

L. White Company
Property Inspection Report



1234 Anywhere Ave, My Town, CA 93274
Inspection prepared for: Sample Report
Date of Inspection: 4/24/2014 Time: 4:00
Age of Home: 29 years Size: 2034
Weather: Clear

Inspector: Les White
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Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expenses 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 of the pages of the report as the summary alone does not explain all the issues. All repairs must be done by a licensed & bonded trade or profession. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

Bedrooms		
Page 8 Item: 8	Smoke Detectors	• There were no smoke detectors present in the bedroom(s).
Garage		
Page 19 Item: 1	Roof Condition	• Wood shake roof has past it life span and needs replacing
Grounds		
Page 37 Item: 13	Fence Condition	• A large amount of honey bees were present and swarming from the top of the west backyard fence

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process. Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFI outlets may not be installed; **this report will focus on safety and function, not current code.** This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair. For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. **Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.**

Inspection Details

1. Attendance

In Attendance: Client present • Fully Participated

2. Home Type

Home Type: Condominium/Townhouse

3. Occupancy

Occupancy: Vacant

Interior Areas

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

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

1. Cabinets

Observations:

- Appeared functional and in satisfactory condition, at time of inspection.

2. Ceiling Fans

Observations:

- Operated normally when tested, at time of inspection.

3. Closets

Observations:

- The closet is in serviceable condition.

4. Door Bell

Observations:

- Operated normally when tested.

5. Doors

Observations:

- Most door knobs appear to be near their life expectancy. Recommend monitoring for failed latches.



Weatherstripping is not sealing at most exterior doors

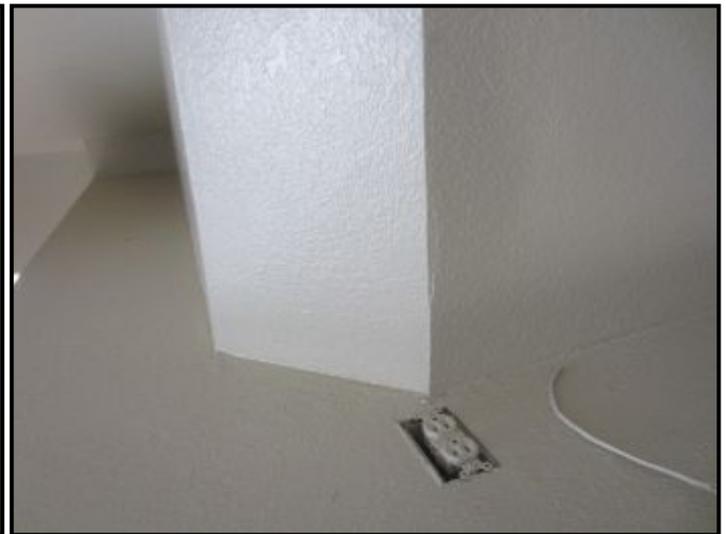
6. Electrical

Observations:

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



Outlet cover plates missing. Under stairs



Outlet cover plates missing. plant shelf in living room

7. Smoke Detectors

Observations:

- ****SMOKE DETECTORS****
- Operated when tested.
- **MAINTENANCE:** Periodic testing and changing batteries yearly to ensure proper Smoke Alarm operation is required.
- **IMPROVE:** Recommend installing one in each bedroom to bring up to modern safety standards
- **SAFETY INFO:** Carbon Monoxide (CO) is a lethal gas--invisible, tasteless, odorless--produced in normal amounts whenever you use an appliance which burns a combustible fuel--gas, oil, kerosene, charcoal, and wood. When proper ventilation becomes blocked or inadequate, CO concentrations build up inside your home and become deadly.



Operated when tested.

8. Ceiling Condition

Materials: There are drywall ceilings noted.

9. Patio Doors

Observations:

- The sliding patio door was functional during the inspection.
- Frame is separating from glass.

10. Screen Doors

Observations:

- The sliding screen door has worn hardware and may be at the end of its useful life. Recommend budgeting for replacement.

11. Wall Condition

Materials: Drywall walls noted.

Observations:

- Some areas not accessible due to stored personal items.

12. Fireplace

Materials: Living Room

Materials: Prefabricated "zero clearance" fireplace noted.

Observations:

- Have chimneys swept by professional.
- Small cracks present.
- There is a cardboard box inserted below the damper apparently in an attempt to keep the damper closed. Strongly recommend that a qualified chimney sweep evaluate/repair before this unit is used.
- Gas log lighter is damaged and should be repaired/replaced prior to using.



There is a cardboard box inserted below the damper apparently in an attempt to keep the damper closed. Strongly recommend that a qualified chimney sweep evaluate/repair before this unit is used.



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Small cracks present.



Gas log lighter is damaged and should be repaired/replaced prior to using.

13. Window Condition

Materials: Aluminum framed sliding window noted. • Aluminum framed fixed window noted.

Observations:

- One or more window/s shows sign of loss of seal/condensation, recommend repair or replace to provide energy savings and prevent hazed window from limiting view out of window.
- Deterioration of wooden frames noted. While basic maintenance may prolong the life of these window frames, replacement may be necessary at some point.



Broken glass on stairway window



Evidence of past leaking on window sills @ stairway windows



Deterioration of wooden frames noted. While basic maintenance may prolong the life of these window frames, replacement may be necessary at some point.



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



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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: Master#1 • Upstairs North #5 • Upstairs South East#2 • Upstairs South West#3 • Downstairs#2

2. Cabinets

Observations:

- Appeared functional and in satisfactory condition, at time of inspection.

3. Ceiling Fans

Observations:

- Operated normally when tested, at time of inspection.

4. Closets

Observations:

- The closet is in serviceable condition.

5. Doors

Observations:

- Appears functional at time of inspection.

6. Electrical

Observations:

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



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



gap at receptacles



Bedroom #5 electrical on ceiling



Bedroom #5 electrical on ceiling

7. Floor Condition

Flooring Types: Carpet is noted.

8. Smoke Detectors

Observations:

- There were no smoke detectors present in the bedroom(s).

9. Wall Condition

Materials: Drywall walls noted.

Observations:

- Some areas not accessible due to stored personal items.

10. Window Condition

Materials: Aluminum framed sliding window noted.

Observations:

- One or more window/s shows sign of loss of seal/condensation, recommend repair or replace to provide energy savings and prevent hazed window from limiting view out of window.
- Damaged screens observed.
- Fog/condensation observed in thermopane windows. This is an indication of a failed seal. Recommend review for repair or replacement as necessary.

11. Ceiling Condition

Materials: There are drywall ceilings noted.

Observations:

- Evidence of past leaking was noted.



Evidence of past leaking was noted.

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 • Main Floor Bathroom • Upstairs bathroom

2. Cabinets

Observations:

- Appeared functional and in satisfactory condition, at time of inspection.

3. Ceiling Condition

Materials: There are drywall ceilings noted.

4. Counters

Observations:

- There is normal wear noted for the age of the counter tops.
- No discrepancies noted.

5. Doors

Observations:

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

6. Electrical

Observations:

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

7. GFCI

Observations:

- GFCI in place and operational

8. Exhaust Fan

Observations:

- Exhaust fan is noisy.

9. Floor Condition

Materials: Ceramic tile is noted.

10. Heating

Observations:

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

11. Mirrors

Observations:

- Mirrors and medicine cabinets appear to be functional at time of inspection.

12. Plumbing

Observations:

- Appears functional at time of inspection

13. Showers

Observations:

- functional

14. Shower Walls

Observations:

- Fiberglass surround noted.

15. Bath Tubs

Observations:

- Appears functional at time of inspection.



Tub access panel obscured by bush

16. Sinks

Observations:

- No deficiencies observed.
- Stopper is missing/inoperable.



Stopper is missing/inoperable.

17. Toilets

Observations:

- Operated when tested. No deficiencies noted.

18. Window Condition

Materials: Aluminum framed sliding window noted.

Observations:

- One or more window/s shows sign of loss of seal/condensation, recommend repair or replace to provide energy savings and prevent hazed window from limiting view out of window.
- Hardware difficult to operate at one or more locations. Recommend review and repair as needed by qualified window contractors.

Kitchen

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

1. Cabinets

Observations:

- Appeared functional and in satisfactory condition, at time of inspection.
- Pantry cabinet back is separated from the cabinet shelving.

2. Counters

Observations:

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

3. Dishwasher

Observations:

- Lack of a proper air gap noted at dishwasher drain line. In the event of a sewer backup this device prevents sewer matter from entering into dishwasher. Recommend having a qualified plumber install a air gap to prevent possible contamination.
- Dishwasher was operational 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. We recommend you operate this unit prior to closing.



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

4. Garbage Disposal

Observations:

- Operated - appeared functional at time of inspection.

5. Microwave

Observations:

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

6. Cook top condition

Observations:

- Gas stove noted.
- Oven(s) operated when tested.

7. Oven & Range

Observations:

- Oven: gas burners
- Oven(s) operated when tested.
- IRREGULAR INSTALLATION: Range projects too high and impedes on the full and proper access to the GFCI receptacle behind the range.

8. Sinks

Observations:

- No deficiencies observed.

9. Spray Wand

Observations:

- The spray wand was operated and was functional.

10. Vent Condition

Observations:

- Recommend cleaning filter regularly for fire safety.

11. Window Condition

Materials: Aluminum framed sliding window noted.

12. Floor Condition

Materials: Ceramic tile is noted.

13. Plumbing

Observations:

- Appears functional at time of inspection.

14. Ceiling Condition

Materials: There are drywall ceilings noted.

15. Electrical

Observations:

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

16. GFCI

Observations:

- GFCI tested and functioned properly.

17. Wall Condition

Materials: Drywall walls noted.

Laundry

1. Dryer Vent

Observations:

- Could not fully inspect the dryer vent, it is obscured by walls.

2. Electrical

Observations:

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

3. Exhaust Fan

Observations:

- Exhaust fan is noisy.

4. Gas Valves

Observations:

- Valve in off position.

5. Floor Condition

Materials: Sheet vinyl flooring is noted.

6. Plumbing

Observations:

- Appears functional at time of inspection.

7. Wall Condition

Materials: Drywall walls noted.

8. Ceiling Condition

Materials: There are drywall ceilings noted.

9. Doors

Observations:

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

Heat/AC

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

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

1. Heater Condition

Materials: The home has two dual pack units on roof.

Observations:

- Appears functional at time of inspection.



Appears functional at time of inspection.

2. Enclosure

FAVHE HEATING & COOLING 7313 West Morris Street Indianapolis, IN 46231 U.S.A.		MODEL N° DU MODELE PY3GNA430042NA--	
		SERIAL / SERIE 1511C57931	
FACTORY CHARGED WITH R-410A REFRIGERANT			
POWER SUPPLY	380/330	V	1 PH 50 HZ
MAXIMUM OVERCURRENT PROTECTION DEVICE (PWR NEC)	31.3	AMPS	
FORMER SUPPLY VOLTAGE AT UNIT	201	MAX	190 MIN
VOLTS AC	PH	HZ	W.A
COMPRESSOR	380/330	1	48 1/8 1/4
INDICATOR	VOLTS AC	PH	HZ FLA
OUTDOOR FAN	380/330	1	86 1.3 15 (1/8)
INDOOR FAN	380/330	1	80 1.1 1/2 (1/8)
INDUCED DRAFT	380/330	1	50 2.88 1/2 (3/8)
DIS INLET GAS ENTRY (See Note Below)	4188		BTU/Hr
DIS OUTLET GAS ENTRY (See Note Below)	3300		BTU/Hr
AIR TEMPERATURE RISE	32-44		°F
LIQUIDATION IS IN THE STATE OF ILL.	11-20		°F
SAFETY MECHANISM OUTLET AIR TEMPERATURE	125		°F
COIL SURFACE TEMPERATURE MAX. ON AIR SIDE OR ON THERMAL PROTECTIVE	79.7		°F
MAX INLET GAS PRESSURE / PRESS. RE MAX. D'ADMISSION DE GAS	13		PSI
MAX INLET GAS PRESSURE / PRESS. RE MAX. D'ADMISSION DE GAS	1		BAR

Upstairs unit label

FAVHE HEATING & COOLING 7313 West Morris Street Indianapolis, IN 46231 U.S.A.		MODEL N° DU MODELE PY3GNA430042NA--	
		SERIAL / SERIE 3811C41257	
FACTORY CHARGED WITH R-410A REFRIGERANT			
POWER SUPPLY	380/330	V	1 PH 50 HZ
MAXIMUM OVERCURRENT PROTECTION DEVICE (PWR NEC)	31.3	AMPS	
FORMER SUPPLY VOLTAGE AT UNIT	201	MAX	190 MIN
VOLTS AC	PH	HZ	W.A
COMPRESSOR	380/330	1	48 1/8 1/4
INDICATOR	VOLTS AC	PH	HZ FLA
OUTDOOR FAN	380/330	1	86 1.3 15 (1/8)
INDOOR FAN	380/330	1	80 1.1 1/2 (1/8)
INDUCED DRAFT	380/330	1	50 2.88 1/2 (3/8)
DIS INLET GAS ENTRY (See Note Below)	4188		BTU/Hr
DIS OUTLET GAS ENTRY (See Note Below)	3300		BTU/Hr
AIR TEMPERATURE RISE	32-44		°F
LIQUIDATION IS IN THE STATE OF ILL.	11-20		°F
SAFETY MECHANISM OUTLET AIR TEMPERATURE	125		°F
COIL SURFACE TEMPERATURE MAX. ON AIR SIDE OR ON THERMAL PROTECTIVE	79.7		°F
MAX INLET GAS PRESSURE / PRESS. RE MAX. D'ADMISSION DE GAS	13		PSI
MAX INLET GAS PRESSURE / PRESS. RE MAX. D'ADMISSION DE GAS	1		BAR

Downstairs unit label

3. Gas Valves

Observations:

- Gas shut off valves were present and functional.

4. Refrigerant Lines

Observations:

- No defects found.

5. AC Compress Condition

Compressor Type: Electric

Location: The compressor is located on the roof.

Observations:

- Appeared functional at the time of inspection.
- Condensate lines are missing from both roof-top dual pack units, draining condensate onto roofing. This will reduce the life of the roofing and create potential roof leaks. Recommend having a qualified HVAC contractor evaluate and repair.



Condensate lines are missing from both roof-top dual pack units, draining condensate onto roofing. This will reduce the life of the roofing and create potential roof leaks. Recommend having a qualified HVAC contractor evaluate and repair.



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6. Air Supply

Observations:

- The return air supply system appears to be functional.

7. Filters

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

Observations:

- MAINTENANCE: The air filter(s) should be inspected at least monthly and cleaned or replaced as required. There are two types of filters commonly used: (1) Washable filters, (constructed of aluminum mesh, foam, or reinforced fibers) these may be cleaned by soaking in mild detergent and rinsing with water. Or (2) Fiberglass disposable filters that must be REPLACED before they become clogged. Remember that dirty filters are the most common cause of inadequate heating or cooling performance.



living room ceiling

8. Thermostats

Observations:

- Functional at the time of inspection.

Water Heater

1. Base

Observations:

- The water heater base is functional.

2. Combustion

Observations:

- The combustion chamber appears to in functional condition.



The combustion chamber appears to be in functional condition.

3. Venting

Observations:

- Minimum water heater single-wall vent pipe clearance from combustibles is 6".

4. Water Heater Condition

Heater Type: Gas

Location: The heater is located in the laundry room.

Observations:

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

5. TPRV

Observations:

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

6. Number Of Gallons

Observations:

- 50 gallons

7. Gas Valve

Observations:

- Appears functional.

8. Plumbing

Materials: Copper

Observations:

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

9. Strapping

Observations:

- The water heater is missing one strap. Two are required.
- Not to code, requires two 1 1/2" steel straps 16 gauge, 1/3 from the top and the bottom.

Garage

1. Roof Condition

Materials: Roofing is the same as main structure.

Materials: Wood shakes noted.

Observations:

- Wood shake roof has past it life span and needs replacing

2. Walls

Observations:

- Appeared satisfactory, at time of inspection.
- Personal items in garage block complete inspection of all floor, wall and ceiling areas.



Personal items in garage block complete inspection of all floor, wall and ceiling areas.

3. Anchor Bolts

Observations:

- The anchor bolts were not visible.

4. Floor Condition

Materials: Bare concrete floors noted.

Observations:

- Common cracks noted.

5. Rafters & Ceiling

Observations:

- Engineered wood roof truss framing noted.
- 1x solid plank sheathing noted.
- Garage drywall ceiling needs to be properly repaired.



Garage attic is not engineered for storage.



Garage drywall ceiling needs to be properly repaired.

6. Electrical

Observations:

- The majority of grounded receptacles , were tested and found to be wired correctly.
- Surface mounted flourescent lights have been wired with cord & plug. Recommend hard wiring per acceptable standards.
- Attic switch and light boxes both have romex wiring with no connectors to metal boxes. Recommend having a qualified electrician make proper connections.



Attic switch and light boxes both have romex wiring with no connectors to metal boxes. Recommend having a qualified electrician make proper connections.



Attic switch and light boxes both have romex wiring with no connectors to metal boxes. Recommend having a qualified electrician make proper connections.



Surface mounted fluorescent lights have been wired with cord & plug. Recommend hard wiring per acceptable standards.

7. GFCI

Observations:

- No GFCI protection present, suggest installing GFCI protected receptacles for safety.

8. Exterior Door

Observations:

- There is a pet door present in the garage exterior door.
- Exterior door is extremely weathered.



Exterior door is extremely weathered.

9. Fire Door

Observations:

- Appeared satisfactory and functional, at time of inspection.

10. Garage Door Condition

Materials: Sectional door noted.

Observations:

- No deficiencies observed.

11. Garage Door Parts

Observations:

- The garage door appeared functional during the inspection.

12. Garage Opener Status

Observations:

- Chain drive opener noted.

13. Garage Door's Reverse Status

Observations:

- Eye beam system present and operating.

14. Ventilation

Observations:

- No Visible Ventilation noted.

15. Cabinets

Observations:

- Most not accessible due to stored personal items.

Electrical

1. Electrical Panel

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

Location: Sub Panel Location: • Located in laundry closet

Observations:

- Sharp-pointed metal screws hold panel cover in place. These are a potential hazard as they may puncture wire insulation and electrify panel box, becoming a shock or electrocution hazard. These screws should be replaced with approved, flat-tipped screws.
- Main Electrical Panel cover does not appear to be the original cover and does not fit well inside panel. Gaps are present at side of breakers. Recommend having a qualified electrician evaluate and repair.



Area 3' in front of electrical panels should be kept clear for access



Main Electrical Panel cover does not appear to be the original cover and does not fit well inside panel. Gaps are present at side of breakers. Recommend having a qualified electrician evaluate and repair.



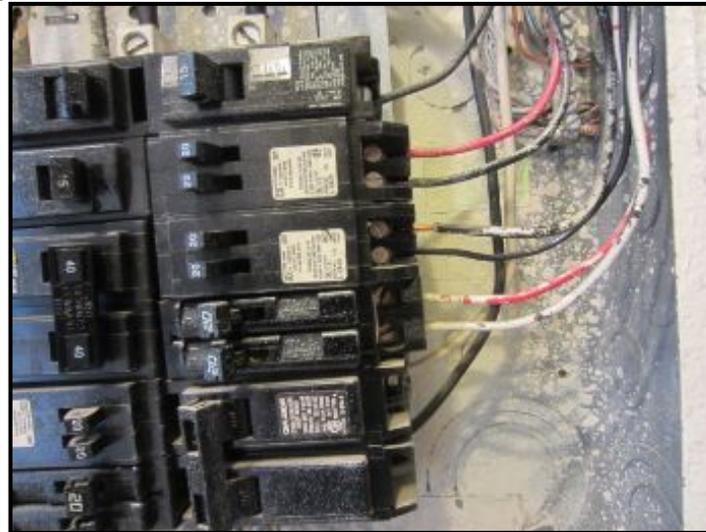
Main Electrical Panel cover does not appear to be the original cover and does not fit well inside panel. Gaps are present at side of breakers. Recommend having a qualified electrician evaluate and repair.



sub-panel



Sub-panel



Sub-panel

Roof

1. Roof Condition

Materials: Roof was fully traversed

Materials: Wood shakes noted.

Observations:

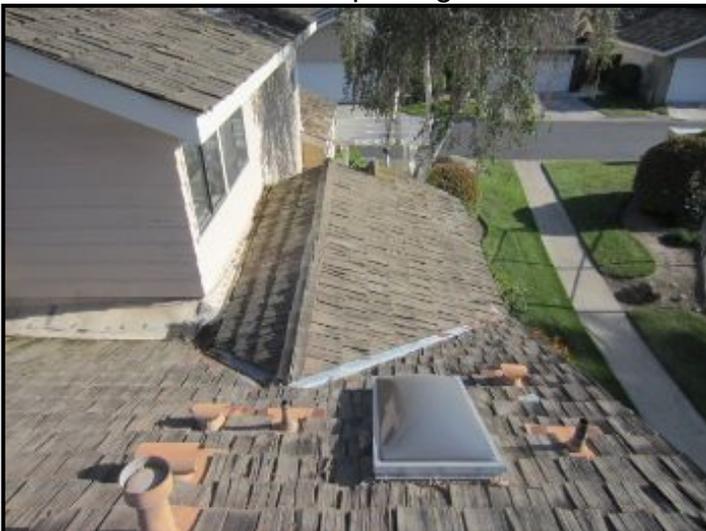
- Some wood shakes missing / damaged / nails lifting.
- Maintenance Tip: Roof design has many peaks and valleys; keep roof cleared of debris to extend life of roof.
- Wood shake roof is beyond functional lifespan. Recommend replacing the roof.



Wood shake roof is beyond functional lifespan. Recommend replacing the roof.



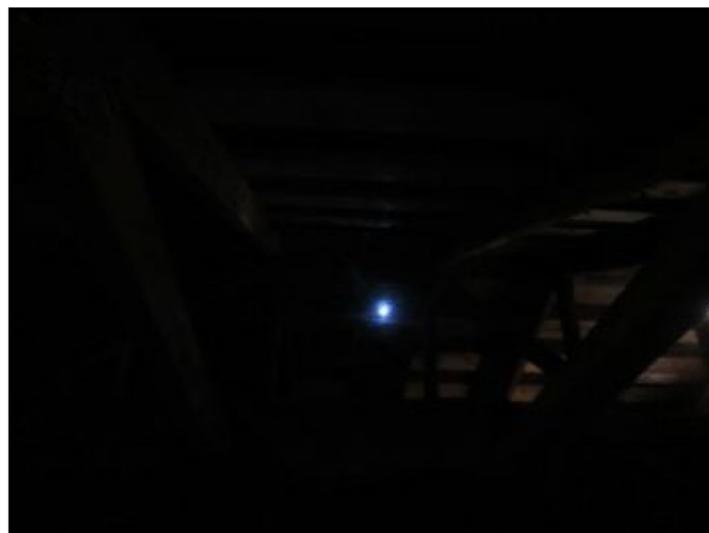
Some wood shakes missing / damaged / nails lifting.



Maintenance Tip: Roof design has many peaks and valleys; keep roof cleared of debris to extend life of roof.



Some wood shakes missing / damaged / nails lifting.



Daylight showing from inside attic

2. Flashing

Observations:

- Flashings are mastic covered, recommend re-sealing all through the roof vents and projections as a part of routine maintenance.

3. Chimney

Observations:

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



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

4. Sky Lights

Observations:

- The sky light is past its serviceable life time and shows signs of excessive leaking, have it replaced/repared by a qualified individual.



The sky light is past its serviceable life time and shows signs of excessive leaking, have it replaced/repared by a qualified individual.

5. Gutter

Observations:

- Clean gutters: Significant amounts of debris evident.
- Downspouts pulling away from the house; resecure as needed.



Downspouts pulling away from the house;
resecure as needed.



Clean gutters: Significant amounts of debris
evident.



North west patio gutter hanging away from fascia

Attic

1. Access

Observations:

- Scuttle Hole located in:
- Master bedroom closet
- Hallway closet.
- Undersized or difficult to reach hatch making inspection limited.
- Bedroom Hall.
- Garage ceiling.

2. Structure

Observations:

- Evidence of past or present leaks, dry at time of the inspection. Monitor for leaks &/or have roofing contractor evaluate.
- Could not access all areas of the attic due to limited space.

3. Ventilation

Observations:

- Gable louver vents noted.

4. Vent Screens

Observations:

- Vent screens are damaged or missing, suggest repairing or replacing screens as necessary.



Vent screens are damaged or missing, suggest repairing or replacing screens as necessary.

5. Duct Work

Observations:

- Recommend review for repair or replacement as necessary.
- Wrapping is torn in areas.



Wrapping is torn in areas.



Recommend review for repair or replacement as necessary.

6. Electrical

Observations:

- Most areas not accessible due to insulation.



pull chain light not operable in upstairs attic

7. Attic Plumbing

Observations:

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

8. Insulation Condition

Materials: Loose fill insulation noted. • Blown in cellulose insulation noted.

Depth: Insulation averages about 6-8 inches in depth

Observations:

- Insulation that is settled does not perform to the R-Value that it once did.



Missing insulation at skylight shafts



Insulation that is settled does not perform to the R-Value that it once did.

9. Chimney

Observations:

- Metal chimney liner observed.

10. Exhaust Vent

Observations:

- Functional.

Exterior Areas

1. Doors

Observations:

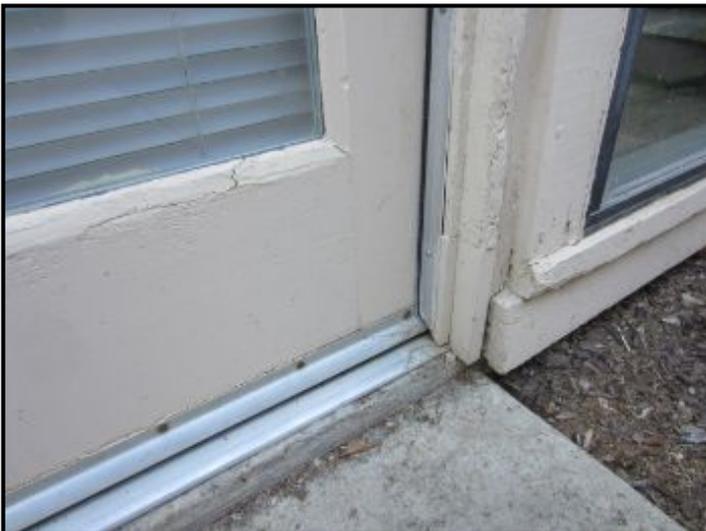
- Wood deterioration observed at east door out of living room. Suggest repairs/replacement as needed.
- Doors do not seal well. this can be an energy drain.
- Front door appears crooked in door jam, there is a question as to adequacy of the seal against weather.
- Sliding doors to backyard.



Bathroom exterior door with expanded foam seal



Doors do not seal well. this can be an energy drain.



Wood deterioration observed at east door out of living room. Suggest repairs/replacement as needed.



Wood deterioration observed at east door out of living room. Suggest repairs/replacement as needed.



Doors do not seal well. this can be an energy drain.

2. Window Condition

Observations:

- Some window screens missing and some damaged.
 - Window glass cracked.
 - Fog/condensation observed in thermopane windows. This is an indication of a failed seal.
- Recommend review for repair or replacement as necessary.

3. Siding Condition

Materials: Wood siding, wood frame construction, concrete foundation • Stucco veneer noted.

Observations:

- Natural wood siding has some knot holes. Consider caulking or, at the very least, monitoring for the presence of insects, bird damage, or other activity.



Photo sensor is painted over



Natural wood siding has some knot holes. Consider caulking or, at the very least, monitoring for the presence of insects, bird damage, or other activity.



Broken trim on gable vent

4. Eaves & Fascia

Observations:

- Fascia at northeast corner of house has been replaced recently, but non-galvanized nails were used to attach it. These nails will rust and stain the paint finish. Recommend removing the GV sinker nails, and re-nail fascia with hot-dipped galvanized nails or screws.



Fascia at northeast corner of house has been replaced recently, but non-galvanized nails were used to attach it. These nails will rust and stain the paint finish. Recommend removing the GV sinker nails, and re-nail fascia with hot-dipped galvanized nails or screws.

5. Exterior Paint

Observations:

- Suggest caulking around doors and windows as necessary.
- All exterior painted wood trim surfaces should be annually examined and sealed, re-caulked and re-painted as needed.

6. Stucco

Observations:

- There are a few holes and cracks in the stucco. There is a small area on the west wall that the paint finish is peeling. Recommend monitoring and repairing as necessary



There are a few holes and cracks in the stucco. There is a small area on the west wall that the paint finish is peeling. Recommend monitoring and repairing as necessary

Foundation

1. Slab Foundation

Observations:

- Concrete slab not visible due to floor coverings.

2. Foundation Perimeter

Observations:

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

Grounds

1. Driveway and Walkway Condition

Materials: Concrete driveway noted. • Concrete sidewalk noted.

Observations:

- Driveway in good shape for age and wear. No deficiencies noted.
- Front sidewalk settling away from house under entry door windows. Monitor for additional movement.



Front sidewalk settling away from house under entry door windows. Monitor for additional movement.

2. Grading

Observations:

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

3. Vegetation Observations

Observations:

- Prune or remove any plants that are in contact or proximity to home to eliminate pathways of wood destroying insects.
- Tree limbs within 10 feet of roof should be trimmed away to provide air and sunlight to roof, while minimizing debris & dampness.
- Maintenance Tip: When landscaping, keep plants, even at full growth, at least a foot (preferably 18 inches) from house siding and windows. Keep trees away from foundation and roof. Plants in contact or proximity to home can provide pathways for wood destroying insects, as well as abrade and damage siding, screens and roofs.



Maintenance Tip: When landscaping, keep plants, even at full growth, at least a foot (preferably 18 inches) from house siding and windows. Keep trees away from foundation and roof. Plants in contact or proximity to home can provide pathways for wood destroying insects, as well as abrade and damage siding, screens and roofs.



Maintenance Tip: When landscaping, keep plants, even at full growth, at least a foot (preferably 18 inches) from house siding and windows. Keep trees away from foundation and roof. Plants in contact or proximity to home can provide pathways for wood destroying insects, as well as abrade and damage siding, screens and roofs.



Tree limbs within 10 feet of roof should be trimmed away to provide air and sunlight to roof, while minimizing debris & dampness.

4. Gate Condition

Observations:

- Fences and gates are NOT INCLUDED as part of a home inspection. Recommend confirming that all fences and gates are in serviceable condition before the close of escrow.

5. Grounds Electrical

Observations:

- Outlet damaged or apparently inoperable.



East patio outlet not GFCI protected



Outlet damaged or apparently inoperable.

6. GFCI

Observations:

- Outdoor receptacles are not GFCI protected, need to be updated.

7. Main Gas Valve Condition

Materials: East side.

Observations:

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

8. Plumbing

Materials: Copper piping noted.

9. Water Pressure

Observations:

- 65

10. Exterior Faucet Condition

Location: North side of house. • East side of house.

Observations:

- Although anti-siphon hose bibbs may not have been required at the time of construction, it is recommended that the hose bibbs are fitted with anti-siphon devices to guard against contaminating the water supply to the house.

11. Balcony

Observations:

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

12. Patio and Porch Condition

Materials: Lattice patio cover noted.

Observations:

- The rafters of the lattice patio cover are attached to the house fascia with screws from the back side. There has been an attempt to fit the rafters with joist hangers, but the proper fasteners have not been used. Recommend having a qualified contractor complete the installation of joist hangers using the proper fasteners.



The rafters of the lattice patio cover are attached to the house fascia with screws from the back side. There has been an attempt to fit the rafters with joist hangers, but the proper fasteners have not been used. Recommend having a qualified contractor complete the installation of joist hangers using the proper fasteners.

13. Fence Condition

Observations:

- A large amount of honey bees were present and swarming from the top of the west backyard fence



Double cylinder lock on front gate does not provide adequate emergency egress

Residential Earthquake Hazards Report

Yes	No	N/A	Don't Know	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1. Is the water heater braced, strapped, or anchored to resist falling during an earthquake?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2. Is the house anchored or bolted to the foundation?
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	3. If the house has cripple walls: a. Are the exterior cripple walls braced?

Yes	No	N/A	Don't Know
		X	

b. If the exterior foundation consists of unconnected concrete piers and posts, have they been strengthened?

Yes	No	N/A	Don't Know
		X	

4. If the exterior foundation, or part of it, is made of unreinforced masonry, has it been strengthened?

Yes	No	N/A	Don't Know
		X	

5. If the house is built on a hillside:
a. Are the exterior tall foundation walls braced?

Yes	No	N/A	Don't Know
		X	

b. Were the tall posts or columns either built to resist earthquakes or have they been strengthened?

Yes	No	N/A	Don't Know
		X	

6. If the exterior walls of the house, or part of them, are made of unreinforced masonry, have they been strengthened?

Yes	No	N/A	Don't Know
		X	

7. If the house has a living area over the garage, was the wall around the garage dooropening either built to resist earthquakes or has it been strengthened?

Yes	No	Don't Know
X		

8. Is the house outside an Alquist-Priolo Earthquake Fault Zone (zones immediately surrounding known earthquake faults)?

Yes	No	Don't Know
X		

9. Is the house outside a Seismic Hazard Zone (zone identified as susceptible to liquefaction or landsliding)?

EXECUTED BY:

(Seller)

(Seller)

Date

I acknowledge receipt of this form, completed and signed by the seller. I understand that if the seller has answered "No" to one or more questions, or if seller has indicated a lack of knowledge, there may be one or more earthquake weaknesses in this house.

(Buyer)

(Buyer)

Date