



# Home Inspection Report



1112 5th St, Lakeport , CA 95453

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**Inspection Date:**

Tuesday May 3, 2022

**Prepared For:**

Cody Howland

**Prepared By:**

Dustin Wallace General Contractor Home Inspections  
16496 Main St.  
Lower Lake, CA 95457  
(707) 293-6307  
dustinjameswallace1985@gmail.com

**Report Number:**

5533

**Inspector:**

Dustin Wallace

**License/Certification #:**

CA--1052482

**Inspector Signature:**

# Report Overview

## Scope of Inspection

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All components designated for inspection is based on California Residential Building Code for when the home was built if codes were applied followed by Standards of Practice. The goal of the inspection is to put the party whom hired Dustin Wallace General Contractor Home Inspections in a better position to make a buying or selling decision. Not all improvements will be identified during the inspection. Unexpected repairs could be still anticipated. The inspection should not be considered a guarantee or warranty of any kind. The parties agree and understand Dustin Wallace General Contractor Home Inspections assume no liability or responsibility for the costs, repairing or replacing any unreported defects or deficiencies either current or arising in the future of any property damage, consequential damage or bodily injury or any nature. If repairs or replacement are done without giving Dustin Wallace General Contractor Home Inspections required notice then there will be no liability to the client. The client further agrees that Dustin Wallace General Contractor Home Inspections is only liable up to the cost of the inspection. The parties agree and understand Dustin Wallace General Contractor Home Inspections is not an insurer or guarantor against defects in the structure, items, components, or systems inspected.

## Main Entrance Faces

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South

## State of Occupancy

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Occupied

## Weather Conditions

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Sunny

## Recent Rain

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No

## Ground Cover

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Dry

## Approximate Age

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42 Years of Age

# Report Summary

## Items Not Operating

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**Refer to Report Section with reference to the location of items that are not working, missing, and needed or needed to be replaced. For small adjustments and recommendations refer to "Report Section".**

### **Refer to ( Report Section: Grounds )**

1. Driveway: Recommend patching locations with a flat trowel and DAP Ready-Mix Concrete Patch.
2. Entry Staircase: Technically stair stringers are not installed correctly. Refer to "Report Section"
3. Entry Staircase: All thread needs to be tightened. Refer to "Report Section"
4. Entry Deck: Recommed having deck stained to extend life of deck tread members.
5. Entry Deck: All thread needs to be tightened. Refer to "Report Section"
6. Rear Deck: Refer to "Report Section"
7. Right Gate: Loose gate hinge. Will have to plumb up straight and tighten nut on other side.
8. Right Gate: Post and footing has loosened. Recommend additional post mortar mix 60 Lb Quikcreke applied around the base of the post.
9. Right Gate: Recommend replacing rusted gate latch.
10. Front Left Gate: Missing gate latch.
11. Rear Left Gate: Post and footing has loosened. Recommend additional post mortar mix 60 Lb Quikcreke applied around the base of the post.
12. There is slight negative grade and a french drain would help with moisture intrusion but I do not believe this is something that is an emergency.
13. Trim back various tree branches.
14. Remove noted tree.
15. Front Retaining Wall: Clear out clogged drain lines of retaining wall.
16. Rear Retaining Wall: Disconnected pressure treated pank members recommend fastening addition 2x8 treated infront of it.

### **Refer to ( Report Section: Roof )**

1. Remove moss from roof shingles.
2. Recommend using Rust-Oleum spray on locations where rust is shown on the roof jacks.

# Report Summary

## Items Not Operating

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3. Replace storm collars on both plumbing vents.

### Refer to ( Report Section: Exterior )

1. Recommend slight dab of Henry's Roof Sealant over nail heads on flashing.
2. Siding is showing some damage at the base. Recommend installing 1x4 trim member 1" off the flashing. (Reference: Roof: flashing)
3. Recaulk between noted trim members.
4. Gutters are in need of repair and replacement.
5. Recommend having siding sanded and repainted on left side of home.
6. Replace damaged area of siding. would require a section removed with new Z-Bar and new matching T1-11 siding installed.
7. Section of truss tail has moisture damage.
8. Fascia is twisted from excessive sun exposure and lack of angled screw or nail at the bottom of the fascia member.
9. Recommend filling various foundation wall locations using Concrete Epoxy Crack Injection.

### Refer to ( Report Section: Living Room )

1. Lubricate door track with WD40

### Refer to ( Report Section: Crawl Space )

1. Refer to "Report Section"

### Refer to ( Report Section: Garage )

1. Electrical outlet shows open ground. It is a GFCI and will not produce an electrical shock but should be repaired.

## Major Concerns

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**This report was prepared and finalized for Cody Howland after the house has closed. This report is a detailed report that thoroughly examines the structural integrity and areas of concern that were brought up by the client after two prior home inspections. Therefore, this report should be able to answer all concerning questions that prior home inspectors without construction knowledge or a General Contractor's license would not know or would be unable to answer without a license.**

**Left Side Frame Members:** The left portion of the house both the cripple wall and frame members are out of plumb ("level"). I did not see any concerns with the perimeter foundation wall at this location and I believe that the cripple wall members were out of plumb at the initial construction phase after installing the mudsill. I do not believe this is from



# Report Summary

## Major Concerns

movement as there is no evidence to show concerns of movement with the perimeter wall structure like vertical, piercing or horizontal cracks. What happened was the builder never plumb lined that left side of the wall and the frame members got out of plumb when applying to bottom plate member above the subfloor. I do not believe this is of concern that is worth addressing. That section did have replaced T1-11 siding as the width also is less then 8' between both sections and has a different grain and appearance. In the end, I do not find this to be worth addressing as the cost will be significant and the reward will be unnoticed.

**Post and Girder members.** The reason for the dips in the hallway and bedroom 1 are from the same girder that has a significant crown. This is not of structural concern but whenever crowning joist or girder members the crown should always be up. (think of looking at suspending bridge or a semi, you will see crown (bow, where the center is slightly higher then each side) A lot of this also occurs when builders do not cover there lumber and then twists and they simply cannot just return the girder members or won't to avoid losing work the return lapse time, thus they would just blow and go. Therefore, when walking down the hallway and the bedroom 1 you will have similar feel in the floor as the joist members fall on the same girder member. Combining that with some settling on one particular footing creates the dips. Whenever I built houses and is becoming standard practices for builders with new construction instead of doing post and girder layouts I would do cripple stem walls which are i believe the best interior design for structural support. A full cripple wall with its own footing spanning from each end of the perimeter wall. With a girder post interior wall you often get sags and if not crowned correctly (crowned down) you will often see a sag in the floor (this home was crowned correctly) which at times could create a sag in the roof line depending on the truss or rafter layout and type of roof. With a full interior cripple wall you have a 16 on center cripple spacing with 2x6 s. By string living from end to end you get a perfect level floor. Some will say full concrete interior walls are better but the argument can be made they lack ventilation. Reality is with girder members you cannot ever expect all 16 to 20 girder members to come straight from the lumber yard and 90 percent of the builders will not return the bad lumber. A crowned girder will create unlevel floors and at times dips in the ridge line. Lastly, the dead load weight is spread out throughout the span from end to end where as post and girder is focused on the weight load on the columns and footings.

**Negative Grade/Tree Removal Needed:** There is slight negative grade and moisture intrusion in the crawl space but nothing that appears to show any structural concern to the home. I found no evidence of undermining the perimeter foundation or pier block footings. A french drain would be ideal but I also believe removing the tree would also eliminate any chances of the root system effecting the perimeter foundation wall. The deck joist members around the tree trunk are being upheaved and lifting the pier block and pulling the deck away from the house.

## Potential Safety Hazards

The main panel box is a Zinsco. The two major issues that the panel box s do have is the material used to construct the panels and breakers. I only take note of a major concern when I see burn or melting areas in the panel box or corrosion at the breakers. The breakers are also known to not trip as they are known to allow far more amperage than allowed. 25% of all Zinsco / Sylvania panel boxes are known to fail where the normal rate is 1% to 4% on other panel boxes. The plastics on the breakers are also an issue; the plastics often break down causing the breaker to still be energized when it appears to be off.

## Deferred Cost Items

**COST TO CURE** are considered unsolicited when asked by the client to provide cost numbers. However, I am the final decision on what and how much to ask for as it is my license. As an Active Licensed General Contractor I am able to give estimated costs. The estimated costs are just estimates and do not reflect the actual bid for service or repairs as unforeseen areas of concerns when furtherly examined could raise estimates. Furthermore, I am not allowed to perform the service or work myself for 12-months due to a Conflict of Interest being a Licensed General Contractor performing Home Inspections.

# Report Summary

## Deferred Cost Items

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These costs that are provided are accurate. Having a General B Contractor License my numbers can be provided for Electrical, Plumbing, HVAC, Roofing, Concrete. Etc, anything that requires carpentry involved. (For example, drilling a hole in a block counts as the carpentry for electrical) These are general costs for credit or price reductions before closing. The actual bid for repairs will come from the General Contractor or Subcontractor who is hired.

**COSTS TO CURE CANNOT BE APPLIED WHEN INSPECTION RIGHTS ARE WAIVED PRIOR TO MY INSPECTION OR WHEN THE LISTING IS A FORECLOSURE.**

**The home has already closed and is a private inspection for the buyer whom has closed.**

### Referrals

Licensed General Contractors: Because I am not allowed to do any work on anything I examine as a General Contractor / Certified Home Inspector for 12 months because of Conflict of Interest I refer out other general contractors for repair. For major construction projects like a new deck, addition, or full remodel I refer JS Builders as they have multiple crews. For medium size projects like residing a whole house replacing windows anything that involves two more workers I refer to Scott Construction. Lastly, for small projects which are the majority of the projects that are noted on inspections like deck repair, various repairs around the home that involve just one person I refer to Martin Construction. All four references are Licensed General Contractors all are local in Lake County. Furia Construction is usually the best option

For Furia Construction contact David Furia at 707-431-7405

For JS Builders contact Joktan at 707-280-2801

For Scott Construction contact Pat Scott at 707-994-3567

For Martin Construction contact Efrain at 707-802-8368

HVAC Contractor: Contact Mike Huber of Cool-Air at 707-277-7332

Roofing Contractor: Contact Curtis Edwards Roofing at 707-900-1517

Gutter Contractor: Contact Gutter Masters at 707-279-1524

Licensed Electrician: Contact Nate's Electric at 707-349-2217 or Jesse Cole of IEC at 707-277-0623

Licensed Plumber: Contact Richard of Arbeez Plumbing at 707-349-1200

Drywall Contractor: Contact Evan Witzel at 707-987-2685

Concrete Contractor: Contact Derek Andress Concrete at 707-337-1491

Appliance Repair: Contact Hedge Appliance at 707-809-7424

New Appliance: Contact Kelseyville Appliance at 707-279-8559

Excavation: Contact Brian Case of Case Excavating Inc. at 707-994-6815

Garage Doors: Contact Jero-Co Garage Doors at 707-987-9515

# Report Summary

## Deferred Cost Items

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Doors and Cabinets: Contact Andy or Spike with Quality Door Trim & Cabinets at 707-263-8877

Painter: (Painting, Drywall and Stucco Repair) Contact Xavier of West Coast Painters at 707-320-8876

Hardwood Floor Installation: Contact John Stacey at 707-245-2449

Insulation: Contact Turner Insulation at 707-279-1800

Window Sales and Installation: Contact Valley Glass at 707-994-7574

Carpet Installation: Contact Caliber Carpets at 707-467-0181

Mold Inspection and Removal: Contact Indoor Restore at 888-544-4449

Arborist: Contact Family Tree Resource at 707-512-0383

Pest Inspection: Contact Armed Force Pest Control at 707-987-9828

Solar Sales and Installation: Contact Kurtis Woodward of SunSolar at 707-694-5384

Window, Gutter Cleaning, Solar Cleaning Contact Crud B Gone at 707-230-3278

Civil Engineering (only applies to Manufactured Homes / 433A Certifications) Contract Melody De Leon of De Leon Engineering at (707) 263-6111

## Improvement Items

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I would look into installing a mini-ductless system in the master bedroom as there will be excessive heat loss and heat gain. Furthermore, the package unit is an older unit and by running the mini-ductless in the master bedroom it will add life to the package unit and at night the package unit won't be running and energy bills would go down significantly as only one room instead of the entire house is being cooled or heated. I would recommend contacting Mike from Cool-Air prior to ordering to see what options are good to go with 707-277-7332.

I would recommend having the coils cleaned on the AC-Heat Pump packaged unit. There is an open area between the perimeter foundation wall and the AC-Heat Pump packaged unit. It should be properly flashed with no open access to the interior portion of the crawl space. There also appears to be ducting that is not properly connected as evidence shows significant dust at various ducting connections. Recommend having both the AC-Heat Pump packaged unit and the ducting serviced.

## Items To Monitor

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The gutters do need to be replaced. They show significant rust and there is at least one location that is a leak. The gutter run at the front portion of the roof that overlaps the garage roof line is loose and is not properly fastened to the eaves.

# Receipt/Invoice

**Dustin Wallace General Contractor Home  
Inspections  
16496 Main St.  
Lower Lake, CA 95457  
(707) 293-6307**

**Property Address  
1112 5th St  
Lakeport , CA 95453**

Date: May 3, 2022

Inspection Number: 5533

Inspected By: Dustin Wallace

Payment Method: Credit Card

Client: Cody Howland

<b>Inspection</b>	<b>Fee</b>
Home Inspection	\$370.00

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<b>Total</b>	<b>\$370.00</b>
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# Grounds

5th St.

☐ None ☐ Not Visible

**Material** ☒ Asphalt ☐ Flagstone ☐ Gravel ☐ Brick Other: .

**Condition** ☐ Satisfactory ☒ Marginal ☐ Poor ☐ Trip hazard ☐ Typical cracks ☐ Pitched towards home  
☐ Settling cracks ☐ Public sidewalk needs repair

**Comments**

**Photos**



Sidewalk

☐ None ☐ Not Visible

**Material** ☒ Concrete ☐ Flagstone ☐ Gravel ☐ Brick Other: .

**Condition** ☐ Satisfactory ☒ Marginal ☐ Poor ☐ Trip hazard ☐ Typical cracks ☐ Pitched towards home  
☒ Settling cracks ☐ Public sidewalk needs repair

**Comments**

**Photos**



Fire hydrant is located on property. This is good information that should be provided to your insurance company for better rates.

# Grounds



## Driveway

☐ None ☐ Not Visible

### Material

☒ Concrete ☐ Asphalt ☐ Gravel/Dirt ☐ Brick Other: .

### Condition

☐ Satisfactory ☒ Marginal ☐ Poor ☐ Settling Cracks ☐ Typical cracks ☐ Pitched towards home  
☐ Trip hazard ☒ Fill cracks and seal

### Comments

### Photos



Recommend patching locations  
with a flat trowel and DAP  
Ready-Mix Concrete Patch.

## Entry Walkway

☐ None ☐ Not Visible

### Material

☒ Concrete ☐ Asphalt ☐ Gravel/Dirt ☐ Brick Other: .

### Condition

☒ Satisfactory ☐ Marginal ☐ Poor ☐ Settling Cracks ☐ Typical cracks ☐ Pitched towards home  
☐ Trip hazard ☐ Fill cracks and seal

### Comments

### Photos



# Grounds



## Entry Staircase

☐ None

### Material

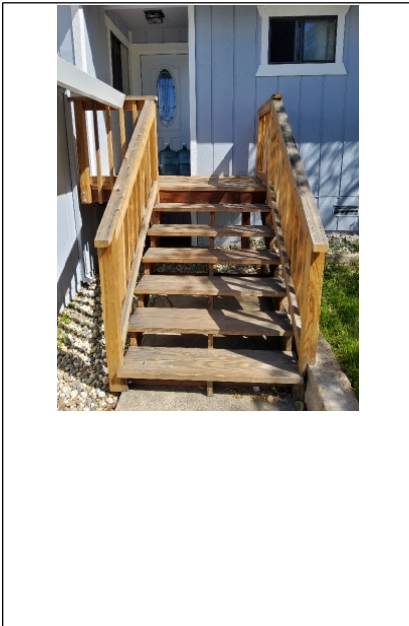
☐ Concrete ☒ Wood Other: ☐ Railing/Balusters recommended

### Condition

☒ Satisfactory ☐ Marginal ☐ Poor ☐ Safety Hazard ☐ Uneven risers ☐ Rotted/Damaged  
☐ Cracked ☐ Settled

### Comments

### Photos



Handrail is not required as the top plate member is 36" and is between 34"-38" which meets the handrail height requirements.

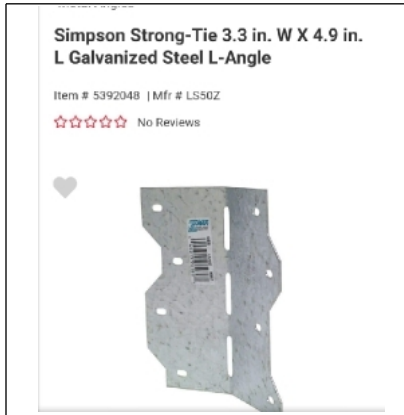


All thread needs to be tightened, additional exterior deck (square or star) bit 3-1/2" size screws should be applied at an angle from post to tread member. Make sure to predrill prior with 1/8" drill bit.

# Grounds



Technically stair stringers are not installed correctly as they should be installed to the rim member of the deck. Solution: Simpson Strong-Tie 3.3 inch W x 4.9 L Galvanized Steel L-Angle



## Entry Deck

☐ None ☐ Not Visible

**Material** ☒ Wood ☐ Metal ☐ Composite ☐ Railing/Balusters recommended

**Condition** ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Wood in contact with soil

**Finish** ☒ Treated ☐ Painted/Stained Other: ☐ Safety Hazard ☐ Improper attachment to house  
☐ Railing loose ☒ Not Applicable

## Comments

## Photos



Recommnd having deck stained to extend life of deck tread members.



Tighten all thread. 5" galvanized lag 1/2" wide could help stiffen the post into the rim member. Predrill prior with 3/8" bit.



# Grounds



## Rear Deck

☐ None ☐ Not Visible

### Material

☒ Wood ☐ Metal ☒ Composite ☐ Railing/Balusters recommended

### Condition

☐ Satisfactory ☒ Marginal ☐ Poor ☐ Wood in contact with soil

### Finish

☒ Treated ☐ Painted/Stained Other: ☐ Safety Hazard ☐ Improper attachment to house  
☐ Railing loose ☐ Not Applicable

### Comments

### Photos



Composite railing is loose and should be properly fastened to the post.

# Grounds



Composite railings from Trex have always had issues especially during this time. This is one of the first generations of composite and have since improved significantly. The problem with composite is its easy for screws to strip and split the composite without an ease of repair.



(Down) This is the center post to based adjustments off of. (up) both other posts need to proper tie with the railing to the initial solid post. Tighen railing working from the down arrow to the right.



Because of upheaving from the tree root system the deck ledger joist members are pulling away from the ledger member. Galvanized flashing above the ledger members were not required when this deck was built. Deck is not original.



Tree trunk is upheaving the deck joist members. Recommend having tree removed.



No footing is below pier block. The tree root system has caused the pier block to dip.



## Porch Cover

☐ None

**Condition** ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Posts/Supports need Repair ☐ Earth to wood contact

☐ Moisture/Insect damage

**Recommend** ☐ Metal Straps/Bolts/Nails/Flashing ☐ Improper attachment to house ☒ None

**Comments**

**Photos**

# Grounds



## Right Gate

☐ Not evaluated ☐ None  
**Type** ☐ Brick ☐ Block ☒ Wood ☐ Metal ☐ Chain Link ☐ Rusted ☐ Vinyl  
**Condition** ☐ Satisfactory ☒ Marginal ☐ Poor ☐ Typical cracks ☐ Loose Blocks/Caps  
**Gate** ☐ N/A ☐ Satisfactory ☒ Marginal ☐ Poor ☐ Planks missing/damaged Operable: ☒ Yes ☐ No  
**Comments**  
**Photos**



Loose gate hinge. Will have to plumb up straight and tighten nut on other side.



# Grounds



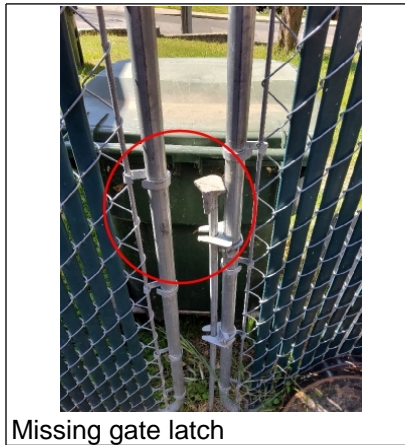
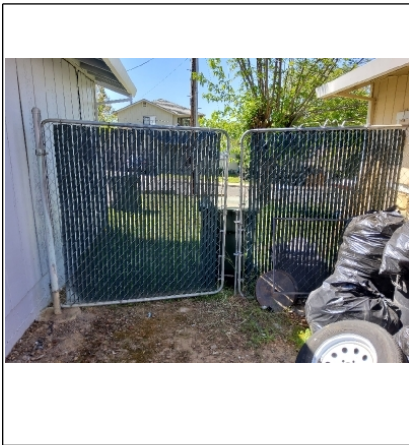
Post and footing has loosened. Recommend additional post mortar mix 60 Lb Quikcrete applied around the base of the post. May have to rerout drain tile (arrow) Make sure to use a 4' level and temporarily brace post prior to digging out old footing.



Recommend replacing rusted gate latch

## Front Left Gate

☐ Not evaluated ☐ None  
**Type** ☐ Brick ☐ Block ☐ Wood ☒ Metal ☐ Chain Link ☐ Rusty ☐ Vinyl  
**Condition** ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Typical cracks ☐ Loose Blocks/Caps  
**Gate** ☐ N/A ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Planks missing/damaged Operable: ☒ Yes ☐ No  
**Comments**  
**Photos**



Missing gate latch

## Rear Left Gate

☐ Not evaluated ☐ None  
**Type** ☐ Brick ☐ Block ☒ Wood ☐ Metal ☐ Chain Link ☐ Rusty ☐ Vinyl  
**Condition** ☐ Satisfactory ☒ Marginal ☐ Poor ☐ Typical cracks ☐ Loose Blocks/Caps  
**Gate** ☐ N/A ☐ Satisfactory ☒ Marginal ☐ Poor ☐ Planks missing/damaged Operable: ☐ Yes ☐ No  
**Comments**  
**Photos**

# Grounds



Post and footing has loosened. Recommend additional post mortar mix 60 Lb Quikcrete applied around the base of the post. Make sure to use a 4' level and temporarily brace post prior to digging out old footing.

## Property Fence

**Type** ☐ Not evaluated ☐ None  
☐ Brick ☐ Block ☒ Wood ☐ Metal ☐ Chain Link ☐ Rusted ☐ Vinyl  
**Condition** ☐ Satisfactory ☒ Marginal ☐ Poor ☐ Typical cracks ☐ Loose Blocks/Caps  
**Gate** ☒ N/A ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Planks missing/damaged Operable: ☐ Yes ☐ No  
**Comments**  
**Photos**



Recommend additional fence plank member.

## Landscaping affecting foundation

☐ N/A  
**Negative Grade** ☐ East ☐ West ☐ North ☒ Southside of home ☐ Satisfactory ☐ Recommend additional backfill  
☐ Recommend window wells/covers ☒ Trim back trees/shrubberies  
☐ Wood in contact with/improper clearance to soil

**Comments**

**Photos**

# Grounds



Tree does need to be removed as mentioned prior.



Tree should be removed as tree growth will cause branches to fall on 3-Tab Shingle roof and clog gutters.



Tree should be trimmed back and gutter covers should be installed on next set of gutters at this location.



A french drain would help with water intrusion in the crawl space.

## Front Retaining Wall

☐ None

**Material**

☐ Brick ☐ Concrete ☒ Concrete block Other: ☐ Railroad ties ☐ Timbers

**Condition**

☒ Satisfactory ☐ Marginal ☐ Poor ☐ Safety Hazard ☐ Leaning/cracked/bowed  
☐ Drainage holes recommended

**Comments**

**Photos**



# Grounds



Clear out clogged drain lines of retaining wall.

## Rear Retaining Wall

☐ None

### Material

☒ Treated Wood ☐ Concrete ☐ Concrete block Other: ☐ Railroad ties ☐ Timbers

### Condition

☐ Satisfactory ☐ Marginal ☒ Poor ☐ Safety Hazard ☐ Leaning/cracked/bowed  
☐ Drainage holes recommended

### Comments

### Photos



This is a landscaping retaining wall and poses no threat to the home perimeter or deck if fails. If a new retaining wall is desired it does not need to be engineered as it is less than 4' high.



Disconnected pressure treated plank members recommend fastening addition 2x8 treated in front of it.

## Hose bibs

☐ N/A

### Condition

☒ Satisfactory ☐ Marginal ☐ Poor ☐ No anti-siphon valve ☐ Recommend Anti-siphon valve

### Operable

☒ Yes ☐ No ☐ Not Tested ☐ Not On

### Comments

### Photos

# Grounds



## Exterior Electrical

☐ N/A

**Condition**

☒ Satisfactory

☐ Marginal

☐ Poor

**Operable**

☒ Yes

☐ No

☐ Not Tested

☐ Not On

**Comments**

**Photos**



Exterior Electrical outlet shows proper grounding and polarity.



# Roof

## General

**Visibility** ☐ None ☒ All ☐ Partial Limited By: .

**Inspected From** ☒ Roof ☐ Ladder at eaves ☒ Drone ☐ With Binoculars

## Photos



## Style of Roof

**Type** ☒ Gable ☐ Hip ☐ Mansard ☐ Shed ☐ Flat Other: .

**Pitch** ☐ Low ☒ Medium ☐ Steep ☐ Flat

**Roof #1** Type: This is a 3-Tab asphalt shingle roof, these roofs have a 20-year life. Normal Dimensional Roofing has a 30-Year Life with Architectural Design having a 40-Year life. I never recommend the newly released 50-Year life because of the excessive dead load on truss systems and rafters. The good thing about 3-Tab unlike Dimensional Pattern is that when the need for a new roof does arise you can go directly over it. I would recommend only going over a 3-Tab roof with a 30-Year Life Dimensional Roof because of the dead load. The only part of the 3-Tab roof that requires removal is the ridge cap with regards to a new roof.

Layers: 1 Layer

Age: 5-10+

Location:

**Roof #2** ☒ None

Type:

Layers:

Age:

Location:

**Roof #3** ☒ None

Type:

Layers:

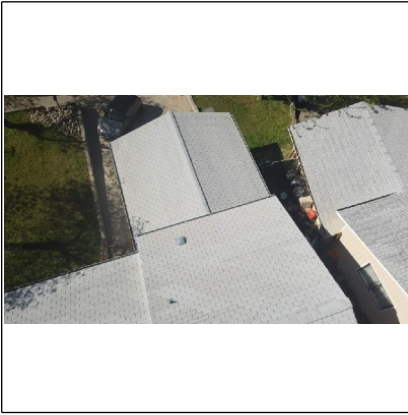
Age:

Location:

## Comments

## Photos

# Roof



## Ventilation System

☐ None ☐ N/A

### Type

☒ Eve ☒ Ridge ☒ Gable ☒ Roof ☐ Turbine ☐ Powered Other: .

### Comments

There is 3-point ventilation on this roof. First, is the Ridge Vent. This is the vent system located on the ridge (middle peak) of the roof. Do not step on these as these are plastic and will cause a leak in your home if you do break them. Second, is the Gable Vent which is standard for a gable end roof design. Third, Eve Vents which again are standard for all homes prior to Urban Wildlife Interface code changes that required them to be Vulkín Vents if on the eaves. Thus, there is a 3-point ventilation system on this home which is better than a 2-point ventilation on a Hip and Valley roof design. (One roof vent does not count as 4-point ventilation)

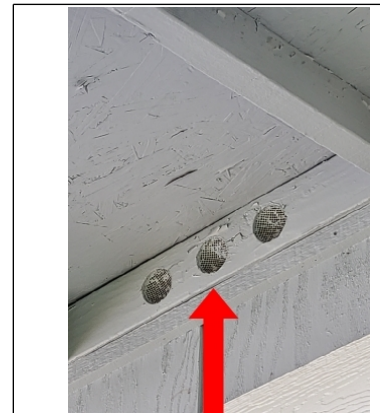
## Photos



1. Ridge Vent



2. Gable Vent



3. Eve Vent



4. Roof Vent

# Roof

## Flashing

**Material** ☐ Not Visible ☒ Galv/Alum ☐ Asphalt ☐ Copper ☐ Foam ☐ Rubber ☐ Lead Other: .

**Condition** ☐ Not Visible ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Rusted ☐ Missing

☐ Separated from chimney/roof ☐ Recommend Sealing Other: .

## Comments

## Photos



This is the most common way to reflash down the rake on a gable end. Traditional way is that the flashing most often step flashing is tucked underneath the siding then nailed off with the siding being 1" up off the flashing. However, when a reroof is done that can't be done instead roofers install a 1x4 primed trim member across the newly installed flashing and chalk about the 1x4. There is overhang over the 1x4 as there is little to no chance of water protrusion entering the home. However, it is always safe to make sure you chalk above the 1x4.



## Condition of Roof Coverings

**Roof #1** ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Curling ☐ Cracking ☐ Ponding ☐ Burn Spots  
☐ Broken/Loose Tiles/Shingles ☐ Nail popping ☐ Granules missing ☐ Alligating ☐ Blistering  
☐ Missing Tabs/Shingles/Tiles ☒ Moss buildup ☐ Exposed felt ☐ Cupping  
☐ Incomplete/Improper Nailing ☐ Recommend roofer evaluate ☐ Evidence of Leakage

**Roof #2** ☒ N/A ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Curling ☐ Cracking ☐ Ponding ☐ Burn Spots  
☐ Broken/Loose Tiles/Shingles ☐ Nail popping ☐ Granules missing ☐ Alligating ☐ Blistering  
☐ Missing Tabs/Shingles/Tiles ☐ Moss buildup ☐ Exposed felt ☐ Cupping  
☐ Incomplete/Improper Nailing ☐ Recommend roofer evaluate ☐ Evidence of Leakage

**Roof #3** ☒ N/A ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Curling ☐ Cracking ☐ Ponding ☐ Burn Spots  
☐ Broken/Loose Tiles/Shingles ☐ Nail popping ☐ Granules missing ☐ Alligating ☐ Blistering  
☐ Missing Tabs/Shingles/Tiles ☐ Moss buildup ☐ Exposed felt ☐ Cupping  
☐ Incomplete/Improper Nailing ☒ Recommend roofer evaluate ☐ Evidence of Leakage

**Comments** With the moss build up I always recommend applying Wet & Forget this can be purchased at Home Depot,



# Roof

## Condition of Roof Coverings cont.

**Comments cont.** look at the forecast for about a week to make sure no rain is in site and then spray the chemical on the roof and do not use a pressure washer sprayer ever on asphalt shingles. This will kill the moss in about a month. Option 2 is on a damp morning get a dull chisel and pick the moss off then apply the Wet & Forget after.

## Photos



Fiberglass is showing around the base of the shingles. Expect to replace the roof in 5-7 years.



Moss



Slightly damaged ridge cap. (Based on conditions presented does not provide a concern with a leak) location: garage



This dip shows not structural concerns when walking the roof line. However, there is no clear view of this location in the attic location

## Plumbing Vents

☐ Not Visible ☐ Not Present

**Condition** ☐ Satisfactory ☒ Marginal ☒ Replace storm collars

**Comments** Recommend using Rust-Oleum spray on locations where rust is shown on the roof jacks.

## Photos

## Roof



Storm collar needs to be replaced.



Storm collar needs to be replaced

# Exterior

## Chimney

☒ Disconnected

### Location(s)

**Viewed From** ☐ Roof ☐ Ladder at eaves ☐ Ground (Inspection Limited) ☐ With Binoculars

**Rain Cap/Spark Arrestor** ☐ Yes ☐ No ☐ Recommended

**Chase** ☐ Brick ☐ Stone ☐ Metal ☐ Blocks ☐ Framed

**Evidence of** ☐ Holes in metal ☐ Cracked chimney cap ☐ Loose mortar joints ☐ Flaking ☐ Loose brick ☐ Rust  
☐ No apparent defects

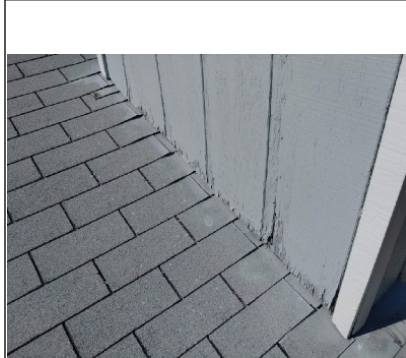
**Flue** ☐ Tile ☐ Metal ☐ Unlined ☐ Not Visible

**Evidence of** ☐ Scaling ☐ Cracks ☐ Creosote ☐ Not evaluated ☐ Have flue(s) cleaned and re-evaluated  
☐ Recommend Cricket/Saddle/Flashing ☐ No apparent defects

**Condition** ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Recommend Repair

### Comments

### Photos



Siding is showing some damage at the base. Recommend installing 1x4 trim member 1" off the flashing. (Reference: Roof: flashing)



Recaulk between trim members.



Recommend slight dab of Henry's Roof Sealant over nail heads on flashing.





# Exterior

## Gutters/Scuppers/Eavestrough

☐ None

### Condition

☐ Satisfactory ☐ Marginal ☐ Poor ☒ Rusting ☐ Downspouts needed ☐ Recommend repair/replace  
☒ Needs to be cleaned

### Material

☐ Copper ☐ Vinyl/Plastic ☒ Galvanized/Aluminum Other: .

### Leaking

☐ Corners ☒ Joints ☐ Hole in main run ☐ No apparent leaks

### Attachment

☒ Loose ☐ Missing spikes ☐ Improperly sloped ☐ Satisfactory

### Extension needed

☐ North ☐ South ☐ East ☐ West ☒ Refer to Pictures

### Comments

### Photos



Loose gutter. Gutter needs to be properly refastened to eaves.



Leak: recommend using Vulcem spray on all elbow connections.



Recommend installing drain extension off downspout elbow to divert run-off away from perimeter foundation.



Recommend installing drain extension off downspout elbow to divert run-off away from perimeter foundation.



Rust is evident.



Gutters need to be cleaned

# Exterior



Rust is evident.



Rust is evident.

## Siding

### Material

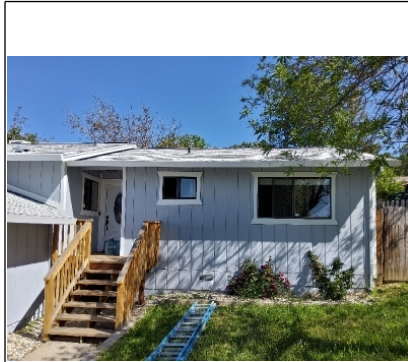
☐ Stone 
 ☐ Slate 
 ☐ Block/Brick 
 ☐ Fiberboard 
 ☐ Fiber-cement 
 ☐ Stucco 
 ☐ EIFS\* Not Inspected  
☐ Asphalt 
 ☒ Wood 
 ☐ Metal/Vinyl 
 Other: ☐ Typical cracks 
 ☐ Peeling paint 
 ☐ Monitor 
 ☐ Wood rot  
☐ Loose/Missing/Holes

### Condition

☐ Satisfactory 
 ☒ Marginal 
 ☐ Poor 
 ☒ Recommend repair/painting

### Comments

### Photos



Recommend having siding sanded and repainted on left side of home.



# Exterior



Left side of house is reference location for 4' level plumb check.



Level is used as a straight edge and shows difference between cripple members and kitchen frame members. This applies the cripple members as the straight edge.



Level is used as a straight edge and shows difference between cripple members and kitchen frame members. This applies the kitchen frame member as the straight edge.



Level is used as a straight edge and shows difference between cripple members and kitchen frame members. This shows the difference between both frame members being out of plumb.



Replace damaged area of siding. would require a section removed with new Z-Bar and new matching T1-11 siding installed.



Siding was replaced

# Exterior



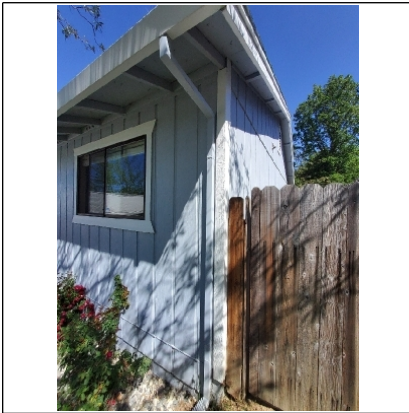
## Trim

**Material** ☒ Wood ☐ Fiberboard ☐ Aluminum/Steel ☐ Vinyl ☐ Stucco ☐ Recommend repair/painting  
☐ Damaged wood Other: .

**Condition** ☐ Satisfactory ☒ Marginal ☐ Poor

**Comments**

**Photos**



## Soffit

☐ None

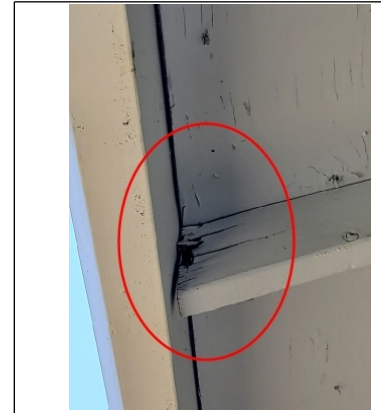
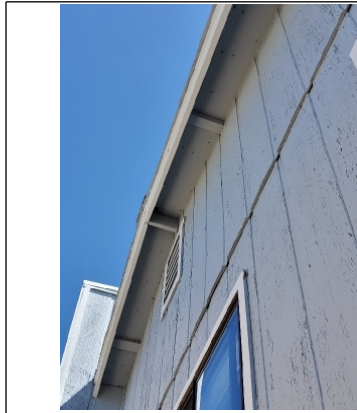
**Material** ☒ Wood ☐ Fiberboard ☐ Aluminum/Steel ☐ Vinyl ☐ Stucco ☐ Recommend repair/painting  
☐ Damaged wood Other: .

**Condition** ☐ Satisfactory ☒ Marginal ☐ Poor

**Comments**

**Photos**

# Exterior



Moisture damage truss tail.

## Fascia

☐ None

### Material

☒ Wood ☐ Fiberboard ☐ Aluminum/Steel ☐ Vinyl ☐ Stucco ☐ Recommend repair/painting  
☐ Damaged wood Other: .

### Condition

☐ Satisfactory ☒ Marginal ☐ Poor

### Comments

### Photos



Fascia is twisted from excessive sun exposure and lack of angled screw or nail at the bottom of the fascia member.



## Flashing

☐ None

### Material

☒ Wood ☐ Fiberboard ☐ Aluminum/Steel ☐ Vinyl ☐ Stucco ☐ Recommend repair/painting  
☐ Damaged wood Other: .

### Condition

☒ Satisfactory ☐ Marginal ☐ Poor

### Comments

### Photos



# Exterior



## Windows/Screens

**Condition** ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Wood rot ☐ Recommend repair/painting  
☐ Recommend repair/replace damaged screens ☐ Failed/fogged insulated glass

**Material** ☐ Wood ☒ Metal ☐ Vinyl ☐ Aluminum/Vinyl clad

**Screens** ☐ Torn ☐ Bent ☐ Not installed ☒ Satisfactory

**Comments**

**Photos**



## Slab-On-Grade/Foundation

**Foundation Wall** ☐ Concrete block ☒ Poured concrete ☐ Post-Tensioned concrete ☐ Not Visible Other: .

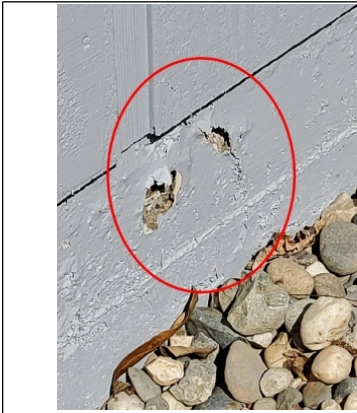
**Condition** ☐ Satisfactory ☒ Marginal ☐ Monitor ☐ Have Evaluated ☐ Not Evaluated

**Concrete Slab** ☒ N/A ☐ Not Visible ☐ Satisfactory ☐ Marginal ☐ Monitor ☐ Have Evaluated

**Comments**

**Photos**

# Exterior



Recommend filling location using Concrete Epoxy Crack Injection.



Recommend filling location using Concrete Epoxy Crack Injection.



This open area needs to be sealed off between the package unit and foundation. Recommend installing galvanized L flashing.



Recommend filling location using Concrete Epoxy Crack Injection.



This is a cold joint crack not of structural concern. Recommend using Concrete Epoxy Crack Injection.



Recommend filling location using Concrete Epoxy Crack Injection.



Product to use is Simpson Strong-Tie ETIPAC10KT CRACK-PAC Injection

## Service Entry

**Location** ☒ Underground ☐ Overhead

**Condition** ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Weather head/mast needs repair ☐ Overhead wires too low

# Exterior

## Service Entry cont.

**Exterior receptacles** ☒ Yes ☐ No Operable: ☐ Yes ☐ No Condition: ☐ Satisfactory ☐ Marginal ☐ Poor

**GFCI present** ☒ Yes ☐ No Operable: ☐ Yes ☐ No ☐ Safety Hazard ☐ Reverse polarity ☐ Open ground(s)  
☐ Recommend GFCI Receptacles

## Comments

## Photos



Grounding rod location

## Building(s) Exterior Wall Construction

**Type** ☐ Not Visible ☒ Framed ☐ Masonry Other: .

**Condition** ☒ Not Visible ☐ Satisfactory ☐ Marginal ☐ Poor

## Comments

## Exterior Doors

**Main Entrance** ☐ N/A Weatherstripping: ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Missing ☒ Replace Door condition:  
☒ Satisfactory ☐ Marginal ☐ Poor

**Patio** ☒ N/A Weatherstripping: ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Missing ☐ Replace Door condition:  
☐ Satisfactory ☐ Marginal ☐ Poor

**Rear door** ☒ N/A Weatherstripping: ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Missing ☐ Replace Door condition:  
☐ Satisfactory ☐ Marginal ☐ Poor

**Other door** ☒ N/A Weatherstripping: ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Missing ☐ Replace Door condition:  
☐ Satisfactory ☐ Marginal ☐ Poor

**Comments** This is only referenced to the front door, refer to Room Sections with regards to other door conditions.

Very often with homes there are little movements or the builder does not adjust strike plates. In this case

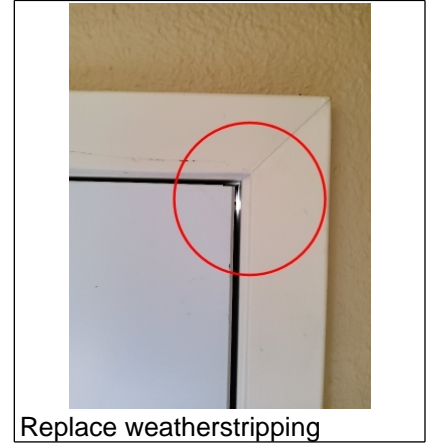
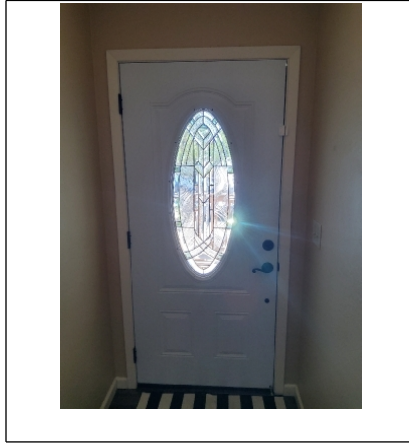
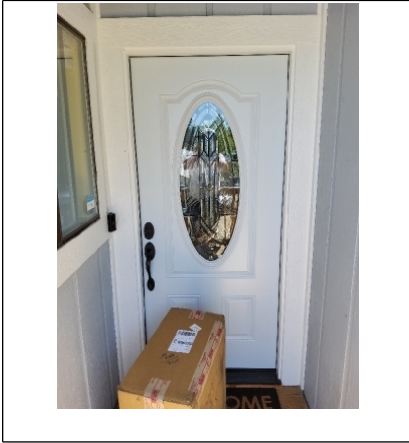


# Exterior

## Exterior Doors cont.

**Comments cont.** there is a small lip or flange that bends that stops the door wiggling when closed properly. There are three types of strike plates: 1. No flange, 2. Closed Flange, 3. Open Flange which can be adjusted with a flat screwdriver. Closed flanges require removing the strike plate and adjusting it with pliers to bend correctly. When strike plates with no flange are present recommend replacing them with strike plates that have an open flange.

## Photos



Replace weatherstripping

## Exterior A/C - Heat pump #1

### Unit #1

☐ N/A

Location: Left of Home

Brand: York

Model #:

Serial #:

Approximate Age:

### Condition

☐ Satisfactory ☐ Marginal ☐ Poor ☒ Cabinet/housing rusted

**Energy source** ☒ Electric ☐ Gas Other: .

### Unit type

☒ Air cooled ☐ Water cooled ☐ Geothermal ☐ Heat pump

**Outside Disconnect** ☒ Yes ☐ No Maximum fuse/breaker rating (amps): Fuses/Breakers installed (amps):  
☐ Improperly sized fuses/breakers

### Level

☒ Yes ☐ No ☐ Recommend re-level unit

### Condenser Fins

☐ Damaged ☒ Need cleaning ☐ Damaged base/pad ☐ Damaged Refrigerant Line ☐ Satisfactory

### Insulation

☒ Yes ☐ No ☐ Replace

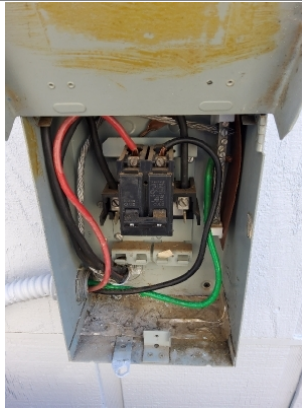
**Improper Clearance (air flow)** ☐ Yes ☒ No

### Comments

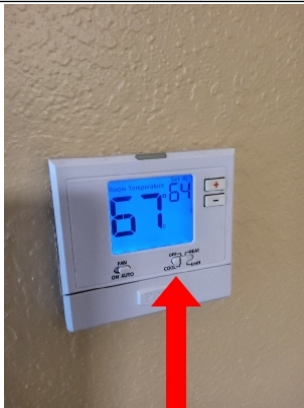
Recommend having coils cleaned.

## Photos

## Exterior



Thermostat shows proper operation on HEAT setting.



Thermostat shows proper operation on AC setting.



# Interior

## Smoke/Carbon Monoxide detectors

**Smoke Detector** ☒ Present ☐ Not Present Operable: ☐ Yes ☐ No ☐ Not tested ☐ Recommend additional  
☐ Safety Hazard

**CO Detector** ☒ Present ☐ Not Present Operable: ☐ Yes ☐ No ☐ Not tested ☐ Recommend additional  
☐ Safety Hazard

**Comments**

**Photos**



## Attic/Structure/Framing/Insulation

☐ N/A

**Access** ☐ Stairs ☐ Pulldown ☒ Scuttlehole/Hatch ☐ No Access Other: . Access limited by:

**Inspected from** ☒ Access panel ☐ In the attic ☐ Other

**Location** ☐ Hallway ☒ Bedroom Closet ☐ Garage ☐ Other

**Flooring** ☒ Complete ☐ Partial ☐ None

**Insulation** ☐ Fiberglass ☐ Batts ☒ Loose ☐ Cellulose ☐ Foam ☐ Other ☐ Vermiculite ☐ Rock wool  
 Depth: ☐ Damaged ☐ Displaced ☐ Missing ☐ Compressed ☐ Recommend additional insulation

**Installed in** ☐ Rafters/Trusses ☐ Walls ☒ Between ceiling joists ☐ Underside of roof deck ☐ Not Visible

**Vapor barriers** ☐ Kraft/foil faced ☐ Plastic sheeting ☒ Not Visible ☐ Improperly installed

**Ventilation** ☒ Ventilation appears adequate ☐ Recommend additional ventilation ☐ Recommend baffles at eaves

**Fans exhausted to** Attic: ☐ Yes ☒ No ☐ Recommend repair Outside: ☐ Yes ☐ No ☐ Not Visible

**HVAC Duct** ☒ N/A ☐ Satisfactory ☐ Damaged ☐ Split ☐ Disconnected ☐ Leaking ☐ Repair/Replace  
☐ Recommend Insulation

**Chimney chase** ☒ N/A ☐ Satisfactory ☐ Needs repair ☐ Not Visible

**Structural problems observed** ☐ Yes ☒ No ☐ Recommend repair ☐ Recommend structural engineer

**Roof structure** ☐ Rafters ☒ Trusses ☐ Wood ☐ Metal ☐ Collar ties ☐ Purlins ☐ Knee wall ☐ Not Visible Other: .

**Ceiling joists** ☒ Wood ☐ Metal ☐ Not Visible

**Sheathing** ☒ Plywood ☐ OSB ☐ Planking ☐ Rotted ☐ Stained ☐ Delaminated

**Evidence of condensation** ☐ Yes ☒ No

**Evidence of moisture** ☐ Yes ☒ No

**Evidence of leaking** ☐ Yes ☒ No

**Firewall between units** ☐ N/A ☒ Yes ☐ No ☐ Needs repair/sealing

**Electrical** ☒ No apparent defects ☐ Open junction box(es) ☐ Handyman wiring

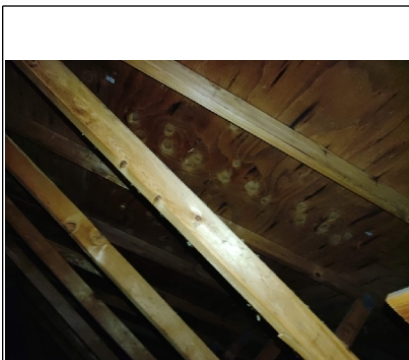
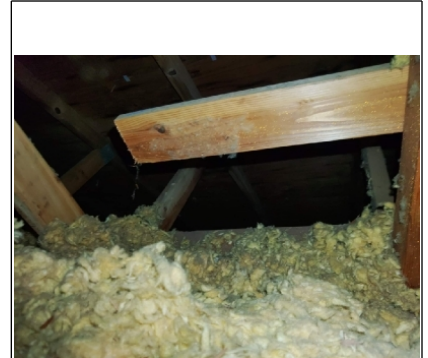
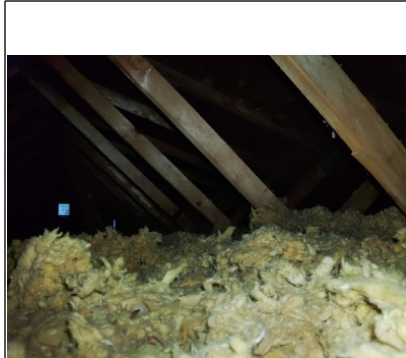
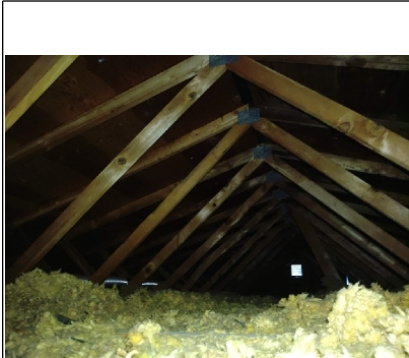
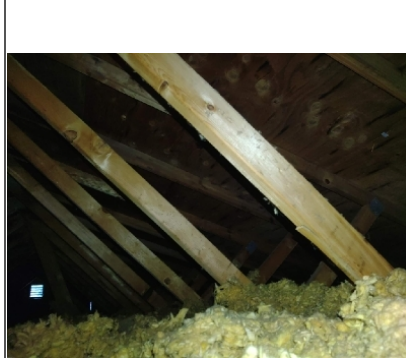
# Interior

## Attic/Structure/Framing/Insulation cont.

**Electrical cont.** ☐ Knob and tube covered with insulation ☐ Safety Hazard

**Comments** The attic does have plenty of ventilation. However 3-tab roofing does not provide as much of coverage from accessive heat as dimensional shingle. Recommend next roof be 30-Year Dimensional Shingle.

### Photos



Thermal gun shows 96.1 Degrees on ceiling insulation.



Thermal gun shows 110.7 Degrees on roof sheathing. Which is significantly hot but not much can be done. I can assure that it was much hotter before the ridge vent was installed.

# Plumbing

## Water service

**Main shut-off location** Left of Home

**Water entry piping** ☐ Not Visible ☒ Copper/Galv. ☐ PVC Plastic ☐ CPVC Plastic ☐ Polybutylene Plastic  
☐ PEX Plastic ☐ Lead ☐ Polyethylene

**Lead other than solder joints** ☐ Yes ☒ No ☐ Unknown ☐ Service entry

**Visible water distribution piping** ☒ Copper ☐ Galvanized ☐ PVC Plastic ☐ CPVC Plastic ☐ Polybutylene Plastic  
☒ PEX Plastic Other: .

**Condition** ☒ Satisfactory ☐ Marginal ☐ Poor

**Flow** ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Water pressure over 80 psi ☐ Recommend plumber evaluate  
☐ Recommend pressure regulator

**Pipes Supply/Drain** ☐ Corroded ☐ Leaking ☐ Valves broken/missing ☐ Dissimilar metal Cross connection: ☐ Yes  
☐ No ☐ Safety Hazard ☐ Recommend repair ☐ Recommend a dielectric union ☒ Satisfactory

**Drain/Waste/Vent pipe** ☐ Copper ☐ Cast iron ☐ Galvanized ☐ PVC ☒ ABS ☐ Brass

**Condition** ☒ Satisfactory ☐ Marginal ☐ Poor

**Support/Insulation** ☒ N/A  
 Type:

**Traps proper P-Type** ☒ Yes ☐ No ☐ P-traps recommended

**Drainage** ☒ Satisfactory ☐ Marginal ☐ Poor

**Interior fuel storage system** ☒ N/A ☐ Yes ☐ No Leaking: ☐ Yes ☐ No

**Fuel line** ☒ N/A ☐ Copper ☐ Brass ☐ Black iron ☐ Stainless steel ☐ CSST ☐ Not Visible ☐ Galvanized  
☐ Recommend CSST be properly bonded

**Condition** ☒ N/A ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Recommend plumber evaluate

## Comments

## Photos



Water shut-off locations.



## Water Heater

☐ N/A

## General

Brand Name: Reliance  
 Serial #: 1739107737309  
 Capacity: 40  
 Approx. age:

**Type** ☐ Gas ☒ Electric ☐ Oil ☐ LP Other: .



# Plumbing

## Water Heater cont.

**Combustion air venting present** ☐ Yes ☐ No ☒ N/A

**Seismic restraints needed** ☐ Yes ☒ No ☐ N/A

**Relief valve** ☒ Yes ☐ No Extension proper: ☐ Yes ☐ No ☐ Missing ☐ Recommend repair  
☐ Improper material

**Vent pipe** ☒ N/A ☐ Satisfactory ☐ Pitch proper ☐ Improper ☐ Rusted ☐ Recommend repair

**Condition** ☒ Satisfactory ☐ Marginal ☐ Poor

**Comments**

**Photos**



Relief valve extension is supposed to be within 6 inches of floor slab not in the drain pan.  
 (Don't worry about it)





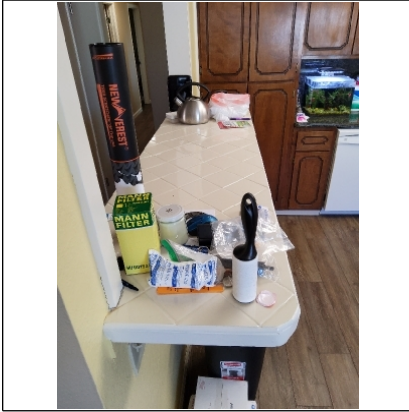
# Kitchen

## Countertops

**Condition** ☒ Satisfactory ☐ Marginal ☐ Recommend repair/caulking

**Comments**

**Photos**

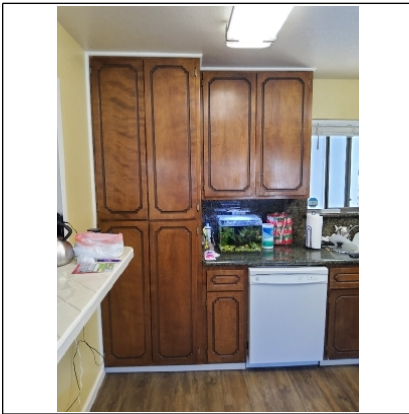


## Cabinets

**Condition** ☒ Satisfactory ☐ Marginal ☐ Recommend repair/adjustment

**Comments**

**Photos**



## Plumbing

**Faucet Leaks** ☐ Yes ☒ No

**Pipes leak/corroded** ☐ Yes ☒ No

**Sink/Faucet** ☒ Satisfactory ☐ Corroded ☐ Chipped ☐ Cracked ☐ Recommend repair

**Functional drainage** ☒ Satisfactory ☐ Marginal ☐ Poor

**Functional flow** ☒ Satisfactory ☐ Marginal ☐ Poor

**Comments**

**Photos**

# Kitchen

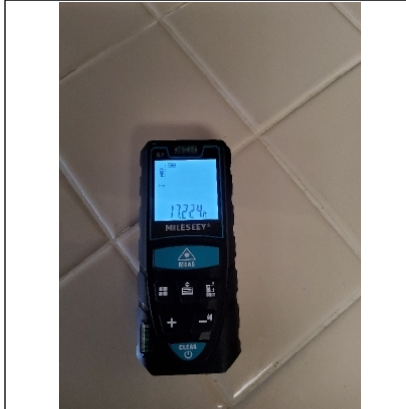
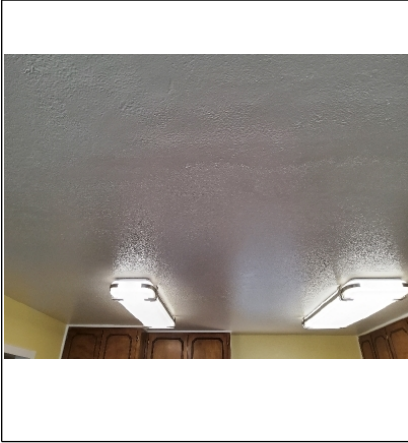


## Walls & Ceiling

**Condition** ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Typical cracks ☐ Moisture stains

**Comments**

**Photos**



Kitchen measures 17.22' Long



Kitchen measures 11.81' Wide

## Heating/Cooling Source

☒ Yes ☐ No

**Comments**

**Photos**



Thermal Imager shows proper HEAT distribution through floor vent.



Thermal Gun shows proper AC distribution through floor vent.

# Kitchen

## Floor

**Condition** ☐ Satisfactory ☐ Marginal ☐ Poor ☒ Sloping ☐ Squeaks

**Comments**

**Photos**



Dip is in relation to crowned girder that joist members sit on.

## Appliances

**Disposal** ☐ N/A ☐ Not tested Operable: ☒ Yes ☐ No

**Oven** ☐ N/A ☐ Not tested Operable: ☒ Yes ☐ No

**Range** ☐ N/A ☐ Not tested Operable: ☒ Yes ☐ No

**Dishwasher** ☐ N/A ☐ Not tested Operable: ☒ Yes ☐ No

**Trash Compactor** ☒ N/A ☐ Not tested Operable: ☐ Yes ☐ No

**Exhaust fan** ☐ N/A ☐ Not tested Operable: ☒ Yes ☐ No

**Refrigerator** ☐ N/A ☐ Not tested Operable: ☒ Yes ☐ No

**Microwave** ☐ N/A ☒ Not tested Operable: ☐ Yes ☐ No

**Other** Operable: ☒ Yes ☐ No

**Dishwasher airgap** ☒ Yes ☐ No

**Dishwasher drain line looped** ☒ Yes ☐ No

**Receptacles present** ☒ Yes ☐ No Operable: ☐ Yes ☐ No

**GFCI** ☒ Yes ☐ No Operable: ☐ Yes ☐ No Recommend GFCI Receptacles: ☐ Yes ☐ No  
☐ Potential Safety Hazard(s)

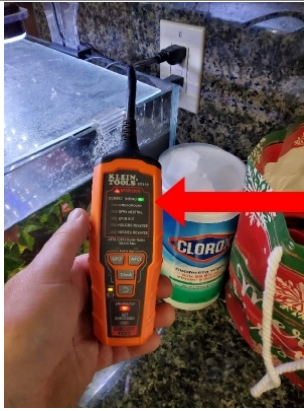
**Open ground/Reverse polarity:** ☐ Yes ☒ No ☐ Potential Safety Hazard

**Comments**

**Photos**



# Kitchen



GFCI shows proper grounding and polarity.





# Living Room

## Living Room

**Location** Living Room

**Walls & Ceiling** ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Typical cracks ☐ Damage

**Moisture stains** ☐ Yes ☒ No

Where:

**Floor** ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Squeaks ☐ Slopes ☐ Tripping hazard

**Ceiling fan** ☒ None ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Recommend repair/replace

**Electrical** Switches: ☒ Yes ☐ No ☐ Operable Receptacles: ☒ Yes ☐ No ☐ Operable  
Open ground/Reverse polarity: ☐ Yes ☒ No ☐ Safety hazard ☐ Cover plates missing

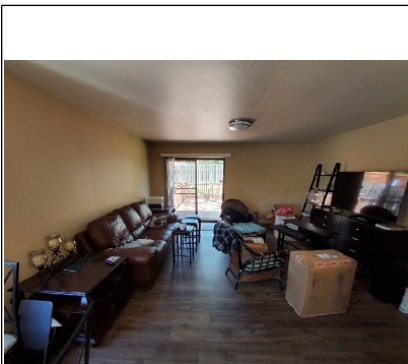
**Heating source present** ☒ Yes ☐ No Holes: ☐ Doors ☐ Walls ☐ Ceilings

**Doors** ☐ None ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Cracked glass ☐ Broken/Missing hardware

**Windows** ☒ None ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Cracked glass ☐ Evidence of leaking insulated glass  
☐ Broken/Missing hardware

## Comments

## Photos



Lubricate door track with WD40



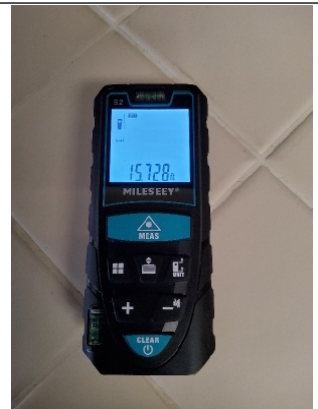
Electrical outlet shows proper grounding and polarity.



Thermal Imager shows proper HEAT distribution through floor vent.



Thermal Gun shows proper AC distribution through floor vent.



Living Room measures 15.73' Long

# Living Room



Living Room measures 15.07'  
Wide

# Master Bedroom

## Room

**Location** Master Bedroom

**Type** MASTER BEDROOM

**Walls & Ceiling** ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Typical cracks ☐ Damage

**Moisture stains** ☐ Yes ☒ No

Where:

**Floor** ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Squeaks ☐ Slopes ☐ Tripping hazard

**Ceiling fan** ☒ None ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Recommend repair/replace

**Electrical** Switches: ☒ Yes ☐ No ☐ Operable Receptacles: ☒ Yes ☐ No ☐ Operable  
Open ground/Reverse polarity: ☐ Yes ☒ No ☐ Safety hazard ☐ Cover plates missing

**Heating source present** ☒ Yes ☐ No Holes: ☐ Doors ☐ Walls ☐ Ceilings

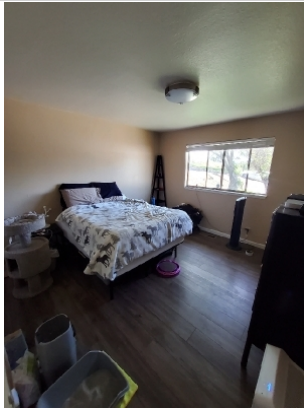
**Bedroom Egress restricted** ☐ N/A ☐ Yes ☒ No

**Doors** ☐ None ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Cracked glass ☐ Broken/Missing hardware

**Windows** ☐ None ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Cracked glass ☐ Evidence of leaking insulated glass  
☐ Broken/Missing hardware

## Comments

## Photos



Adjust strike plate



Thermal Imager shows proper HEAT distribution through floor vent.



Thermal Gun shows proper AC distribution through floor vent.

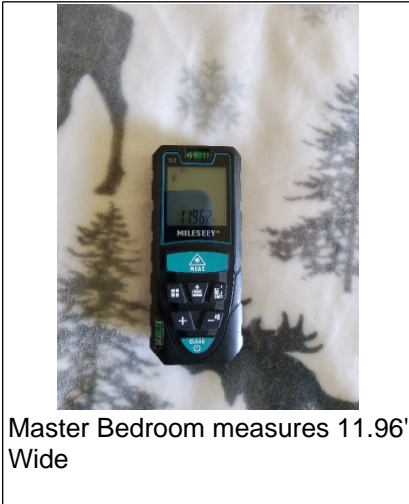


Electrical outlet shows proper grounding and polarity.



Master Bedroom measures 11.97' Long

# Master Bedroom



Master Bedroom measures 11.96'  
Wide



# Master Bathroom

## Bath

**Location** Master Bathroom

**Sinks** Faucet leaks: ☐ Yes ☒ No Pipes leak: ☐ Yes ☒ No

**Tubs** ☒ N/A Faucet leaks: ☐ Yes ☐ No Pipes leak: ☐ Yes ☐ No ☐ Not Visible

**Showers** ☐ N/A Faucet leaks: ☐ Yes ☒ No Pipes leak: ☐ Yes ☒ No ☐ Not Visible

**Toilet** Bowl loose: ☐ Yes ☒ No Operable: ☒ Yes ☐ No ☐ Cracked bowl ☐ Toilet leaks

**Whirlpool** ☐ Yes ☒ No Operable: ☐ Yes ☐ No ☐ Not tested ☐ No access door GFCI: ☐ Yes ☐ No  
☐ GFCI Recommended

**Shower/Tub area** ☐ Ceramic/Plastic ☒ Fiberglass ☐ Masonite Other: . Condition: ☒ Satisfactory ☐ Marginal  
☐ Poor ☐ Rotted floors Caulk/Grouting needed: ☐ Yes ☐ No  
 Where:  
☐ N/A

**Drainage** ☒ Satisfactory ☐ Marginal ☐ Poor

**Water flow** ☒ Satisfactory ☐ Marginal ☐ Poor

**Moisture stains present** ☐ Yes ☒ No ☐ Walls ☐ Ceilings ☐ Cabinetry

**Doors** ☒ Satisfactory ☐ Marginal ☐ Poor

**Window** ☐ None ☒ Satisfactory ☐ Marginal ☐ Poor

**Receptacles present** ☒ Yes ☐ No Operable: ☐ Yes ☐ No

**GFCI** ☒ Yes ☐ No Operable: ☐ Yes ☐ No ☐ Recommend GFCI

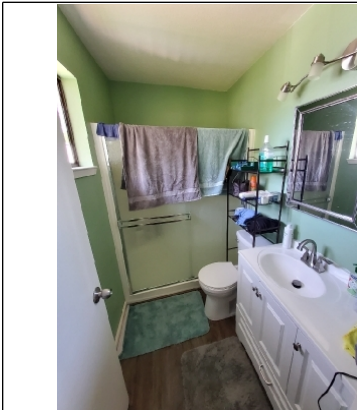
**Open ground/Reverse polarity** ☐ Yes ☒ No ☐ Potential Safety Hazard

**Heat source present** ☐ Yes ☒ No

**Exhaust fan** ☐ Yes ☒ No Operable: ☐ Yes ☐ No ☐ Noisy

**Comments**

**Photos**

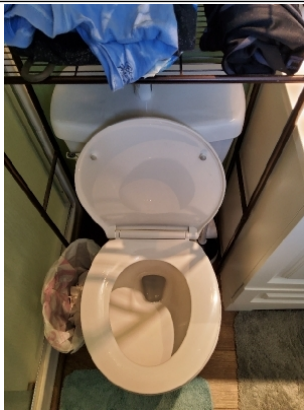
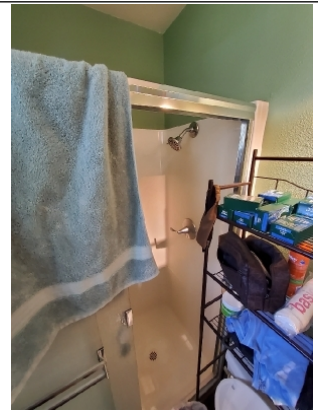
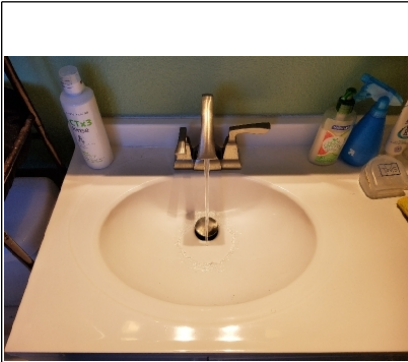


Adjust strike plate



Electrical outlet shows proper grounding and polarity

## Master Bathroom



Master Bathroom measures 7.81'  
Long



Master Bathroom measures 4.96'  
Wide

# Bedroom 1

## Room

**Location** Bedroom 1

**Type** BEDROOM

**Walls & Ceiling** ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Typical cracks ☐ Damage

**Moisture stains** ☐ Yes ☒ No

Where:

**Floor** ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Squeaks ☒ Slopes ☐ Tripping hazard

**Ceiling fan** ☒ None ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Recommend repair/replace

**Electrical** Switches: ☒ Yes ☐ No ☐ Operable Receptacles: ☒ Yes ☐ No ☐ Operable  
Open ground/Reverse polarity: ☐ Yes ☒ No ☐ Safety hazard ☐ Cover plates missing

**Heating source present** ☒ Yes ☐ No Holes: ☐ Doors ☐ Walls ☐ Ceilings

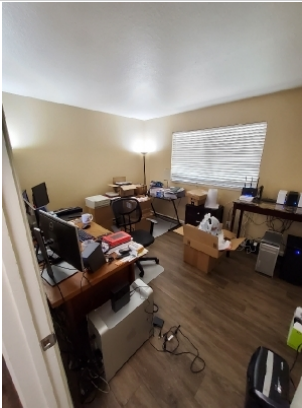
**Bedroom Egress restricted** ☐ N/A ☐ Yes ☒ No

**Doors** ☐ None ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Cracked glass ☐ Broken/Missing hardware

**Windows** ☐ None ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Cracked glass ☐ Evidence of leaking insulated glass  
☐ Broken/Missing hardware

## Comments

## Photos



Adjust strike plate



Thermal Imager shows proper HEAT distribution through floor vent.



Thermal Gun shows proper AC distribution through floor vent.



Bedroom measures 11.97' Long



Bedrom measures 10' Wide



# Bedroom 2

## Room

**Location** Bedroom 2

**Type** BEDROOM

**Walls & Ceiling** ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Typical cracks ☐ Damage

**Moisture stains** ☐ Yes ☒ No

Where:

**Floor** ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Squeaks ☐ Slopes ☐ Tripping hazard

**Ceiling fan** ☒ None ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Recommend repair/replace

**Electrical** Switches: ☒ Yes ☐ No ☐ Operable Receptacles: ☒ Yes ☐ No ☐ Operable  
Open ground/Reverse polarity: ☐ Yes ☒ No ☐ Safety hazard ☐ Cover plates missing

**Heating source present** ☒ Yes ☐ No Holes: ☐ Doors ☐ Walls ☐ Ceilings

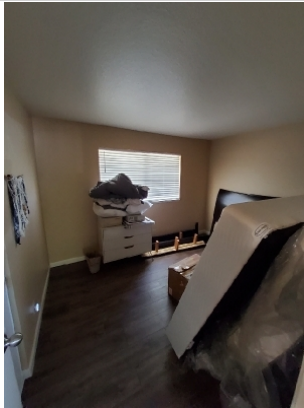
**Bedroom Egress restricted** ☐ N/A ☐ Yes ☒ No

**Doors** ☐ None ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Cracked glass ☐ Broken/Missing hardware

**Windows** ☐ None ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Cracked glass ☐ Evidence of leaking insulated glass  
☐ Broken/Missing hardware

## Comments

## Photos



Electrical outlet shows proper grounding and polarity.



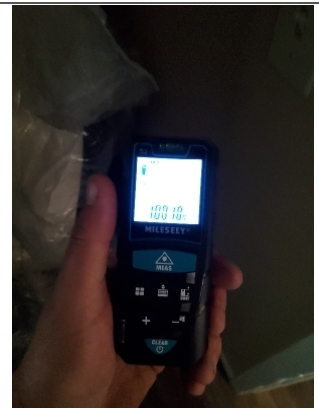
Thermal Imager shows proper HEAT distribution through floor vent.



Thermal Gun shows proper AC distribution through floor vent.



Bedroom measures 11.98' Long



Bedroom measures 10' Wide



# Bathroom

## Bath

**Location** Bathroom

**Sinks** Faucet leaks: ☐ Yes ☒ No Pipes leak: ☐ Yes ☐ No

**Tubs** ☐ N/A Faucet leaks: ☐ Yes ☒ No Pipes leak: ☐ Yes ☒ No ☐ Not Visible

**Showers** ☐ N/A Faucet leaks: ☐ Yes ☒ No Pipes leak: ☐ Yes ☒ No ☐ Not Visible

**Toilet** Bowl loose: ☐ Yes ☒ No Operable: ☒ Yes ☐ No ☐ Cracked bowl ☐ Toilet leaks

**Whirlpool** ☐ Yes ☒ No Operable: ☐ Yes ☐ No ☐ Not tested ☐ No access door GFCI: ☐ Yes ☐ No  
☐ GFCI Recommended

**Shower/Tub area** ☐ Ceramic/Plastic ☒ Fiberglass ☐ Masonite Other: . Condition: ☒ Satisfactory ☐ Marginal  
☐ Poor ☐ Rotted floors Caulk/Grouting needed: ☐ Yes ☐ No  
 Where:  
☐ N/A

**Drainage** ☒ Satisfactory ☐ Marginal ☐ Poor

**Water flow** ☒ Satisfactory ☐ Marginal ☐ Poor

**Moisture stains present** ☐ Yes ☒ No ☐ Walls ☐ Ceilings ☐ Cabinetry

**Doors** ☒ Satisfactory ☐ Marginal ☐ Poor

**Window** ☒ None ☐ Satisfactory ☐ Marginal ☐ Poor

**Receptacles present** ☒ Yes ☐ No Operable: ☐ Yes ☐ No

**GFCI** ☒ Yes ☐ No Operable: ☐ Yes ☐ No ☐ Recommend GFCI

**Open ground/Reverse polarity** ☐ Yes ☒ No ☐ Potential Safety Hazard

**Heat source present** ☐ Yes ☒ No

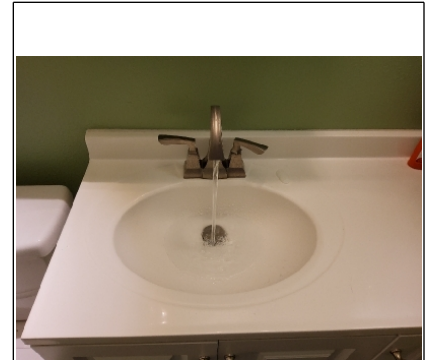
**Exhaust fan** ☒ Yes ☐ No Operable: ☐ Yes ☐ No ☐ Noisy

**Comments**

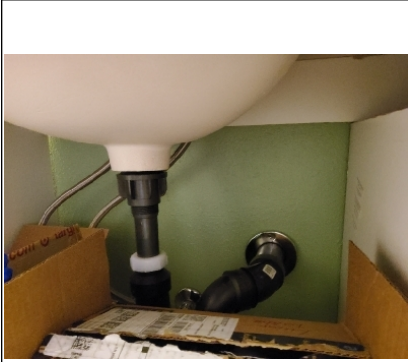
**Photos**



Electrical outlet shows proper grounding and polarity.



## Bathroom



Bathroom measures 7.81' Long



Bathroom measures 4.93' Wide

# Hallway

## Room

**Location** Hallway

**Type** HALLWAY

**Walls & Ceiling** ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Typical cracks ☐ Damage

**Moisture stains** ☐ Yes ☒ No

Where:

**Floor** ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Squeaks ☒ Slopes ☐ Tripping hazard

**Ceiling fan** ☒ None ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Recommend repair/replace

**Electrical** Switches: ☒ Yes ☐ No ☐ Operable Receptacles: ☒ Yes ☐ No ☐ Operable  
Open ground/Reverse polarity: ☐ Yes ☒ No ☐ Safety hazard ☐ Cover plates missing

**Heating source present** ☒ Yes ☐ No Holes: ☐ Doors ☐ Walls ☐ Ceilings

**Bedroom Egress restricted** ☒ N/A ☐ Yes ☐ No

**Doors** ☐ None ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Cracked glass ☐ Broken/Missing hardware

**Windows** ☒ None ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Cracked glass ☐ Evidence of leaking insulated glass  
☐ Broken/Missing hardware

## Comments

## Photos



Tighten door jamb. Take off the middle screw on top of the hinge pre-drill with a drill bit then get a 3 screw with a large enough head to flush the hinge. This will tighten the jamb to the trimmer allowing the door to close with ease. Recommend taking the existing screw out to match heads with the new replacing screw.



# Laundry

## Laundry

**Laundry sink** ☒ N/A

**Faucet leaks** ☐ Yes ☒ No

**Pipes leak** ☐ Yes ☒ No ☐ Not Visible

**Cross connections** ☐ Yes ☒ No ☐ Potential Safety Hazard

**Heat source present** ☒ Yes ☐ No

**Room vented** ☒ Yes ☐ No

**Dryer vented** ☐ N/A ☒ Wall ☐ Ceiling ☐ Floor ☐ Not vented ☐ Plastic dryer vent not recommended  
☐ Not vented to exterior ☐ Recommend repair ☐ Safety hazard

**Electrical** Open ground/reverse polarity: ☐ Yes ☒ No ☐ Safety hazard

**GFCI present** ☒ Yes ☐ No Operable: ☐ Yes ☐ No ☐ Recommend GFCI Receptacles

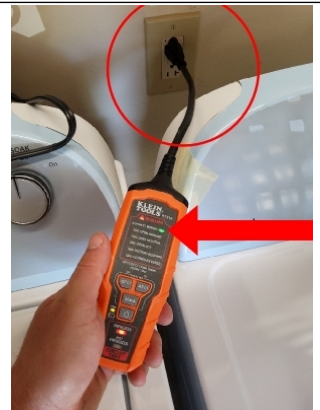
**Appliances** ☒ Washer ☒ Dryer ☒ Water heater ☐ Furnace/Boiler

**Washer hook-up lines/valves** ☒ Satisfactory ☐ Leaking ☐ Corroded ☐ Not Visible

**Gas shut-off valve** ☒ N/A ☐ Yes ☐ No ☐ Cap Needed ☐ Safety hazard ☐ Not Visible

## Comments

## Photos



Electrical outlet shows proper grounding and polarity.



Dryer vent location to exterior wall





# Crawl Space

## Crawl space

☐ N/A

**Type** ☒ Full crawlspace ☐ Combination basement/crawl space/slab

**Conditioned (heated/cooled)** ☐ Yes ☒ No

## Comments

## Photos



## Access

**Location** ☒ Garage ☐ Interior hatch/door ☐ Via basement ☐ No access

**Inspected from** ☐ Access panel ☒ In the crawl space

## Comments

## Foundation walls

**Condition** ☒ Satisfactory ☐ Marginal ☐ Have Evaluated ☐ Monitor ☐ Cracks ☐ Movement

**Material** ☐ Concrete block ☒ Poured concrete ☐ Stone ☐ ICF ☐ Wood ☐ Brick

**Comments** In almost all situations these are cosmetic. I have found no vertical cracks on the foundation that would be considered to be a structural concern. The efflorescence is the chalky white salt residue that is noted in the photos by arrows. It carries along with it calcium salts. This is evidence of moisture intrusion but not enough to be considered a concern. Hillsides always have some form of moisture intrusion.

## Photos



Level is placed on the left side of the home with regards to the cripple wall to confirm it is out of level.



# Crawl Space



Efflorescence

## Floor

### Material

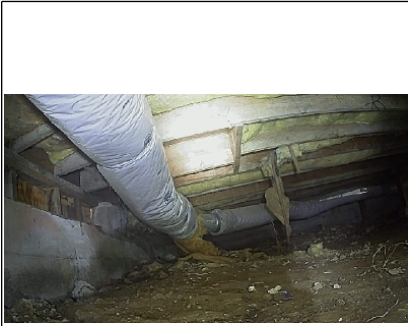
☐ Concrete ☐ Gravel ☒ Dirt Other: .

### Condition

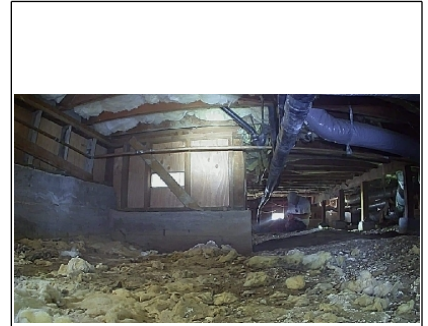
☐ Typical cracks ☐ Not Visible ☒ Damp Floor

### Comments

### Photos



Insulation is evident along with dirt from the ducting in the crawl space.



# Crawl Space



Recommend proper repair and further evaluation from Licensed HVAC Contractor.



Recommend proper repair and further evaluation from Licensed HVAC Contractor.



Insulation has pulled away could be in relation of loose duct work that needs to be further inspected.

## Seismic bolts

☐ N/A ☐ None visible

**Condition** ☒ Appear satisfactory ☐ Recommed evaluation

**Comments**

**Photos**



## Drainage

**Sump pump** ☐ Yes ☒ No Operable: ☐ Yes ☐ No ☐ Pump not tested

**Standing water** ☐ Yes ☒ No ☐ Not Visible

**Evidence of moisture damage** ☐ Yes ☒ No

**Comments**

**Photos**

# Crawl Space



## Ventilation

☐ N/A

### Location

☒ Wall vents ☐ Power vents ☐ None apparent

### Condition

☐ Additional ventilation recommended ☒ Satisfactory

### Comments

### Photos



## Girders/Beams/Columns

### Material

☐ Steel ☒ Wood ☐ Masonry

### Condition

☒ Satisfactory ☐ Marginal ☐ Poor ☐ Not Visible ☐ Sagging/Altered

### Comments

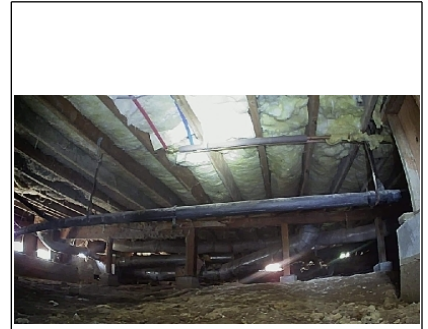
### Photos



# Crawl Space



This is the better way to do an interior structural support span from perimeter to perimeter instead of a post and girder design.



Both girder members are crowned up (correctly) this explains the humps and dips in the floor.

## Joists

**Material** ☒ Wood ☐ Steel ☐ Truss ☐ Not Visible ☐ 2x8 ☐ 2x10 ☐ 2x12 ☐ Engineered I-Type  
☐ Sagging/Altered joists

**Condition** ☒ Satisfactory ☐ Marginal ☐ Poor

**Comments**

**Photos**

# Crawl Space



As mentioned the ducting needs to be further examined and tested for leaks by licensed HVAC contractor.

## Subfloor

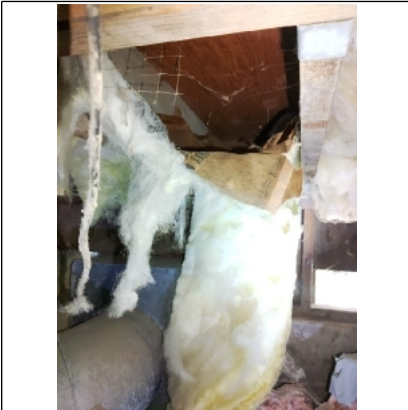
☒ CDX Plywood

### Condition

☐ Indication of moisture stains/rotting

### Comments

### Photos



## Insulation

☐ None

### Type

☒ Fiberglass ☐ Cellulose ☐ Rockwool ☐ Foam ☐ Not Visible

### Location

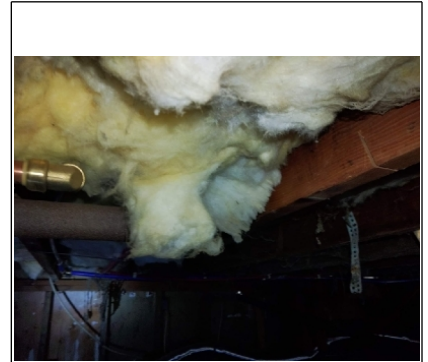
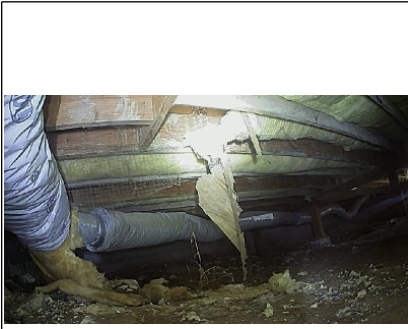
☐ Walls ☒ Between floor joists Other: .

### Comments

Recommend removing loose insulation from the floor.

### Photos

## Crawl Space



# Garage

## Type

☐ None

## Type

☒ Attached ☐ Detached ☐ 1-Car ☒ 2-Car ☐ 3-Car ☐ 4-Car ☐ Carport

## Comments

## Photos



## Automatic Opener

☐ None ☐ N/A

## Operation

☒ Operable ☐ Inoperable

## Comments

## Photos



## Safety Reverse

☐ None ☐ N/A

## Operation

☒ Operable ☐ Not Operable ☐ Need(s) adjusting ☐ Safety hazard  
☐ Photo eyes and pressure reverse tested

## Comments

## Photos



# Garage



## Floor

**Material** ☒ Concrete ☐ Gravel ☐ Asphalt ☐ Dirt Other: .

**Condition** ☒ Satisfactory ☐ Typical cracks ☐ Large settling cracks ☐ Recommend evaluation/repair  
☐ Safety hazard

**Source of Ignition within 18" of the floor** ☐ N/A ☒ Yes ☐ No

**Comments**

**Photos**



## Sill Plates

☐ None ☒ Not Visible

**Type** ☐ Floor level ☒ Elevated

**Condition** ☐ Rotted/Damaged ☐ Recommend repair

**Comments**

**Photos**

# Garage



## Overhead Door

☐ N/A

**Material** ☐ Wood ☐ Fiberglass ☐ Masonite ☒ Metal ☐ Recommend repair

**Condition** ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Hardware loose ☐ Safety Cable Recommended  
☒ Weatherstripping missing/damaged ☐ Loose/missing

**Recommend Priming/Painting Inside & Edges** ☐ Yes ☒ No

**Comments**

**Photos**



## Exterior Service Door

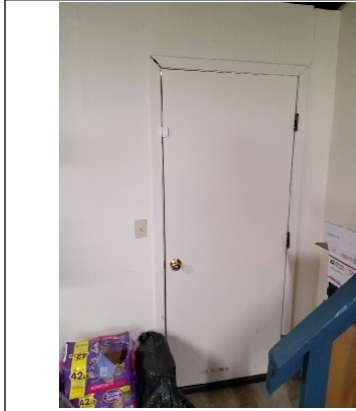
☐ None

**Condition** ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Damaged/Rusted

**Comments**

**Photos**

# Garage



Adjust strike plate



## Electrical Receptacles

☐ Yes ☐ No ☐ Not Visible Operable: ☐ Yes ☐ No

Reverse polarity ☒ Yes ☐ No

Open ground ☒ Yes ☐ No ☐ Safety Hazard

GFCI Present ☒ Yes ☐ No Operable: ☐ Yes ☐ No ☐ Handyman/extension cord wiring  
☐ Recommend GFCI Receptacles

Comments

Photos

# Garage



Electrical outlet shows open ground. It is a GFCI and will not produce an electrical shock but should be repaired.

## Fire Separation Walls & Ceiling

☐ N/A ☐ Present ☐ Missing ☐ Recommend repair

**Condition** ☒ Satisfactory ☐ Recommend repair ☐ Holes walls/ceiling ☐ Safety hazard(s)

**Moisture Stains Present** ☐ Yes ☒ No

**Typical Cracks** ☐ Yes ☒ No

**Fire door** ☐ Not verifiable ☐ Not a fire door ☐ Needs repair ☒ Satisfactory

**Self closure** ☐ N/A ☒ Satisfactory ☐ Inoperative ☐ Missing

**Comments**

**Photos**



Missing 36" landing at door level. This was not required in 1980 and just cannot be fixed. Installing a landing will take room away from car to park in the garage and your head would hit the wall. The roof line also cannot be changed. Leave as is nothing can be done.

