney metal clad is missing on ridge cap over natural wood, see picture, recommend install before more moisture damage is done to these wood trim areas.



Recommend monitor chimney metal covering for lifting seams, gaps over time, if observed, re secure or contact licensed contractor for repairs.



Exterior right chimney, missing top metal ridge cap, recommend install to limit potential water intrusion.

6. Cap/Spark Arrester

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Limited inspection from ground with binoculars due to height.

7. Gutter

Good	Fair	Poor	N/A	S/H
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Observations:

- No gutters or down spouts installed. Full installation recommended to keep water away from the structure, starting to trench out under eaves. Water can weaken the foundation and deteriorate the siding. Be sure to install downspout extensions to carry water away at least 5 feet from foundation to promote proper drainage. Recommend update quote by licensed gutter contractor.
- Gutters missing & starting to contribute to the pre deterioration of finish on siding. Recommend installing complete gutter system to promote proper drainage and limit water intrusion next to the foundation. Recommend update quote by licensed gutter contractor.
- Maintenance Tip: Keep gutters cleared of organic debris to prevent down spouts from being clogged causing overflow at gutters, and that all down spouts have extensions to carry water away from the foundation at least five feet away to promote proper drainage.



There are currently no gutters installed, metal roof is very steep, but recommended full installation of gutters where needed.

Attic

This report describes the method used to inspect any accessible attics; and describes the insulation and vapor retarders used in unfinished spaces when readily accessible and the absence of insulation in unfinished spaces at conditioned surfaces. Inspectors are required to inspect insulation and vapor retarders in unfinished spaces when accessible and passive/mechanical ventilation of attic areas, if present.

1. Access

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Entering attics that are heavily insulated can cause damage to the insulation and attic framing. Attics with deep insulation cannot be safely inspected due to limited visibility of the framing members upon which the inspector must walk. In such cases, the attic is only partially accessed, thereby limiting the review of the attic area from the access hatch and surrounding areas only. Inspectors will not crawl the attic area when they believe it is a danger to them or that they might damage the attic insulation and/or framing. This is a limited review of the attic area viewed from the access hatch and the surrounding areas only.
- Appeared functional but without a batt of insulation over hatch door, at ceiling & side wall access, as heat rises it will naturally want to go up that uninsulated attic hatch as it is creating a natural up draft. Recommend installing insulation over hatch to save on energy cost and for the home to be more efficient.
- There appeared to be minor rodent droppings, mostly mice in the interior attic side void areas, recommend seal all gaps to exterior & treat as needed by licensed pest service.
- Pull Down Ladder located at upstairs hall ceiling and in functional condition at the time of inspection.



Front interior attic has some minor rodent droppings, recommend monitor, seal gaps, treat as needed by licensed pest service.

2. Structure

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- The attic dematerial structure/framing appeared to be in functional condition in the visible areas at the time of inspection.
- House attic has a engineered ceiling truss and it appeared functional in the visible areas at the time of inspection.



Attic interior structure at ridge areas are in good functional condition where visible p/accessible to inspector at the time of inspection, monitor.



Interior attic at sidewalls are in mostly functional condition, some gaps/daylight to exterior, recommend seal these gaps, monitor.

3. Ventilation

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Ridge line exhaust venting noted.
- Under eave soffit inlet vents noted.

4. Vent Screens

Good	Fair	Poor	N/A	S/H
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Most Vent screens noted as functional at the time of inspection.
- Some soffit vent screens are missing at back areas of eaves, this could lead to possible rodent and insect intrusion. Recommend install where needed.



Back, some soffit vent screens are missing or have holes, recommend replace screens where needed ASAP.



Ridge vent screen appears ok in most areas, minor gaps, minor debris

5. Duct Work

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- The duct work appeared functional in the visible areas at the time of inspection. There are some very minor areas where outer insulation has slipped out of position. Recommend re secure/tape where needed, monitor.



Recommend re secure or replace any outer duct insulation that has slipped out of position where/as needed.

6. Electrical

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- In the visible areas of the attic the electrical appeared functional , at the time of inspection.
- Most electrical components in the attic were covered by insulation, which inspector can not disturbed or displace and were not accessible for inspection, therefore a limited inspection only could be done.



Most are ok but some recess lights in contact with combustibles/insulation, recommend create the one niche gaps where needed for safety.

7. Plumbing/Exhaust vents

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Plastic, Metal corrugated vent pipes for bath exhaust fans.
- **ABS** plumbing vents noted:
- No major deficiencies noted in plumbing or other vent exhaust piping in the visible areas at the time of inspection.

8. Insulation Condition

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Fiberglass batts noted. • Blown in fiber glass insulation noted.

Observations:

- Entering attics that are heavily insulated can cause damage to the insulation and attic framing. Attics with deep insulation cannot be safely inspected due to limited visibility of the framing members upon which the inspector must walk. In such cases, the attic is only partially accessed, thereby limiting the review of the attic area from the access hatch and surrounding areas only. Inspectors will not crawl the attic area when they believe it is a danger to them or that they might damage the attic insulation and/or framing. This is a limited review of the attic area viewed from the access hatch and the surrounding areas only.
- Insulation appears functional and adequate in the visible/accessible areas at the time of inspection for age of home, recommend monitor, update as needed over time.
- Insulation level in the attic may be original and is typical for homes of this age: For this area and climate, todays standards say R-38 to R-60 which translates into 14 to 16 inches. Recommend insulation contractor evaluate for replacement and or adding new insulation as needed.



Insulation appears adequate for age of home where visible/accessible to inspector at the time of inspection, monitor.

9. Chimney

Good	Fair	Poor	N/A	S/H
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

This report describes the foundation, floor, wall, ceiling and roof structures and the method used to inspect any accessible under floor crawlspace areas. Inspectors inspect and probe the structural components of the home, including the foundation and framing, where deterioration is suspected or where clear indications of possible deterioration exist. Probing is not done when doing so will damage finished surfaces or when no deterioration is visible or presumed to exist. Inspectors are not required to offer an opinion as to the structural adequacy of any structural systems or components or provide architectural services or an engineering or structural analysis of any kind. Despite all efforts, it is impossible for a home inspection to provide any guaranty that the foundation, and the overall structure and structural elements of the building is sound.

Foundation

1. Foundation Interior Walls

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- No major deficiencies were observed at the visible/accessible areas/portions of the interior foundation components of the home at the time of inspection.
- Cracks 1/4" or less present in the interior foundation walls at some areas of the home, see pictures. Monitor these areas for any further movement or expansion and consider sealing them to prevent water infiltration. Generally speaking, cracks that are less than 1/4" are not commonly regarded as being structurally significant especially if they are in a predominantly vertical direction. Repair/Seal as needed.

2. Foundation Exterior Walls

Good	Fair	Poor	N/A	S/H
✓				

Observations:

- No major deficiencies were observed at the visible/accessible areas/portions of the exterior foundation components of the home at the time of inspection.
- Cracks 1/4" or less present in the exterior foundation walls at some areas of the home, see pictures. Monitor these areas for any further movement or expansion and consider sealing them to prevent water infiltration. Generally speaking, cracks that are less than 1/4" are not commonly regarded as being structurally significant especially if they are in a predominantly vertical direction. Repair/Seal as needed.

3. Ventilation

Good	Fair	Poor	N/A	S/H
✓				

Observations:

- Foundation ventilation appeared functional and adequate at the time of inspection.

4. Vent Screens

Good	Fair	Poor	N/A	S/H
✓				

Observations:

- Vent screens noted as functional at time of the inspection.

5. Post/Grinders/Beams

Good	Fair	Poor	N/A	S/H
✓				

Observations:

- No major deficiencies observed with the visible/accessible areas of the interior foundation support structure at the time of inspection.
- Support material: Lateral Concrete block footings and wood piers support floor above.
- Support material: Concrete block footings and wood piers support floor above.
- Beam Support: Demential lumber.
- Beam support: Engineered wood I Beams
- Foundation supports footings/post/piers for some of the understructure are not visible/accessible for inspection, due to obstructions, low height in the crawlspace, which makes it unsafe for the inspector to crawl in these areas.

Crawlspace

1. Access

Good	Fair	Poor	N/A	S/H
	✓			

Observations:

- Scuttle Hole located in/at exterior right and is in functional condition.
- There appeared to be minor rodent droppings in the crawlspace areas, recommend monitor, treat as needed by licensed pest service.
- Vapor barrier in place and appears in functional condition, in the accessible/visible areas.



Vapor barrier in place and functional at the time of inspection, little dirty, clean or update as needed. Minor to moderate rodent droppings, recommend treatment by licensed pest service.



Limited or no access to some areas due to obstructions, duct work, low height.

2. Electrical

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- The electrical that was accessible in the crawlspace appeared functional at the time of the inspection with the areas that the inspector could observe. However some of the crawlspace was not accessible due to low height, obstructions like duct work and insulation, therefore a limited inspection was conducted on the crawlspace electrical.

3. Plumbing condition

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Copper supply piping noted. • **ABS** drain piping noted. • PEX supply piping noted.

Observations:

- The plumbing that was accessible in the crawlspace appeared functional at the time of inspection. However some of the crawlspace was not accessible due to low height, obstructions such as duct work and/or insulation, therefore a limited inspection was conducted on the crawlspace Plumbing.

4. Subfloor

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Plywood sheathing sub floor noted.
- OSB (Oriented Strand Board) sheathing sub floor noted.
- Engineered wood truss sub floor/joists noted.
- Visible/accessible areas of the sub floor appear satisfactory at the time of inspection.
- The sub floor is not fully visible for inspection in most areas due to insulation coverings. Inspector will not remove any insulation were he think it will cause damage or disturb or displace the insulation. Therefor limited inspection due to insulation coverings at sub floor.
- Insulation hanging/loose at some minor areas, this could provide material for rodents and effect your energy efficiency over time. Recommend monitor, re secure where needed as needed.



Sub floor is insulated & mostly intact, slipping out of position at some minor areas, recommend re secure where needed as needed. Monitor.

5. AC/Heat Duct Work

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- The duct work appeared functional in the visible/accessible areas at the time of inspection.

6. Sump Pump

Good	Fair	Poor	N/A	S/H
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Observations:

- Appeared to be no sump pump installed where visible/accessible to inspector at the time of inspection. Confirm with current owner.

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	S/H
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: The unit#1 furnace is located in the interior of attic at/near front wall access point at middle. Unit#2 is in the crawlspace area.

Materials: Electric forced hot air furnace: attic unit#1 Brand: Carrier Ser # 2404A Approximate Age: Original 2004 crawlspace unit#2 Brand: Carrier Serial# 2604A Approximate age: original 2004 Electric Furnace typically last 15 to 20 years.

Observations:

- Unit#2 for upstairs Appeared in functional condition using normal controls at the time of inspection.
- Maintenance Tip: Electric Furnace: Last service date is over one year ago, or is unable to be determined. Although this unit appears to be operating properly from controls at the time of inspection, there are areas which cannot be seen without specialized equipment and training such as the heat exchanger, which is beyond the scope of this inspection. Furnace specialists recommend a complete inspection annually; Recommend considering having unit inspected by certified HVAC technician and or heating contractor.
- Deferred Cost: The heating unit is approaching its designed life expectancy. We make no warranty, guarantee or estimation as to the remaining useful life of this unit.
- The furnace/heat pump for main floor/level is not performing as it should, meaning to not get to adequate temperature after running for 30 minutes. Recommend further review by licensed HVAC contractor for service/repairs.

2. Gas/Oil Valves

Good	Fair	Poor	N/A	S/H
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

3. Thermostats

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Two units, Living room: upstairs hall
- Appeared functional at the time of inspection.
- Digital - programmable type
- Recommend that the client(s) have the homeowner provide the instructions for programming or show the client(s) how to do so. Thermostats are not checked for calibration or timed functions.

4. Venting

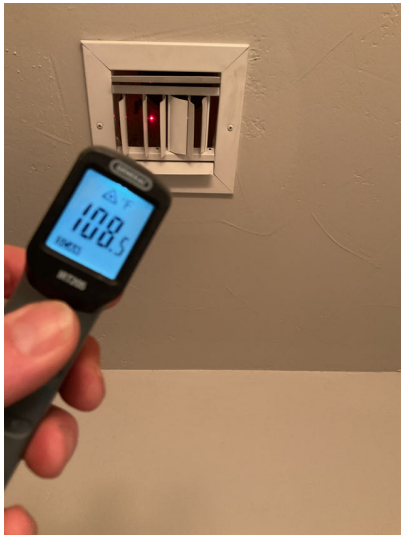
Good	Fair	Poor	N/A	S/H
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

5. Supply Air/ Registers

Good	Fair	Poor	N/A	S/H
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Main floor heat is not in adequate ranges after running for 30 plus minutes from registers. Recommend review by licensed HVAC contractor for service/repairs.



Heat tested good upstairs at 108 degrees at the time of inspection using normal controls, thermostat.



Highest temperatures received were 84 degrees for main level, this is not adequate, recommend review by licensed HVAC contractor.



Main floor/level, most heat temperatures from registers didn't get out of high seventies, this is not adequate.

6. Return Air/Filters

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Location: Located inside a filter grill under main floor stairs. & upstairs ceiling.

Observations:

- Filters help clean the house air, making the environment more pleasant. Filters also clean the air before it passes through the blower and heat exchanger. This helps to keep these furnace components working efficiently. It is recommended to change the filter and then regular inspection & maintenance is advised.
- MAINTENANCE: The thin washable aluminum mesh filters in the electronic air filter should be routinely checked and clean.
- MAINTENANCE: The air filter(s) should be inspected at least monthly and cleaned or replaced as required. There are two types of filters commonly used: (1) Washable filters, (constructed of aluminum mesh, foam, or reinforced fibers) these may be cleaned by soaking in mild detergent and rising with water. Or (2) Fiberglass disposable filters that must be REPLACED before they become clogged. Remember that dirty filters are the most common cause of inadequate heating or cooling performance.

7. AC Compress Condition

Good	Fair	Poor	N/A	S/H
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Compressor Type: Both ac compressor/heat pumps is located on the exterior right.

Location: Electric: left unit#1 Brand: Carrier Serial # 4604E Approximate Age: original 2004 unit#2 Brand: Carrier Serial# 04E40 Approximate age: original 2004 Typically life expectancy of a AC/Compressor Unit is 15 to 17 years.

Observations:

- AC Unit(s) Heat Pump: not tested in the cooling mode due to low temperatures outdoors, which can cause damage to the AC unit and its components. Recommend talking with current owner and/or contact qualified heating/AC contractor for further evaluation. See heating comments.
- Deferred Cost: Both AC Compressor/heat pumps are approaching there designed life expectancy. We make no warranty, guarantee or estimation as to the remaining useful life of this unit.

8. Refrigerant Lines

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

9. Window-Wall AC or Heat

Good	Fair	Poor	N/A	S/H
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Water Heaters

1. Water Heater Condition

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Heater Type: The water heater is located in the upstairs front right bedroom closet closet.

Location: Electric water heater unit: Brand: American Serial # 044413

Approximate Age: Original 2004 Unit has a general life expectancy of 10 to 13 years.

Observations:

- Tank/Unit appears to be functional and in satisfactory condition for the age of the unit.
- Deferred Cost: The Water Heater has reached its designed life expectancy. Inspector makes no warranty, guarantee or estimation as to the remaining useful life of this unit. Recommend update quote by licensed plumber as needed.

2. Number Of Gallons

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- 80 gallons

3. Venting

Good	Fair	Poor	N/A	S/H
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

4. TPRV

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- No deficiencies noted with the Temperature Pressure Relief (TPRV) valve at the time of the inspection.
- A Temperature Pressure Relief Valve (**TPR Valve**) present. This safety valve releases water (and thus relieves pressure) if either the temp or pressure in the tank gets too high. The **TPR valve** discharge tube must be made of copper, iron, or CPVC (NOT regular **PVC**). It must terminate within 6" above the floor--the end cannot be threaded or have a fitting.

5. Overflow Condition

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: copper

Observations:

- A temperature pressure relief valve extension/discharge pipe is present and appears functional.

6. Gas Valve

Good	Fair	Poor	N/A	S/H
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

7. Plumbing

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: copper • galvanized • Aquapex

Observations:

- No major deficiencies observed at the visible portions of the supply and or return piping.
- Water Source: Private Well
- Water heater does have a recirculation pump but not plugged in at the time of inspection, still hot water to faucets, recommend talk with current owner, licensed plumber, recommend plug in and test before final walkthrough.



Water heater does have a recirculation pump on timer, but not plugged in at the time of inspection, recommend talk with owner about operations.

8. Strapping

Good	Fair	Poor	N/A	S/H
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Observations:

- The water heater is not strapped.
- Not to current safety standards: Water Heater Requires two 1 1/2" steel straps 16 gauge, 1/3 from the top and the bottom for earthquake safety. Recommend installing for safety.



Water heater has no seismic safety strapping, recommend install to meet today's safety standards.

This report describes the amperage and voltage rating of the service, the location of the main disconnect and any sub panel(s), the presence of solid conductor aluminum branch circuit wiring, the presence or absence of smoke detectors and wiring methods. Inspectors are required to inspect the viewable portions of the service drop from the utility to the house, the service entrance conductors, cables and raceways, the service equipment and main disconnects, the service grounding, the interior components of the service panels and sub panels, the conductors, the over-current protection devices (fuses or breakers), ground fault circuit interrupters and a representative number of installed lighting fixtures, switches and receptacles. All issues or concerns listed in this Electrical section should be construed as current and a potential personal safety or fire hazard. Repairs should be a priority, and should be made by a qualified, licensed

electrician.

Electrical

1. Cable Feeds

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- There is an underground service lateral noted.
- No major system safety or function concerns noted at the time of inspection.

2. Main Amp Breaker

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- 200 amp service:

3. Breakers in off position

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- 0

4. Main/Sub Electrical Panel Condition

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Location: Located in Laundry room.

Location: Sub Panel Location: there were no sub panels found in structure. Detached structure are not inspected per client/agent.

Observations:

- No major system safety or function concerns noted at time of inspection with main panel box enclosure.
- Panel cover screw(s) missing at bottom right, these screws should be all in place to properly secure the panel. Recommend install proper flat tip electrical panel screw.

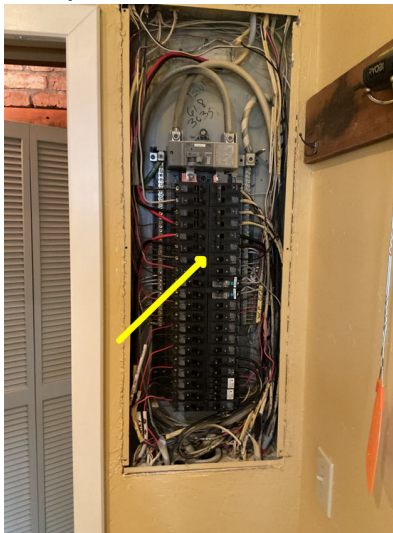
5. Main/Sub Electrical panel components

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Copper non-metallic sheathed cable noted.

Observations:

- No major system safety or function concerns noted at the time of inspection with main/sub electrical panel components in the visible/accessible areas at the time of the inspection.



Internal components of main electrical panel in laundry are correct & functional at the time of inspection, where visible/accessible.

6. Fuses

Good	Fair	Poor	N/A	S/H
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Interior Features

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. Electrical

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- No major system safety or function concerns in the interior living area electrical noted at the time of inspection.

2. Fireplace/Wood Stove condition

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Main Living Room & right side master bedroom.

Materials: Masonry wood burning fireplace noted at right side master bedroom. • Certified Free standing style wood burning stove noted.

Observations:

- The wood burning fireplace/Stove appeared in functional & satisfactory condition in the visible/accessible areas at the time of inspection. However these units are not tested with burning of any material and inspector always recommends a qualified chimney specialist to clean & service any issues found prior to use and on a bi annual basis.
- Maintenance tip: All fire places/wood stoves/fuel burning appliances in the home should be evaluated and serviced by a licensed chimney specialist prior to there first use to ensure proper and safe operation. This should be done on a bi annual basis for safety.

3. CO/Smoke Detectors

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- SMOKE DETECTORS: present and appeared functional at the time of inspection.
- CARBON MONOXIDE DETECTORS: present and appeared functional at the time of inspection.

4. Ceiling Fans

Good	Fair	Poor	N/A	S/H
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Observations:

- None present.

5. Stairs & Handrail

Good	Fair	Poor	N/A	S/H
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Light switches not installed potential safety issue: There should be a three way light switch at the top and bottom of stairs with more than 6 risers to meet today's safety standards: Recommend update as needed for safety/to meet today's standards.
- Interior stairs & Metal Balusters/Spindles are loose & spacing exceed 4 inches at upstairs bedroom & main hall at openings. Consider your own personal needs and those of your family and guests. By today's standards, balusters (spindles) at interior stairs should be spaced no more than 4" apart for the safety of small children. Recommend re secure, and/or contact licensed contractor for correction/safety, especially if small children will be present.



Upstairs left bedroom has cut outs, openings with hand rail that's loose, & gaps exceed 4 inches, this is a potential safety hazard.



Upstairs hall opening has loose hand rail/spindles, & gaps that exceed 4 inches, recommend update, especially if small children will be present.



Interior stair hand rail starting to get a little loose, recommend re secure or have assistance by licensed contractor.



No three way light switch at top/bottom of stairs, update if wanting to meet today's safety standards.

6. Window Condition

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Vinyl framed double pain hung window(s) noted. • Vinyl framed fixed window(s) noted.

Observations:

- Most Windows operated and were functional at the time of inspection
- One or more window(s) at right master bedroom show signs of loss of seal/condensation, maybe just top left one? Dirty? this could provide energy loss and make for limited viewing outdoors.. In most cases the glazing itself can be replaced and not the whole window. Recommend Repair/Replace as needed by qualified window contractor.



Right side master bedroom may be a blown seal at top left fixed window, maybe just dirty, clean, repair/replace as needed.

7. Doors

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Door(s) were functional and in satisfactory condition at the time of inspection.

8. Patio Doors

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- The hinged patio door/french doors were functional during the inspection.

9. Screen Doors

Good	Fair	Poor	N/A	S/H
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

10. Closets

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

11. Ceiling Condition

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: There are painted drywall ceilings noted.

Observations:

- There are minor predictable common settlement crack(s) in the ceiling drywall at some minor areas. Recommend monitoring for further expansion of cracks and if condition worsens over time contact licensed contractor for further evaluation.

12. Wall Condition

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Painted drywall walls noted.

Observations:

- There are minor settlement cracks at the interior wall(s), all homes have areas that have minor cracks in drywall etc. that occur over time. Recommend monitoring these cracks for any further expansion and seal/paint as needed.

13. Floor Condition

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Hardwood flooring is noted. Normal wear for age. Refinish or update as needed.

Kitchen

1. Electrical

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- No major system safety or function concerns in the kitchen electrical noted at the time of inspection.

2. GFCI

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- All **GFCI** receptacles appeared in functional condition in the kitchen at the time of inspection.
- Reset on **GFCI** receptacle itself in series.

3. Gas Valves

Good	Fair	Poor	N/A	S/H
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Observations:

- Inspector cannot see due to cook top fixed to counter, recommend talk with current owner. Today's standards say a gas shut off should be within 6 feet of the appliance in same room, confirm with current owner.

4. Sinks

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Sink appears functional and in satisfactory condition at the time of inspection.

5. Plumbing

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Water temperature at 105 degrees and pressure good.

6. Vent Condition

Good	Fair	Poor	N/A	S/H
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Down draft fan noted.

Observations:

- Exhaust fan was not completely functional using normal controls at the time of inspection. Have to manipulate on/off button & unit to get working. Recommend talk with current owner about operations and/or contact qualified appliance repair technician.



Cook top drop down exhaust fan is not functioning properly using normal controls at the time of inspection.

7. Microwave

Good	Fair	Poor	N/A	S/H
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

8. Cook top condition

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Gas cook top noted.
- Cook Top appeared functional using normal controls at the time of inspection.

9. Oven & Range

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Oven: Gas burners
- Oven appeared functional using normal controls at the time of inspection.

10. Dishwasher

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Dishwasher was operational using normal controls at the time of inspection. Dishwashers most commonly fail internally at the pump, motor or seals. We do not disassemble these units to inspect these components and offer no warranty of future operation.

11. Trash Compactor

Good	Fair	Poor	N/A	S/H
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

12. Garbage Disposal

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Operated and functional using normal controls at the time of inspection.
- You should take caution when you have a garbage disposal with a septic system, It can disrupt the natural degrading process and could clog up drain systems. If you do use a garbage disposal you should avoid using in it grease, fat, any fibrous materials such as corn husk and avoid any costic chemicals and use common sense.

13. Window Condition

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Vinyl framed double pain hung/swing window(s) noted.

Observations:

- Windows operated and were functional at the time of inspection

14. Cabinets

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Functional and in satisfactory condition, at the time of inspection.

15. Counters

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

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

16. Ceiling Condition

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: There are painted drywall ceilings noted.

17. Wall Condition

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Painted drywall walls noted.

18. Floor Condition

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Hardwood flooring is 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. Locations

Locations: Main floor master #1 • Upstairs bedroom#2 • Upstairs bedroom#3

2. Electrical

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- No major system safety or function concerns in the bedroom(s) electrical noted at the time of inspection.

3. CO/Smoke Detectors

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Main floor, Upstairs, Smoke and CO detectors noted in main hallway outside of the bedrooms.
- There were smoke detectors installed in the bedrooms.

4. Ceiling Fans

Good	Fair	Poor	N/A	S/H
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Observations:

- None present.

5. Closets

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

6. Doors

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- The doors are in functional condition.

7. Window Condition

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Vinyl framed double pain hung/swing window(s) noted.

Observations:

- Windows operated and were functional at the time of inspection

8. Ceiling Condition

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: There are painted drywall ceilings noted.

Observations:

- There are minor predictable common settlement crack(s) in the ceiling drywall at . Recommend monitoring for further expansion of cracks and if condition worsens over time contact licensed contractor for further evaluation.

9. Wall Condition

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Painted drywall walls noted.

Observations:

- There are minor settlement cracks at the interior wall(s), all homes have areas that have minor cracks in drywall etc. that occur over time. Recommend monitoring theses cracks for any further expansion and seal/paint as needed.

10. Floor Condition

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Hardwood flooring is noted. Normal wear for age, refinish or update as needed.

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. Locations

Locations: Master Bathroom#1. • Upstairs bathroom#2 • Main floor Half bathroom

2. Electrical

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- No major system safety or function concerns in the bathroom(s) electrical noted at the time of inspection.

3. GFCI

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- All **GFCI** receptacles appeared in functional condition in the bathroom at the time of inspection.
- Reset on **GFCI** receptacle itself in series. Half bath resets in master bath on that **GFCI** outlet.

4. Sinks

Good	Fair	Poor	N/A	S/H
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Most Sinks appear in functional and in satisfactory condition at the time of inspection.
- Active leak observed at upstairs bath two left hot water side, appears to be leaking at base when using onto left side of floor? Recommend further review by licensed plumber for repairs.



Upstairs bath two, appears active plumbing, faucet leak an Handel? Onto left side of floor, recommend repairs by licensed plumber.

5. Plumbing

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Water temperature at 104 degrees and pressure good.



Appears to be copper supply lines & **abs** drains where visible/accessible to inspector.

6. Toilets

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Operated when tested. Appeared functional, at the time of inspection.
- The upstairs bath two toilet bowl is loose at floor anchor bolts. Floor tested in acceptable ranges with moisture meter at the time of inspection. The wax ring inside the unit must have a snug, secure fit in order to keep from leaking. Properly resealing and re-securing this unit is suggested to prevent water leakage and damage to the sub-floor area. This type of damage is not always visible or accessible to the inspector at time of inspection. Recommend re secure anchor bolts or have repairs by licensed plumber.



Upstairs bath two toilet is loose at floor, recommend re secure anchor bolts, or have repair by licensed plumber.

7. Exhaust Fan

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- The bath fan was operated using normal controls and no issues were found at the time of inspection.

8. Heating

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Central heating and cooling noted in both bathroom(s) and functional at the time of inspection.
- Heat lamp mounted in the ceiling noted in bathroom(s) and functional at the time of inspection. Little noisy, update as needed.

9. Showers

Good	Fair	Poor	N/A	S/H
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Functional at the time of inspection. However master bath shower head sprays out to sides, recommend clean, or replace head as needed.



Master shower head sprays in different directions, recommend adjust or replace as needed.

10. Bath Tubs

Good	Fair	Poor	N/A	S/H
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

11. Window Condition

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Vinyl framed double pain hung/swing window(s) noted.

Observations:

- Windows operated and were functional at the time of inspection

12. Cabinets

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Functional and in satisfactory condition for age, at the time of inspection.

13. Counters

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

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

14. Doors

Good	Fair	Poor	N/A	S/H
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- The doors are in functional condition. Just bottom lock slides , installed, recommend update as needed.

15. Ceiling Condition

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: There are painted drywall ceilings noted.

16. Wall Condition

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Painted drywall walls noted.

17. Floor Condition

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Master Hardwood flooring is noted. • Upstairs Ceramic tile is noted.

Laundry

1. Locations

Locations: Off main Hall

2. Electrical

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Laundry Electrical appears functional at the time of inspection.

3. GFCI

Good	Fair	Poor	N/A	S/H
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Observations:

- No **GFCI** present.

4. Gas Valves

Good	Fair	Poor	N/A	S/H
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

5. Dryer Vent

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- The dryer vent appeared functional at the time of inspection.

6. Exhaust Fan

Good	Fair	Poor	N/A	S/H
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Observations:

- There appeared to be no exhaust fan in laundry room. Recommend exhaust fan for proper ventilation and to draw out moist air. Install as needed.

7. Wash Basin/Plumbing

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Plumbing appeared functional in the visible areas at the time of inspection.
- Flex drain observed, these are subject to frequent clogging. Repair or replace as needed.
- Laundry Wash Basin and Plumbing appear functional at the time of inspection.

8. Cabinets

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Functional and in satisfactory condition, at the time of inspection.

9. Counters

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

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

10. Window Condition

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Vinyl framed double pain hung window(s) noted.

Observations:

- Windows operated and were functional at the time of inspection.

11. Doors

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- The door(s) are in functional condition.

12. Ceiling Condition

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: There are painted drywall ceilings noted.

13. Wall Condition

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Painted drywall walls noted.

14. Floor Condition

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Hardwood flooring is noted.

Glossary

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

Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

Decks/Patio		
Page 9 Item: 2	Stairs & Handrail	<ul style="list-style-type: none"> • Unstable railing(s) at some minor areas, exterior back stairs & right side hand rail close to grade, this is a potential safety issue and needs to be re secured: Recommend further evaluation by licensed contractor to ensure safety.
Heat/AC		
Page 21 Item: 1	Heater Condition	<ul style="list-style-type: none"> • The furnace/heat pump for main floor/level is not performing as it should, meaning to not get to adequate temperature after running for 30 minutes. Recommend further review by licensed HVAC contractor for service/repairs.
Page 21 Item: 5	Supply Air/Registers	<ul style="list-style-type: none"> • Main floor heat is not in adequate ranges after running for 30 plus minutes from registers. Recommend review by licensed HVAC contractor for service/repairs.
Water Heaters		
Page 25 Item: 8	Strapping	<ul style="list-style-type: none"> • The water heater is not strapped. • Not to current safety standards: Water Heater Requires two 1 1/2" steel straps 16 gauge, 1/3 from the top and the bottom for earthquake safety. Recommend installing for safety.
Interior Features		
Page 28 Item: 5	Stairs & Handrail	<ul style="list-style-type: none"> • Interior stairs & Metal Balusters/Spindles are loose & spacing exceed 4 inches at upstairs bedroom & main hall at openings. Consider your own personal needs and those of your family and guests. By today's standards, balusters (spindles) at interior stairs should be spaced no more than 4" apart for the safety of small children. Recommend re secure, and/or contact licensed contractor for correction/safety, especially if small children will be present.
Bathroom		
Page 34 Item: 4	Sinks	<ul style="list-style-type: none"> • Active leak observed at upstairs bath two left hot water side, appears to be leaking at base when using onto left side of floor? Recommend further review by licensed plumber for repairs.