



# Home Inspection Report



5330 Lakeshore Blvd #16, Lakeport, CA 95453

---

**Inspection Date:**

Tuesday August 15, 2023

**Prepared For:**

Eugene J. Cuny

**Prepared By:**

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

**Report Number:**

3233

**Inspector:**

Dustin Wallace

**License/Certification #:**

CA--1052482

**Inspector Signature:**

# Report Overview

## Scope of Inspection

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.

This inspection is a Certified Roof Inspection from Dustin Wallace General Contractor Home Inspections CSLB#1052482. Home Inspectors are NOT licensed for Roof Certifications unless they also carry either a C39 Roofing Contractors License or a General B Contractors License. In these roof inspections the roof conditions (as well as the material used) are examined as well as flashing, plumbing vents, storm collars, the examination of gutter conditions (if present), the degree of water run off in the subterranean area (if crawl space is present) and most importantly structural (conditions of rafters, truss members, header beams, etc) if an attic is present then thermal readings are calculated to do determine if extra ventilation is needed. PLEASE REFER TO "REPORT SECTION" FOR A COMPLETE DIAGRAM BREAKDOWN WITH REGARDS TO THIS ROOF INSPECTION.

*After thoroughly examining this roof Dustin Wallace General Contractor Home Inspections CSLB #1052482 has provided a two year certification.*

## Main Entrance Faces

North

## State of Occupancy

Vacant

## Weather Conditions

Sunny

## Recent Rain

No

## Ground Cover

Dry

# Report Overview

## Approximate Age

---

41 Years of Age

# Report Summary

## Items Of Concern

THE AREAS OF IMMEDIATE ATTENTION WILL BE NOTED IN **BOLD RED** THROUGHOUT THE REPORT SECTION. THEY WILL BE REPEATED AGAIN WITH EITHER ARROWS OR THE SAME DESCRIPTION BELOW A PICTURE OR A SERIOUS OF PICTURES. In the REPORT SECTION a short description of items that may need small adjustments or recommendations will be below the picture themselves. Lastly, All items with descriptions are to show what is properly operating as well as what is not properly operating.

## Structural Summary

This is a beautiful well maintained manufactured home. Infact this is one of the cleanest units for the age I have ever inspected. There are couple things that are noted that should be addressed before winter and it also important that the work be performed by a Licensed Contractor that can assume liability. The most concerning thing on this home are the multiple leaning pier blocks (3 are leanining significantly) which is also in relation to the 1" - 1-1/2"" dips from the master bathroom to the marriage wall (where both the left and right units connect) What is important is how this does get fixed I would highly suggest against floor jacking in the underfloor more then an 1".

Jacking the floor too much to make completely level could put stress on the marriage beam and ridge beam (most likely wont because they are steel) but getting a good 1/2" to 3/4" inch raised would be ideal and because this is on a gable end gutters won't do much except at the edge prior of the overhangs which is recommended to have rain diverter. Thus, the best suggestion I would have would be jack the floor 1/2" - 3/4" put a 1' footing below grade and apply mechanical attachment (Simpson Ties) and install new pier blocks that are plumb "level". It is important to note that these have been slowly setting "dipping" since day one so that is why it is best to either live with what is there and just relevel the pier blocks or raise the floor and apply a new concrete footing below grade on the three most important pier blocks. Worst being at the corner where excessive water run off from the roof was the culprit.

## Potential Safety Hazards

None apparent

## Improvement Items

1. I would recommend having more hose bibs installed around the home. There is only one hose bib that is upfront but again the irrigation is seperate from the main water feed.

## Items To Monitor

1. Rodent intrusion with a dropping smell at the access location is evident as well as the damage being done on the vapor barrier. Insulation is on the floor and should also be removed. I would recommend having a Licensed Pest Control Company further evaluate and make the necessary repairs and treatment.

## Referrals

**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

# Report Summary

## Referrals

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. 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.**

*It is important to understand these are just costs provided and are for negotiating and do not guarantee anything. The negotiations are between the realtors whom represent their clients. It is also important to understand many realtors set a price based on knowledge knowing various key components do need to be repaired or replaced. Therefore, these are for negotiations only and like stated before do not guarantee anything.*

### **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 Martin Construction contact Efrain at 707-802-8368  
 For Roger Anthony Construction contact Roger at 707-349-9150  
 For Furia Construction contact David Furia at 707-431-7405  
 For Scott Construction contact Pat Scott at 707-994-3567

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

**Mini Ductless Installing:** Contact Mike Pesonen of Comfort Living HVAC at 707-367-0946

**Roofing Contractor:** Contact Lucerne Roofing at 707-263-4200, Michael Salas at 707-416-9055, or Humbertos Roofing at 707-994-7643

**Roofing Repairs:** Contact Michael Salas 707-416-9055

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

**Licensed Electrician:** Contact Henry of Big Canyon Electric at 707-355-5317 or Sam at 951-590-2040 or another option is Nate's Electric at 707-349-2217

# Report Summary

## Referrals

---

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

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

**Excavating and Earthwork (Including French Drain Installing):** Contact Brian Case of Case Excavating at 707-994-6815

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

**Tree Management & Fire Abatement:** Contact Anthony of AVR Tree Service at 707-994-1849

**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 Jeri-Co Garage Doors at 707-987--9515

**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

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

**Solar Sales and Installation:** Contact Kurtis Woodward of Sun First Solar 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

**Structural Engineering (foundation tests):** Contact Tim Twomey at 707-245-4724

# Receipt/Invoice

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

**Property Address  
5330 Lakeshore Blvd  
#16  
Lakeport, CA 95453**

Date: Aug 15, 2023

Inspection Number: 3233

Inspected By: Dustin Wallace

Payment Method: Check

Client: Eugene J. Cuny

<b>Inspection</b>	<b>Fee</b>
Home Inspection	\$350.00

---

<b>Total</b>	<b>\$350.00</b>
--------------	-----------------

# Grounds

## Service Walks

None  Not Visible

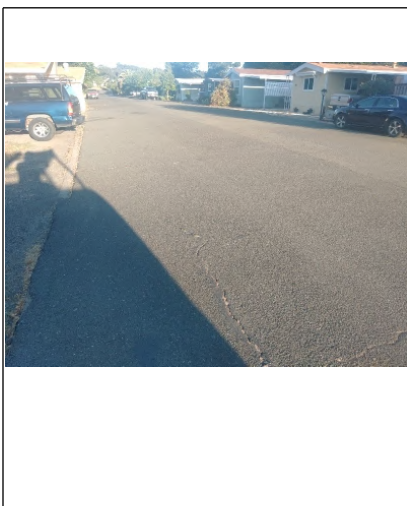
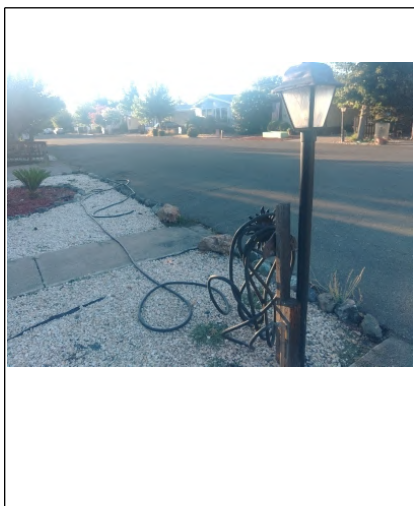
**Material**  Asphalt  Flagstone  Gravel  Brick Other: .

**Condition**  Satisfactory  Marginal  Poor  Trip hazard  Typical cracks  Pitched towards home

Settling cracks  Public sidewalk needs repair

**Comments**

**Photos**



## Driveway/Right Slab

None  Not Visible

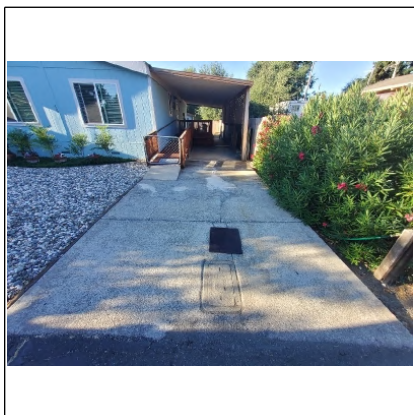
**Material**  Concrete  Asphalt  Gravel/Dirt  Brick Other: .

**Condition**  Satisfactory  Marginal  Poor  Settling Cracks  Typical cracks  Pitched towards home

Trip hazard  Fill cracks and seal

**Comments**

**Photos**



## Left 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



## Right Slab

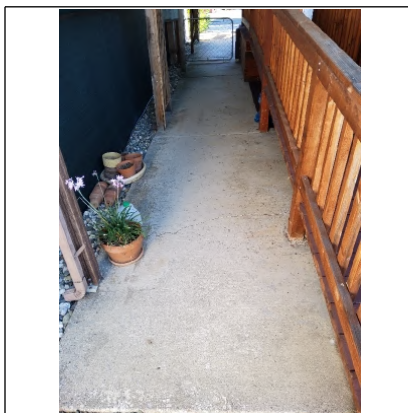
None  Not Visible

**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**



## Ramp 1

None

**Material**  Concrete  Wood Other:  Railing/Balusters recommended

**Condition**  Satisfactory  Marginal  Poor  Safety Hazard  Uneven risers  Rotted/Damaged  
 Cracked  Settled

**Comments**

**Photos**

# Grounds



## Ramp 2

None

**Material**

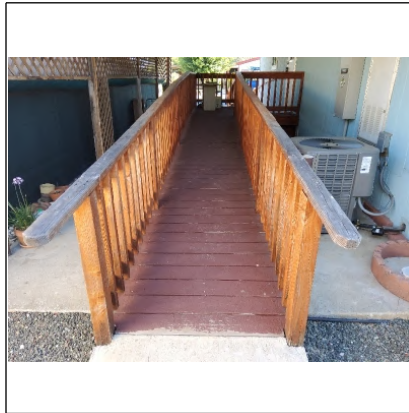
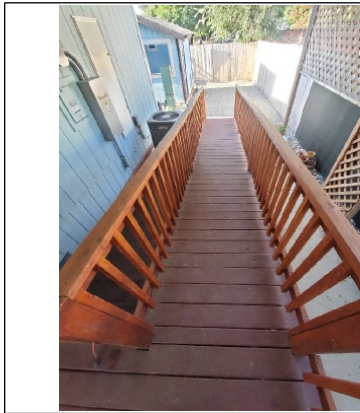
Concrete  Wood Other:  Railing/Balusters recommended

**Condition**

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

**Comments**

**Photos**



## Entry

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**

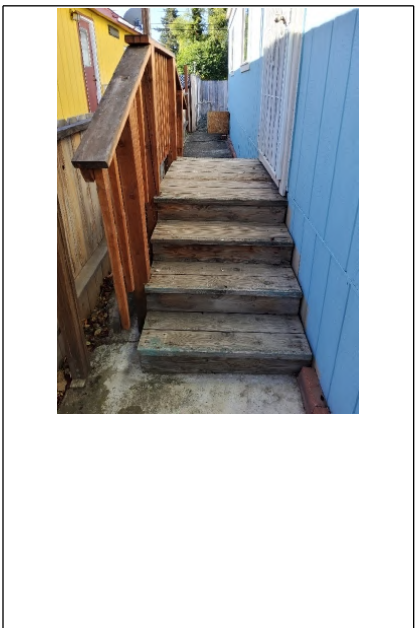
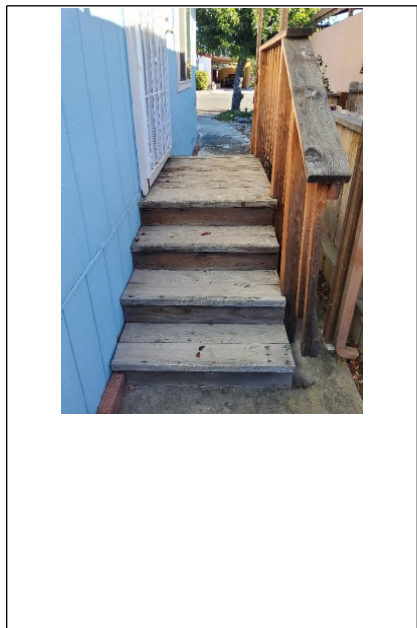
*The entry staircase is pitched towards the home. However, this is not going to bring water into the home or the underfloor as it is under an awning.*

**1. Joist span should not exceed 2' on center when 1-1/2" wood tread members are used.**

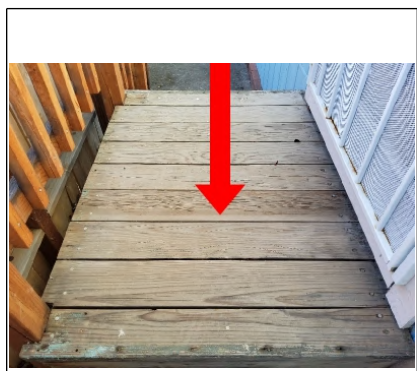
**2. Recommend removing loose nails and installing a new joist member with 2x6 Simpson Strong-Tie hangers and replace nails with 4" exterior screws.**

**Photos**

# Grounds



Stringer span should not exceed 2' on center when 1-1/2" wood tread members are used. The rim members that are tied to the stringers do provide additional support for the tread members so they dont need to be removed.



Joist span should not exceed 2' on center when 1-1/2" wood tread members are used.



Recommend removing loose nails and installing a new joist member with 2x6 Simpson Strong-Tie hangers and replace nails with 4" exterior screws.

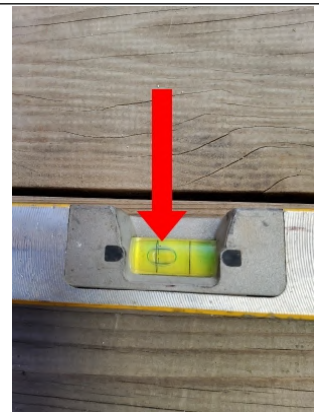
Simpson Strong-Tie  
LU Galvanized Face-Mount Joist  
Hanger for 2x6 Nominal Lumber  
★★★★★ (118) ✓



# Grounds



4' level was placed on landing to show it is leaning towards the home.



Arrow points to center of bubble with reference to prior slide.

## Right Deck

None  Not Visible

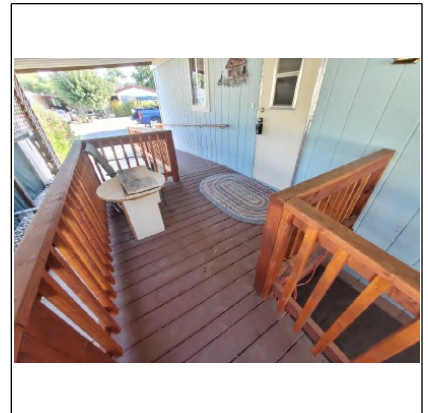
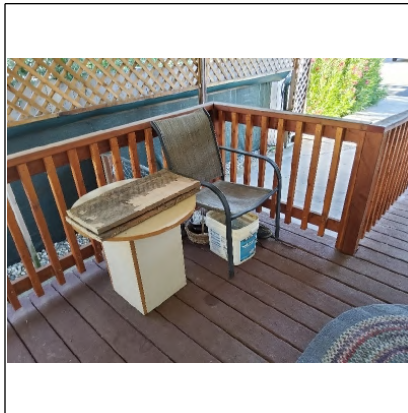
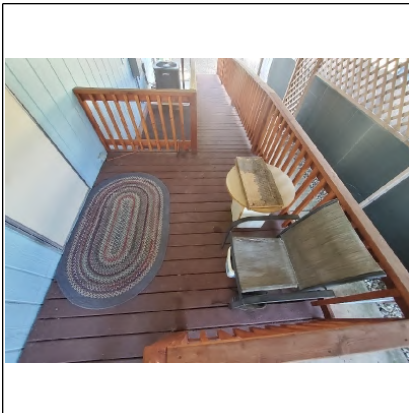
**Material**  Wood  Metal  Composite  Railing/Balusters recommended

**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**



## Storage Building

None

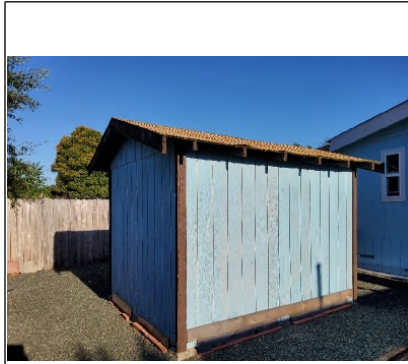
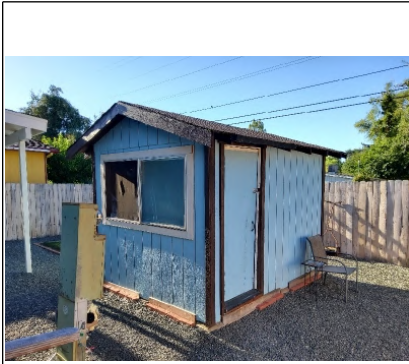
**Condition**  Satisfactory  Marginal  Poor  Posts/Supports need Repair  Earth to wood contact  
 Moisture/Insect damage

**Recommend**  Metal Straps/Bolts/Nails/Flashing  Improper attachment to house  Refer to Pictures

**Comments** *Only the outside of the building was inspected during the time of inspection.*

**Photos**

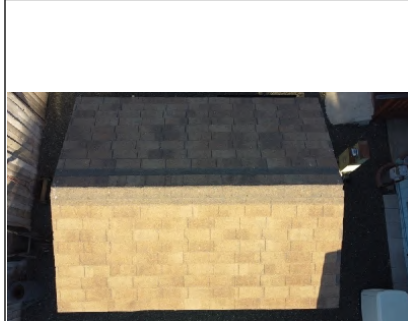
# Grounds



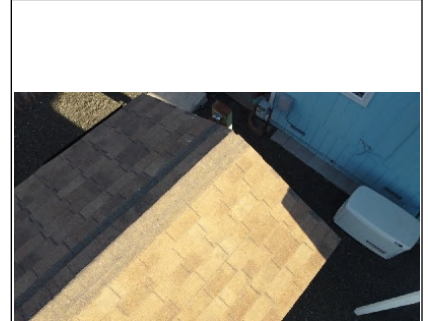
Recommend removing excessive moss growth on sheathing.



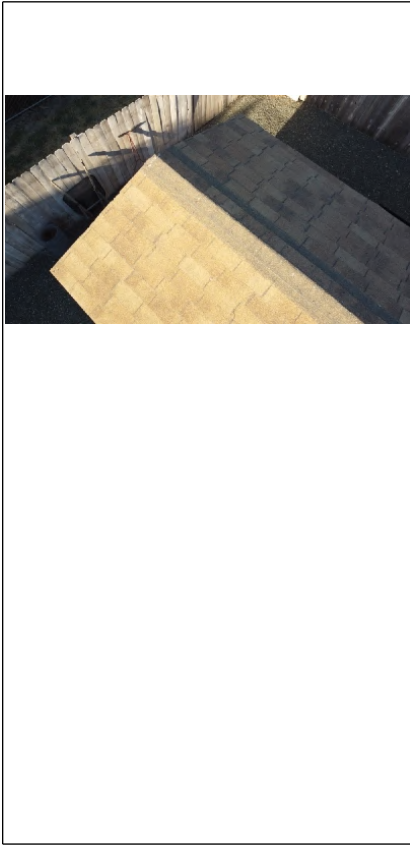
With the moss build up I always recommend applying Moss Out! this can be purchased at Home Depot, look at the forecast for about a week to make sure no rain is in site and then spray the chemical on the roof and do not use a pressure washer sprayer ever on asphalt shingles. This will kill the moss in about a month. Option 2 is on a damp morning get a dull chisel and pick the moss off then apply the Moss Out! after.



This is a 3-Tab asphalt shingle roof



# Grounds



## Right Cover

None

**Condition**  Satisfactory  Marginal  Poor  Posts/Supports need Repair  Earth to wood contact  
 Moisture/Insect damage

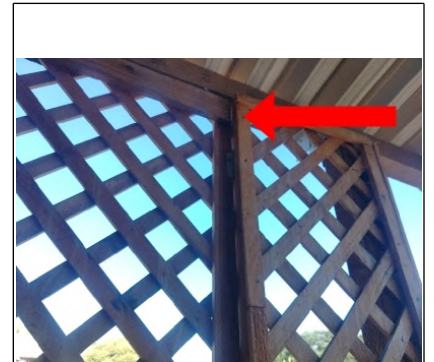
**Recommend**  Metal Straps/Bolts/Nails/Flashing  Improper attachment to house  None

## Comments

## Photos



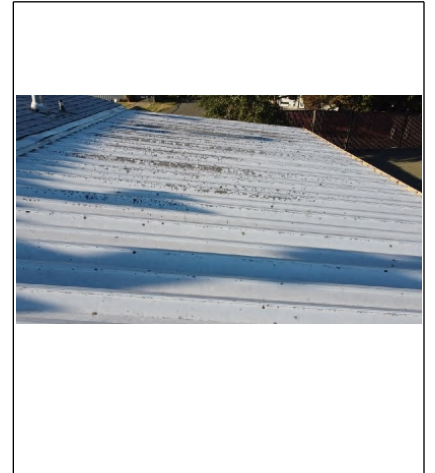
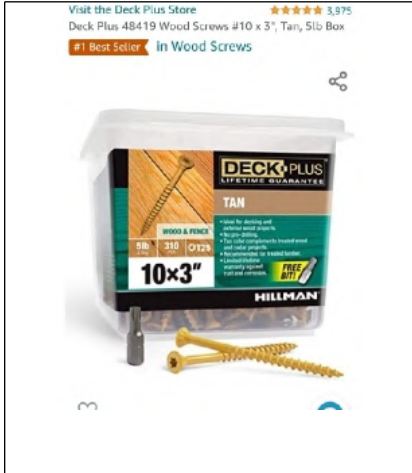
This support post is leaning but is still structurally sound.



Recommend refastening lattice with 3" exterior screws.



# Grounds



## Rear Cover

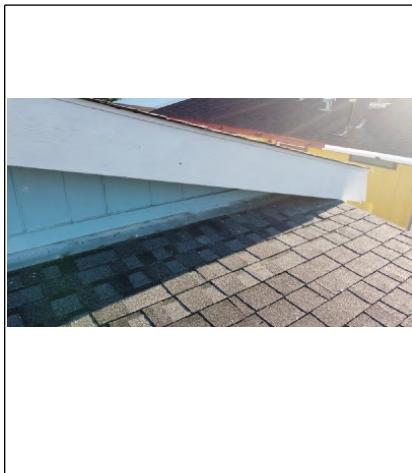
None

**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

## Left 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**



## Chain Link Gates

- 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**



## Rear Fence

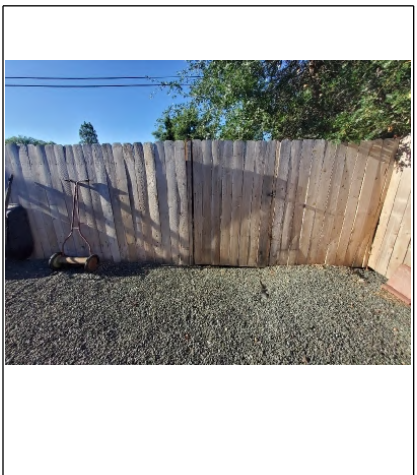
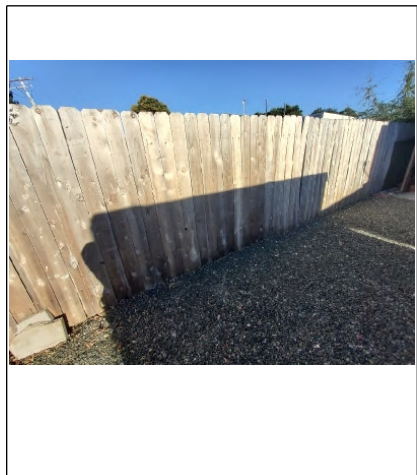
- Not evaluated  None  
**Type**  Brick  Block  Wood  Metal  Chain Link  Rusted  Vinyl  
**Condition**  Satisfactory  Marginal  Poor  Typical cracks  Loose Blocks/Caps  
**Gate**  N/A  Satisfactory  Marginal  Poor  Planks missing/damaged Operable:  Yes  No

**Comments**

**Photos**



# Grounds



Recommend replacing warped fence pickets.



Recommend refastening 2x4 plate to the 4x4 posts with 3" exterior screws.



Recommend installing a wheel to ease operation of the gate.



Recommend refastening 2x4 plate to the 4x4 posts with 3" exterior screws.

## Landscaping affecting foundation

N/A

**Negative Grade**  East  West  North  South  Satisfactory  Recommend additional backfill  
 Recommend window wells/covers  Trim back trees/shrubberies  
 Wood in contact with/improper clearance to soil

**Comments** *It is important to note that this home is not on a perimeter foundation and this is a skirting. It is better to have direct wood contact with dirt for a skirting than have be left open for water and rodent intrusion. Recommend leaving as is and not moving the rocks back or dirt.*

## Photos

# Grounds



## 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**



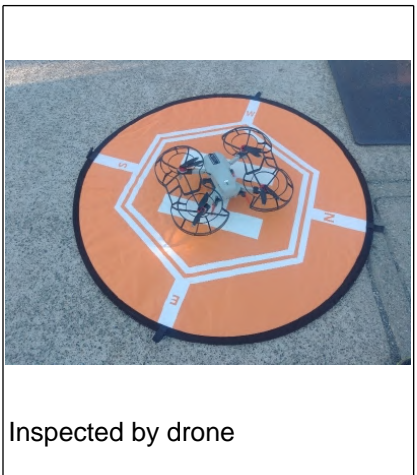
# Roof

## General

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

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

## Photos



Wed, Aug 16  
 Lakeport  
 68°F High 101°F Low 67°F  
 Sunny  
 12 PM 6 PM 12 AM 6 AM  
 Temp 94°F 97°F 77°F 68°F  
 Rain 0% 0% 10% 32%

Exterior Temperatures when walking on the roof.

## Style of Roof

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

**Pitch**     Low    Medium    Steep    Flat

**Roof #1**    Type:30-Year Asphalt Dimensional Shingle  
 Layers:1 Layer  
 Age:1-5+  
 Location:

**Roof #2**     None  
 Type:  
 Layers:  
 Age:  
 Location:

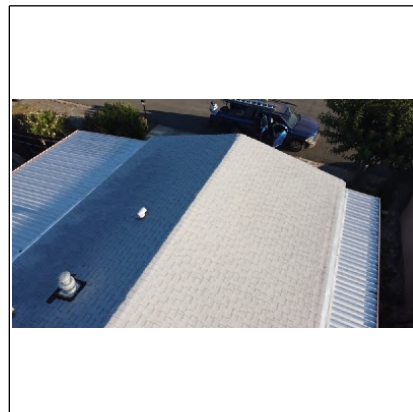
**Roof #3**     None  
 Type:  
 Layers:  
 Age:  
 Location:

## Comments

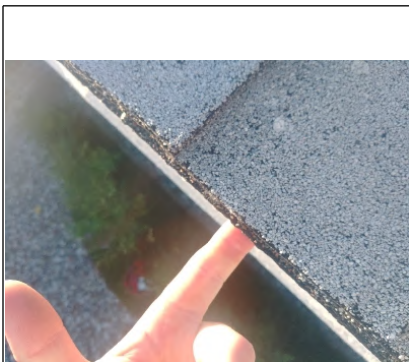
## Photos



# Roof



1-layer is properly installed over a starter roll.



There is 1" proper overlap over flashing.

## Flashing

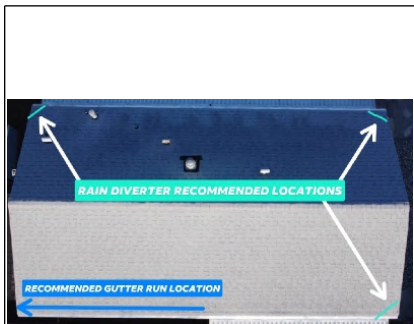
**Material**  Not Visible  Galv/Alum  Asphalt  Copper  Foam  Rubber  Lead Other: .

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

Separated from chimney/roof  Recommend Additional Other: .

**Comments** **1. Recommend installing rain diverters at the noted locations shown on the roof diagram. This is because there is no perimeter foundation and the pier blocks have no footings and simple rain diverters will provide appropriate water run off to the gutter systems installed.**

## Photos



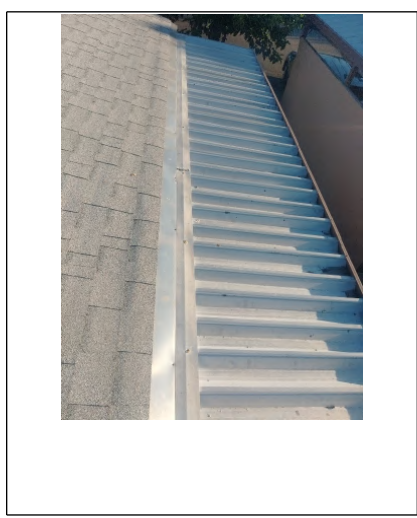
Three recommended locations for rain diverters as well as recommended gutter run location.



Example of a rain diverter



# Roof

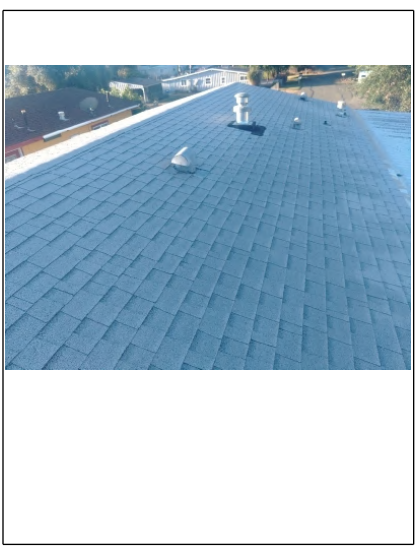
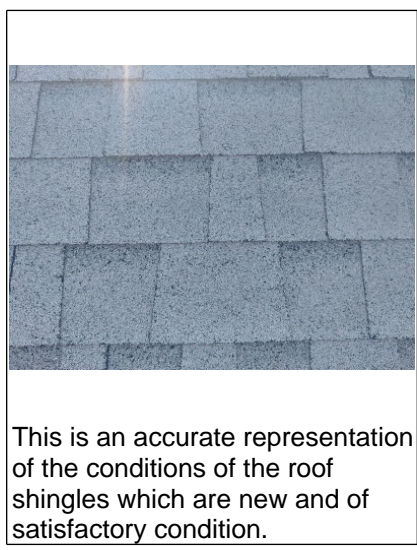


## Condition of Roof Coverings

- 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

### Photos



## Plumbing Vents

- Not Visible  Not Present  
**Condition**  Satisfactory  Marginal  Poor

### Comments

### Photos

# Roof



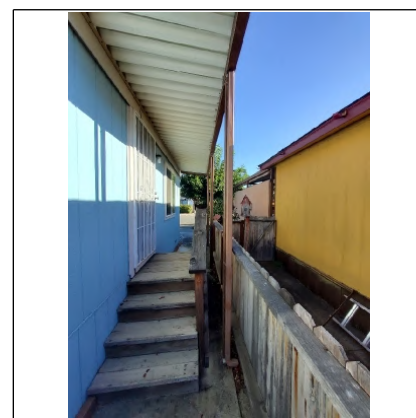
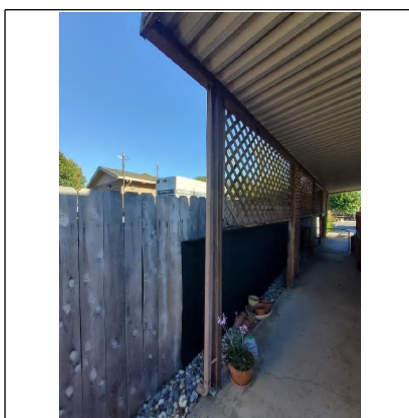


# Exterior

## 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  N/A
- Comments** **1. Recommend additional gutter run be installed as well as downspout at the noted diagram location of the manufactured home.**

### Photos

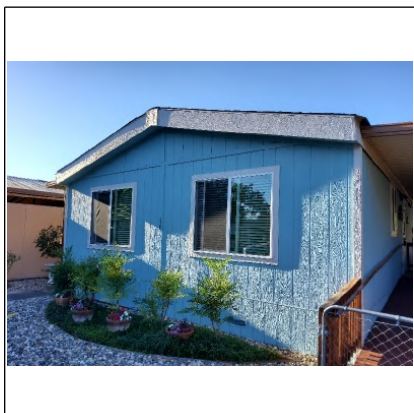


## Siding

- 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



# Exterior



Slight warping and moisture damage is evident on siding.

## 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



## Fascia

None

### Material

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

### Condition

Satisfactory  Marginal  Poor

### Comments

### Photos



## Flashing

None

### Material

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

### Condition

Satisfactory  Marginal  Poor

### Comments

### Photos

# Exterior



## Caulking

None

**Condition**  Satisfactory  Marginal  Poor

Recommend around windows/doors/masonry ledges/corners/utility penetrations

## Comments

## Photos



## Windows/Screens

**Condition**  Satisfactory  Marginal  Poor  Wood rot  Recommend repair/painting

Recommend repair/replace damaged screens  Failed/fogged insulated glass

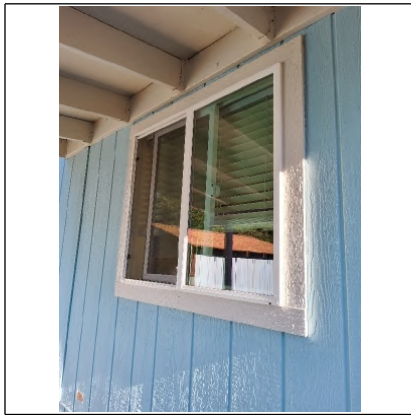
**Material**  Wood  Metal  Vinyl  Aluminum/Vinyl clad

**Screens**  Torn  Bent  Not installed  Satisfactory

## Comments

## Photos

# Exterior

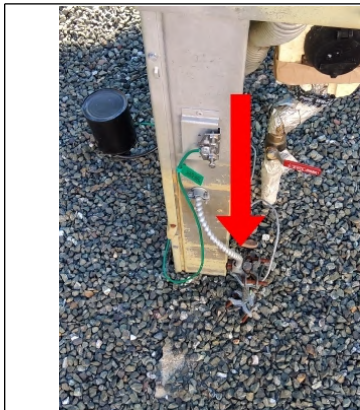


## Service Entry

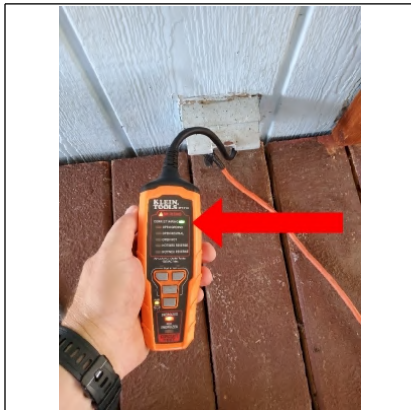
- Location**  Underground  Overhead
- Condition**  Satisfactory  Marginal  Poor  Weather head/mast needs repair  Overhead wires too low
- Exterior receptacles**  Yes  No Operable:  Yes  No Condition:  Satisfactory  Marginal  Poor
- GFCI present**  Yes  No Operable:  Yes  No  Safety Hazard  Reverse polarity  Open ground(s)
- Recommend GFCI Receptacles

## Comments

### Photos



Service entry is properly grounded.



Electrical outlet shows proper operation, grounding and polarity.

## Building(s) Exterior Wall Construction

- Type**  Not Visible  Framed  Masonry Other: .

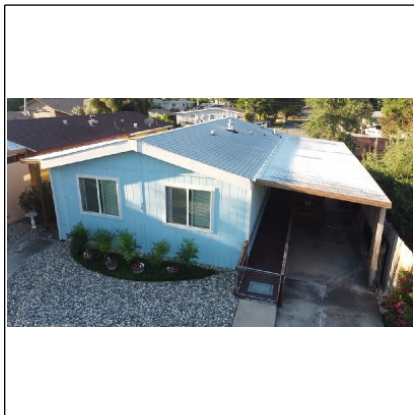
# Exterior

## Building(s) Exterior Wall Construction cont.

Condition  Not Visible  Satisfactory  Marginal  Poor

Comments

Photos



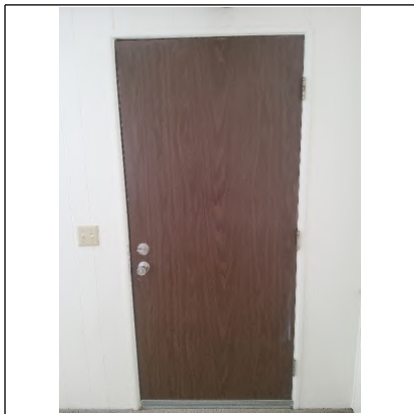
## Front Door

Main Entrance  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 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



## Exterior A/C Compressor

Unit #1  N/A  
Location:Right of Home  
Brand:Lennox  
Model #:  
Serial #:  
Approximate Age:



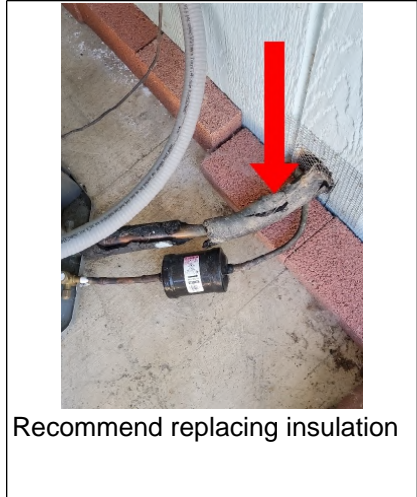
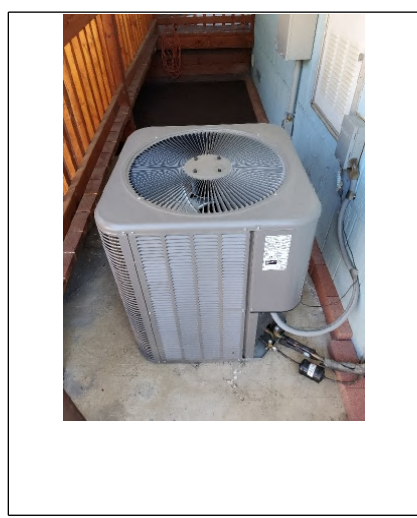
# Exterior

**Exterior A/C Compressor cont.**

- 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**

**Photos**



# 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



Indoor humidity and temperature levels during time of inspection.

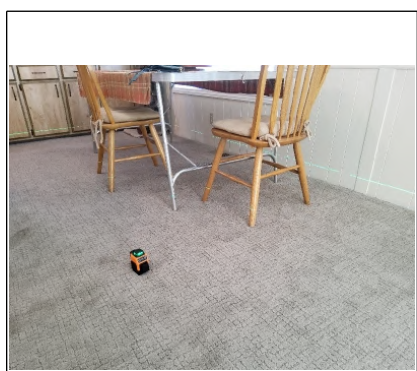
## Interior Frame/Floor

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

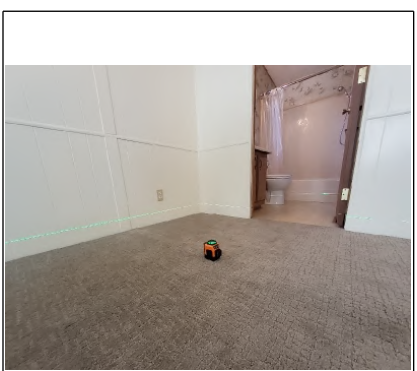
**Condition**  Not Visible  Satisfactory  Marginal  Poor

**Comments** *As stated in the summary there are slopes on the floor that are in relation the pier blocks that are leaning significantly. A laser level was placed at multiple locations to show the difference at the center of the home (marriage wall or divider) and to the outside perimeter walls or furthest locations that can be read with the laser level. It is important to note that there are no structural concerns with relation to these measurements to the laser level.*

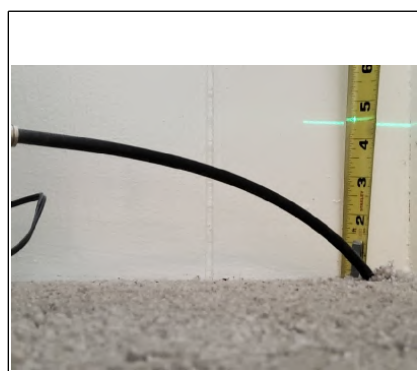
Photos



Reading location #1 (Only a 1/2" inch dip from the exterior wall to the marriage beam)

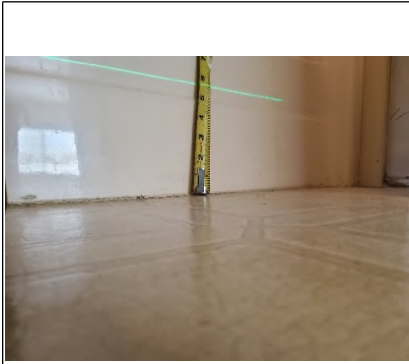


Reading location #2 (Only a 1-1/4" inch dip from marriage beam to edge of bathtub.)



Laser reading at center of room. (4-7/16")

# Interior



Laser reading at the bathtub  
(5-3/4")

# Heating System

## Gas Furnace

N/A

**Type**  Gas Furnace  Radiant ceiling cable  Gas space heater  Solid fuel burning stove

**Proper operation**  Yes  No

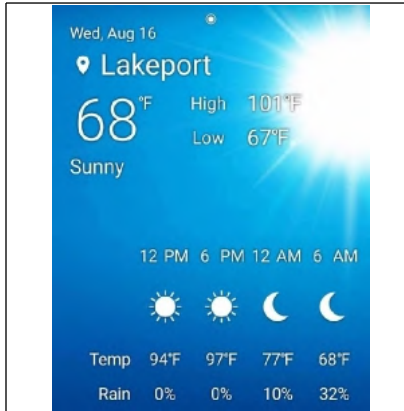
**System condition**  Satisfactory  Marginal  Poor  Recommend HVAC Technician Examine

**Comments** **1. Cold air return ducting is on the floor. Recommend having properly fastened to underfloor frame by a Licensed HVAC Contractor.**

## Photos



Thermostat shows proper operation on "Heat" setting.



Exterior Temperatures when running thermostat on "Heat" setting.



No leaks were detected at shut off valve.



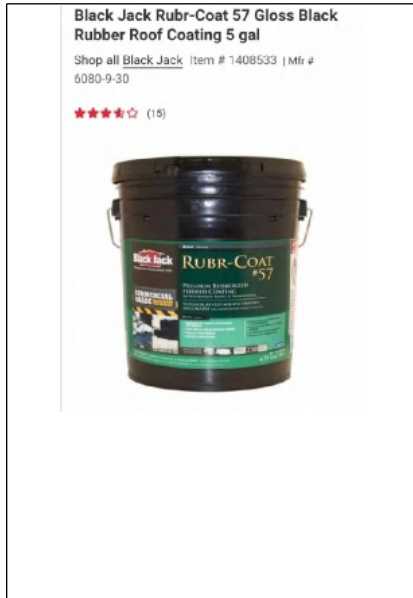
Cold air return ducting is on the floor. Recommend having properly fastened to underfloor frame by a Licensed HVAC Contractor.



Henry's roof sealant was applied for flashing. This would have to be reapplied every 3-years I would recommend resealing it with a much better product like Black Jack Rubr-Coat.



# Heating System



# Electrical System

## Main panel

**Location** Right of Home

**Condition**  Satisfactory  Poor

**Adequate Clearance to Panel**  Yes  No

**Amperage/Voltage**  Unknown  60a  100a  150a  200a  400a  120v/240v

**Breakers/Fuses**  Breakers  Fuses

**Appears grounded**  Yes  No  Not Visible

**GFCI breaker**  Yes  No Operable:  Yes  No

**AFCI breaker**  Yes  No Operable:  Yes  No  Not Tested

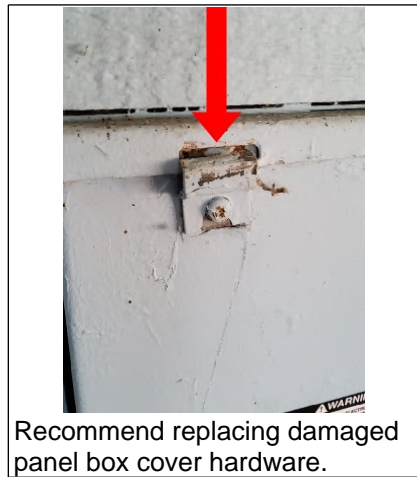
**Main wire**  Copper  Aluminum  Not Visible  Double tapping of the main wire Condition:  Satisfactory  
 Marginal  Poor

**Branch wire**  Copper  Aluminum  Solid Branch Aluminum Wiring  Not Visible  Safety Hazard

**Branch wire condition**  Satisfactory  Poor  Recommend electrician evaluate/repair  Romex  BX cable  
 Conduit  Knob/Tube  Double tapping  Wires undersized/oversized breaker/fuse  
 Panel not accessible  Not evaluated  
 Reason:

**Comments**

**Photos**



Recommend replacing damaged panel box cover hardware.

## Breaker panel

None apparent

**Location(s)** Location 1: Right of Home  
 Location 2:  
 Location 3:

**Evaluation**  Panel not accessible  Satisfactory  
 Reason:  
 Recommend separating/isolating neutrals  Recommend electrician repair/evaluate box

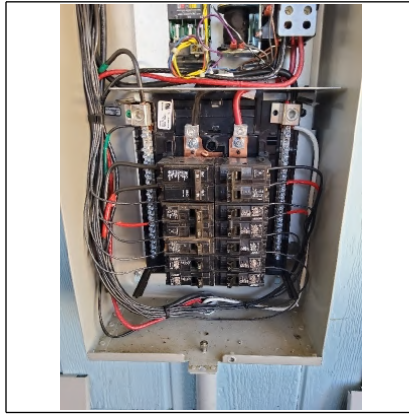
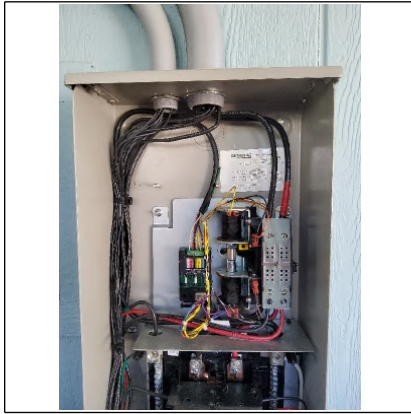
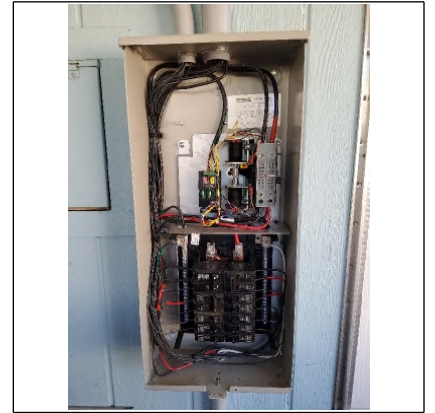
**Branch wire**  Copper  Aluminum  Safety hazard Neutral/ground separated:  Yes  No Neutral isolated:  
 Yes  No

**Condition**  Satisfactory  Marginal  Poor

**Comments**

**Photos**

# Electrical System



# Plumbing

**Water service**

**Main shut-off location** Rear 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

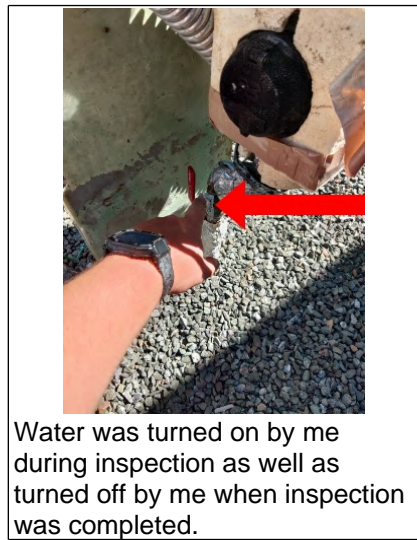
**Interior fuel storage system**  N/A  Yes  No Leaking:  Yes  No

**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**



**Main fuel shut-off location 1**

N/A

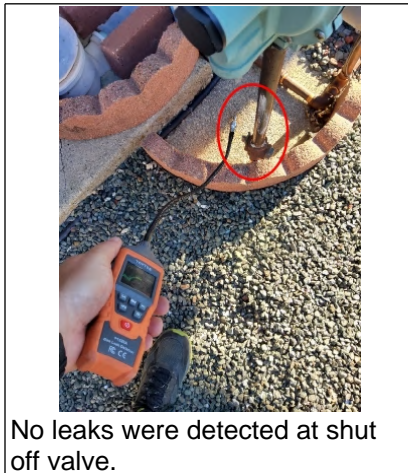
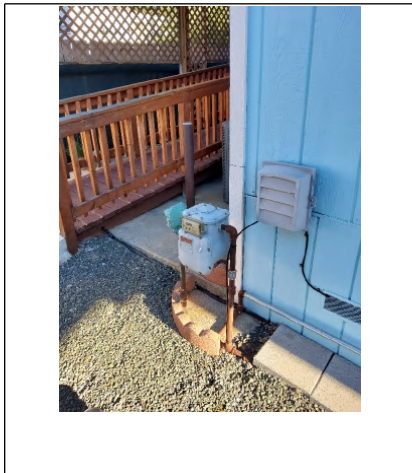
**Location** Rear of Home

**Comments**

**Photos**



# Plumbing



No leaks were detected at shut off valve.

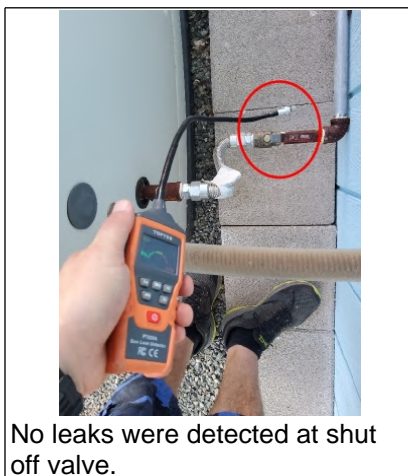
**Main fuel shut-off location 2**

N/A

**Location** Rear of Home

**Comments**

**Photos**



No leaks were detected at shut off valve.

**Water heater**

N/A

**General** Brand Name: Reliance  
 Serial #:  
 Capacity:  
 Approx. age:

**Type**  Gas  Electric  Oil  LP Other:

**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** 1. Thermal Imager shows water temperature is 155.6 Degrees F I would suggest reducing the

# Plumbing

## Water heater cont.

**Comments cont.** temperature of the water heater. The standard temperature range is 115 Degrees F to 120 Degrees F.

**2. Only one seismic strap is attached to the water heater and is located at the wrong location. Recommend having a seismic strap installed at the top portion and lower portion of the water heater.**

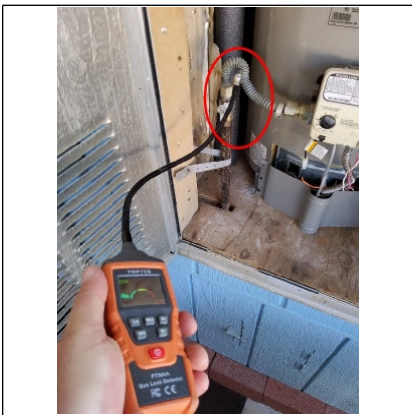
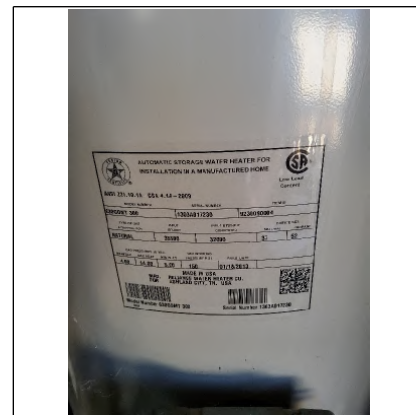
## Photos



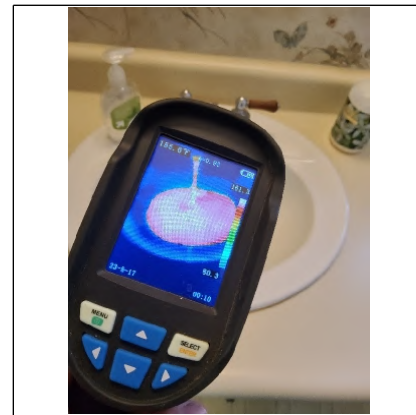
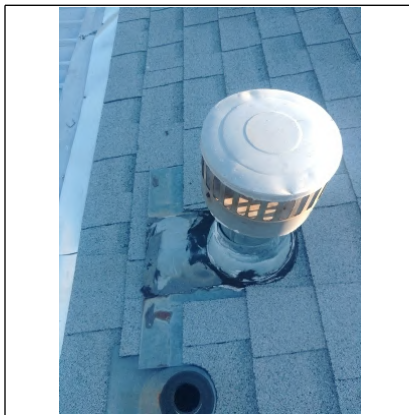
Water heater is not technically in a living area but as at the same floor level as the home. This is not required but I would recommend a drain pan be installed below the water heater with a drain line being stubbed to the exterior.



Slight oxidation and corrosion is evident.



No leaks were detected at shut off valve.



Thermal Imager shows water temperature is 155.6 Degrees F I would suggest reducing the temperature of the water heater. The standard temperature range is 115 Degrees F to 120 Degrees F.

# Kitchen

## Countertops

Condition  Satisfactory  Marginal  Recommend repair/caulking

Comments

Photos

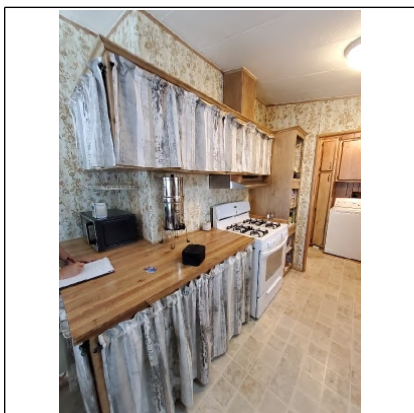


## Cabinets

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

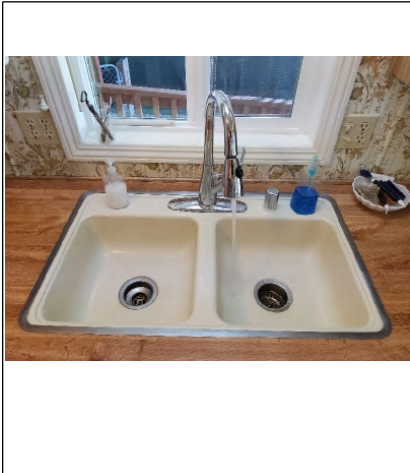
Functional flow  Satisfactory  Marginal  Poor

Comments

Photos



# Kitchen



Thermal Imager shows hot water is present through faucet.

## Walls & Ceiling

Condition  Satisfactory  Marginal  Poor  Typical cracks  Moisture stains

Comments

Photos



Old water leak from prior roof.

## Floor

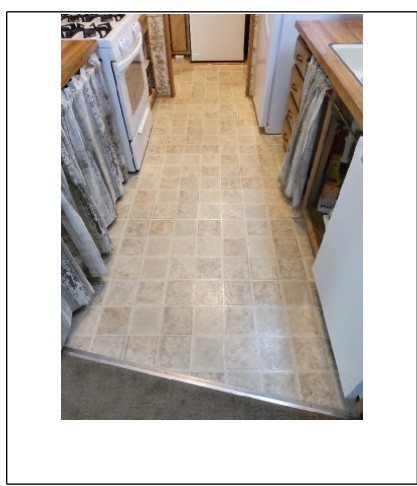
Condition  Satisfactory  Marginal  Poor  Sloping  Squeaks

Comments

Photos



# Kitchen



Laser level shows floor is level at this location.

## 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**    1. Exhaust fan is noisy and should be repaired by an Appliance Specialist.

**Photos**

# Kitchen



Garbage disposal shows proper operation



Exhaust fan is noisy and should be repaired by an Appliance Specialist.



All burners show proper operation on stove top.



Thermal Imager shows oven properly operates.



Oven dials show proper operation.



Microwave shows proper operation.



Dishwasher dials show proper operation.



Thermal Imager shows dishwasher properly operates.



Thermal Reader shows freezer properly operates. (21 Degrees F)

# Kitchen



Thermal Reader shows refrigerator properly operates. (41.3 Degrees F)



Electrical outlet shows proper operation, 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

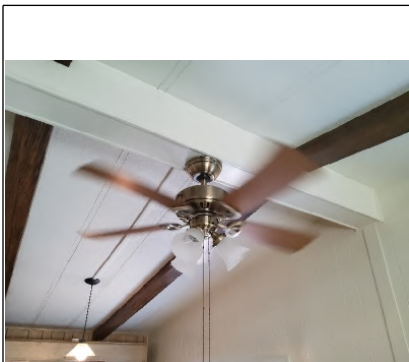
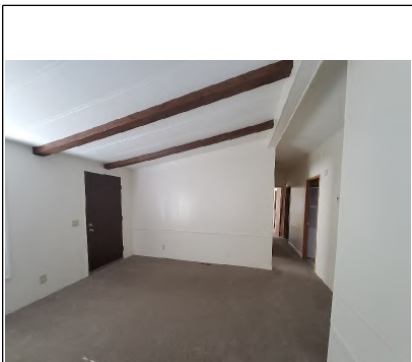
**Heating source present**  Yes  No Holes:  Doors  Walls  Ceilings

**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** 1. Recommend repairing or replacing loose ceiling fan.

### Photos



Recommend repairing or replacing loose ceiling fan.



Dips in the ceiling are cosmetic these beams are not structural as there are spanning joist members above them that meet at the ridge point.



# Living Room



Electrical outlet shows proper operation, grounding and polarity.



Thermal Imager shows proper "Heat" distribution through vent along with properly sealed ducting at the register.



Thermal Imager shows proper "Heat" distribution through vent along with properly sealed ducting at the register.



Thermal Imager shows proper "Cool" distribution through vent along with properly sealed ducting at the register.



Thermal Imager shows proper "Cool" distribution through vent along with properly sealed ducting at the register.

# Dining Room

## Dining Room

**Location** Dining 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

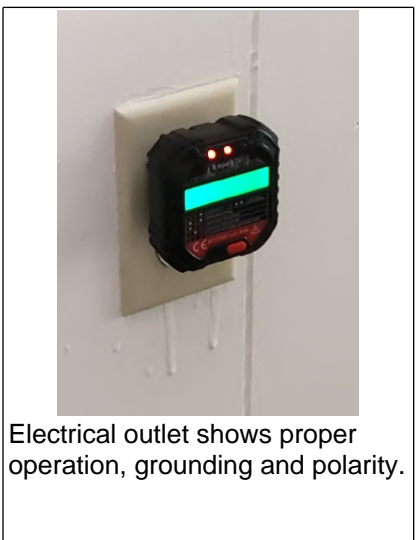
**Heating source present**  Yes  No Holes:  Doors  Walls  Ceilings

**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



Electrical outlet shows proper operation, grounding and polarity.



Thermal Imager shows proper "Heat" distribution through vent along with properly sealed ducting at the register.



Thermal Imager shows proper "Cool" distribution through vent along with properly sealed ducting at the register.

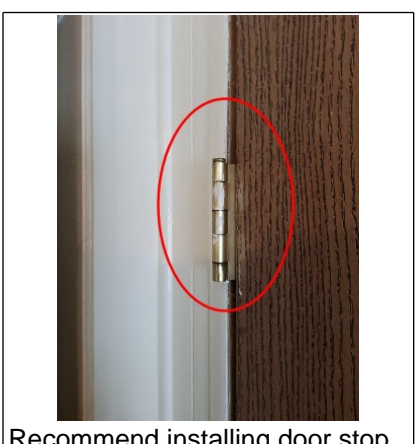
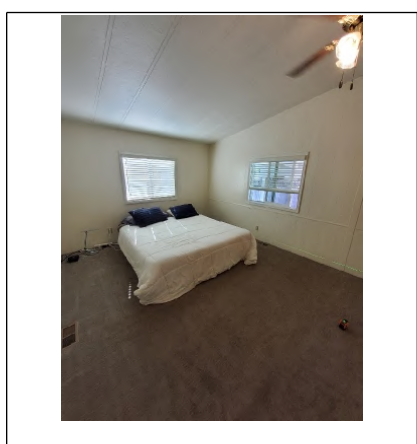
# Master Bedroom

**Room**

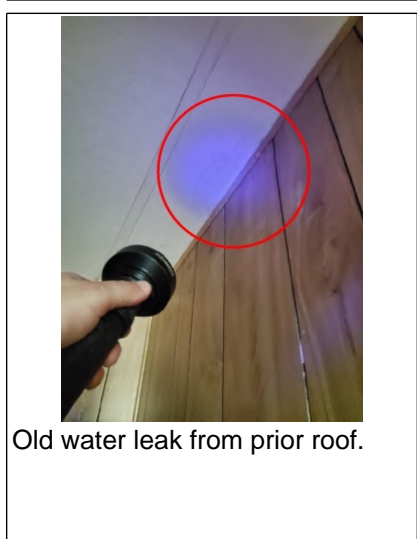
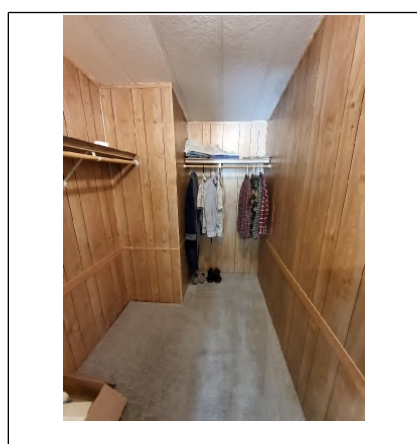
**Location** Master Bedroom  
**Type** MASTER BEDROOM  
**Walls & Ceiling**  Satisfactory  Marginal  Poor  Typical cracks  Damage  
**Moisture stains**  Yes  No  
 Where:  
**Floor**  Satisfactory  Marginal  Poor  Squeaks  Slopes  Tripping hazard  
**Ceiling fan**  None  Satisfactory  Marginal  Poor  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**

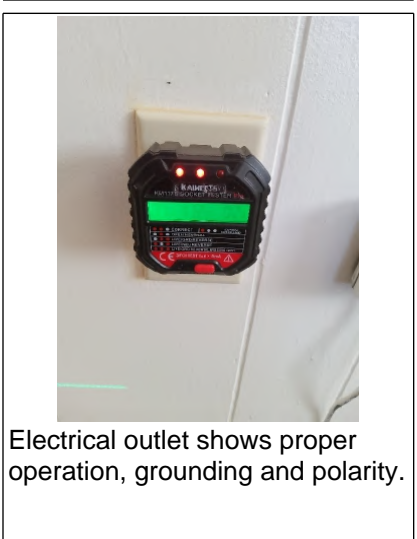
**Photos**



Recommend installing door stop



Old water leak from prior roof.



Electrical outlet shows proper operation, grounding and polarity.



Thermal Imager shows proper "Heat" distribution through vent along with properly sealed ducting at the register.

# Master Bedroom



Thermal Imager shows proper "Heat" distribution through vent along with properly sealed ducting at the register.



Thermal Imager shows proper "Cool" distribution through vent along with properly sealed ducting at the register.



Thermal Imager shows proper "Cool" distribution through vent along with properly sealed ducting at the register.



Thermal Imager shows proper "Cool" distribution through vent along with properly sealed ducting at the register.



Bedroom measures 14'07" long.



Bedroom measures 11'06" 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

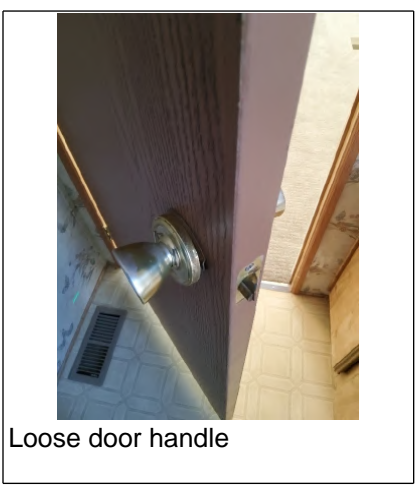
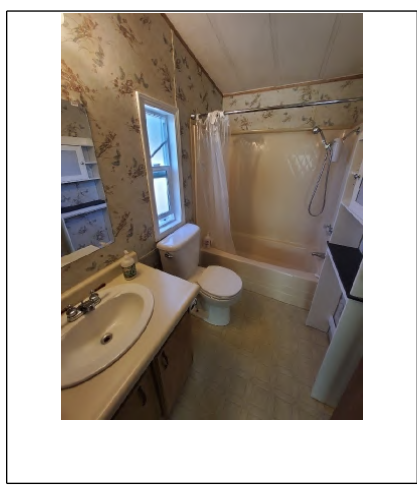
**Open ground/Reverse polarity**  Yes  No  Potential Safety Hazard

**Heat source present**  Yes  No

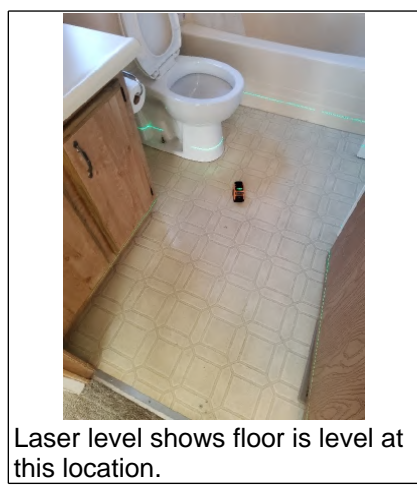
**Exhaust fan**  Yes  No Operable:  Yes  No  Noisy

**Comments** **1. Water is entering both the shower head and spout at the same time. Recommend having diverter valve replaced by a Licensed Plumber.**

### Photos



Loose door handle



Laser level shows floor is level at this location.

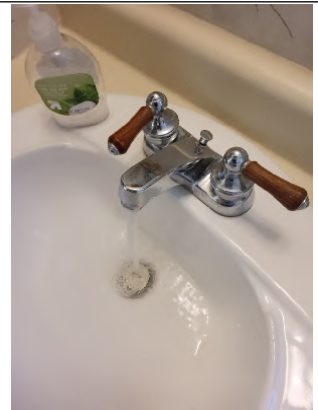
# Master Bathroom



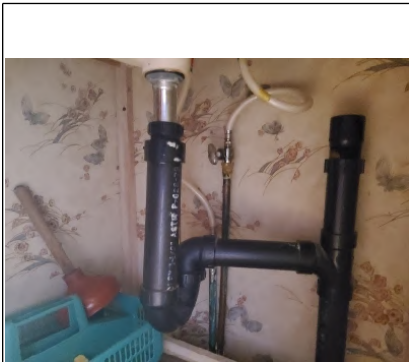
Electrical outlet shows proper operation, grounding and polarity.



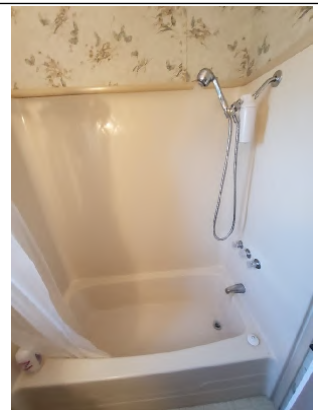
Thermal Imager shows hot water is present through faucet.



Replace drain stop



Thermal Imager shows hot water is present through spout.



Water is entering both the shower head and spout at the same time. Recommend having diverter valve replaced by a Licensed Plumber.



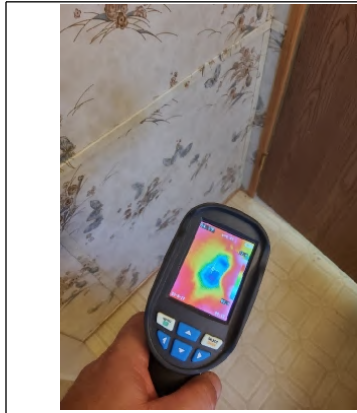
Loose spout



# Master Bathroom



Thermal Imager shows proper "Heat" distribution through vent along with properly sealed ducting at the register.



Thermal Imager shows proper "Cool" distribution through vent along with properly sealed ducting at the register.

# Bedroom

## 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

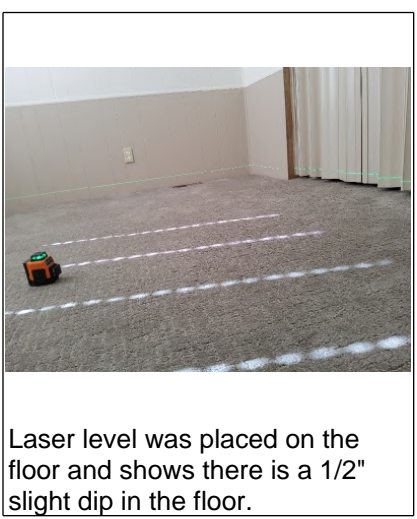
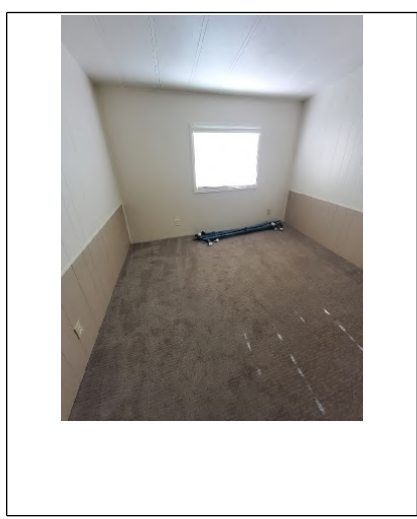
**Bedroom Egress restricted**  N/A  Yes  No

**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**



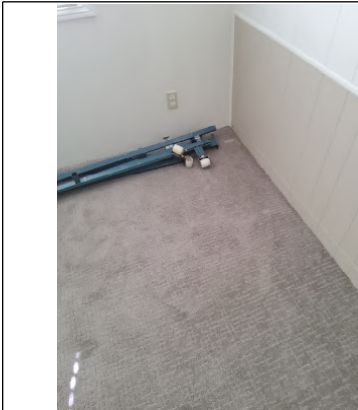
Laser level was placed on the floor and shows there is a 1/2" slight dip in the floor.



Electrical outlet shows proper operation, grounding and polarity.



# Bedroom



Slight squeak on the floor. This is nothing major and could only be fixed by removing the carpet and fastening 2" screws at the squeak locations.



Thermal Imager shows proper "Heat" distribution through vent along with properly sealed ducting at the register.



Thermal Imager shows proper "Cool" distribution through vent along with properly sealed ducting at the register.



Bedroom measures 11'02" long.



Bedroom measures 10'06" wide.

# Common Bathroom

**Bath**

**Location** Bathroom 1

**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

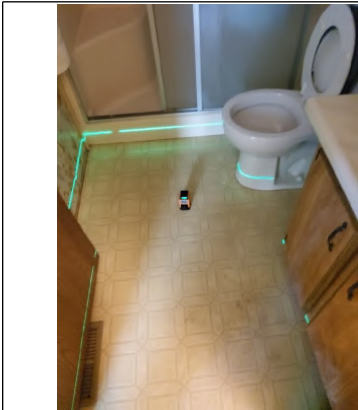
**Comments** **1. Shower head has a leak. Recommend having repaired or replaced by a Licensed Plumber.**

**2. Toilet is loose at the base. Recommend properly fastening to the floor by a Licensed Plumber.**

**Photos**



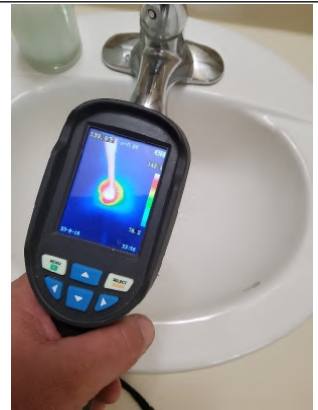
# Common Bathroom



Laser level shows floor is level at this location.



Electrical outlet shows proper operation, grounding and polarity.



Thermal Imager shows hot water is present through faucet.



Disconnected drain stop



Recommend using WD40 to ease the operation of the shower door.



Shower head has a leak. Recommend having repaired or replaced by a Licensed Plumber.



Loose flange

## Common Bathroom



Toilet is loose at the base.  
Recommend properly fastening to the floor by a Licensed Plumber.



Thermal Imager shows proper "Heat" distribution through vent along with properly sealed ducting at the register.



Thermal Imager shows proper "Cool" distribution through vent along with properly sealed ducting at the register.



# Laundry Room

## 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

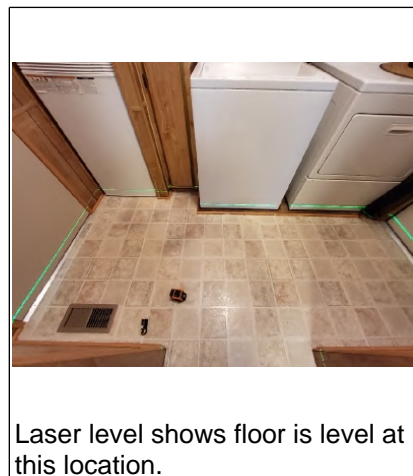
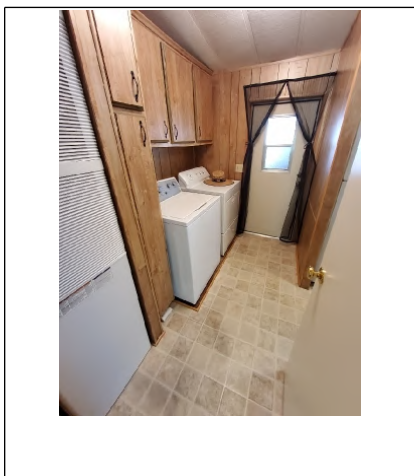
Appliances  Washer  Dryer  Water heater  Furnace/Boiler

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

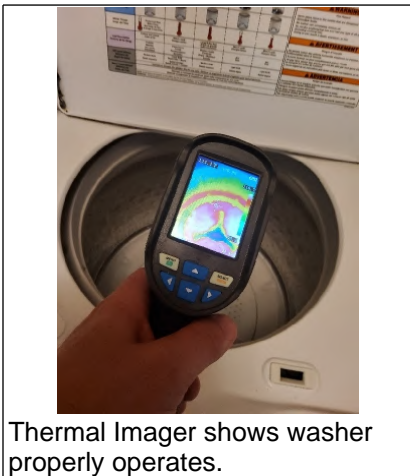
## Photos



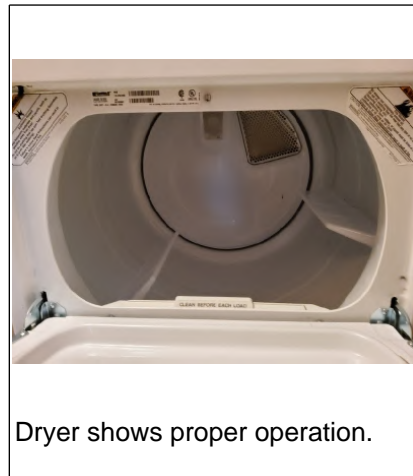
Laser level shows floor is level at this location.



Washer shows proper operation.



Thermal Imager shows washer properly operates.

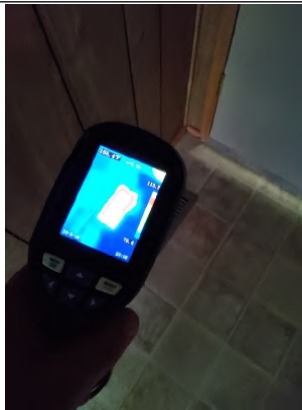


Dryer shows proper operation.

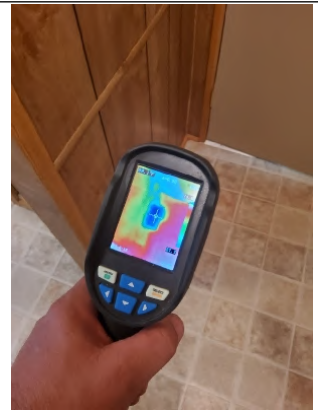
# Laundry Room



Electrical outlet shows proper operation, grounding and polarity.



Thermal Imager shows proper "Heat" distribution through vent along with properly sealed ducting at the register.



Thermal Imager shows proper "Cool" distribution through vent along with properly sealed ducting at the register.

# Crawl Space

## Crawl space

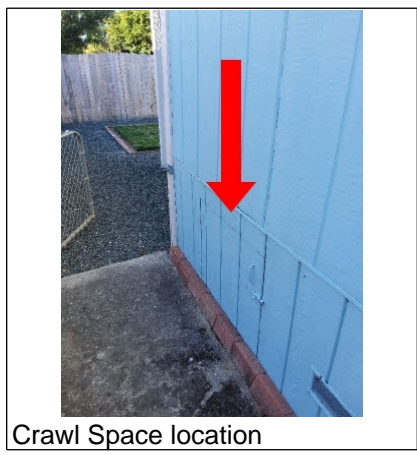
N/A

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

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

**Comments**

**Photos**



## Access

**Location**  Exterior  Interior hatch/door  Via basement  No access

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

**Comments**

**Photos**



## Perimeter Skirting / Pier Blocks

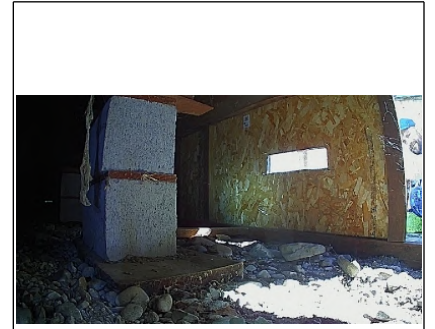
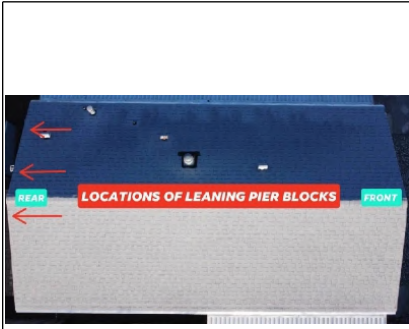
**Condition**  Satisfactory  Marginal  Have Evaluated  Monitor  Cracks  Movement

**Material**  Pier block  Poured concrete  Stone  ICF  Wood  Brick

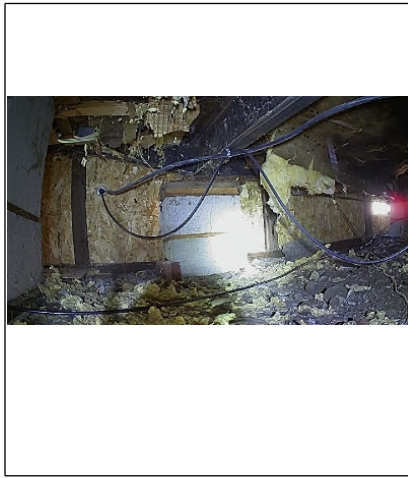
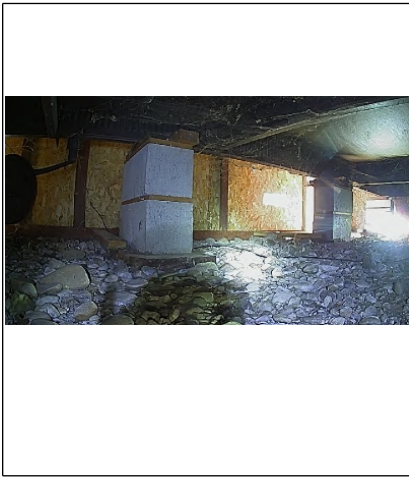
**Comments** **1. Recommend having leaning pier blocks releveled by a Licensed Contractor.**

**Photos**

# Crawl Space



These three pier blocks are leaning significantly.



## Floor

Material  Concrete  Gravel  Dirt Other: .

Comments **1. Recommend having all loose insulation and debris removed from the floor.**

## 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
- Wall vents    Power vents    None apparent
- Additional ventilation recommended    Satisfactory

## Location

## Condition

## Comments

## Photos



## Girders/Beams/Columns/Joists

- Steel    Wood    Masonry
- Satisfactory    Marginal    Poor    Not Visible    Sagging/Altered

## Comments

## Photos



# Crawl Space

## Subfloor

Not Visible

**Condition**  Indication of moisture stains/rotting

**Comments** **1. Rodent intrusion is evident and should be further evaluated by a Licensed Pest Control Company.**

### Photos



## Insulation

None

**Type**  Fiberglass  Cellulose  Rockwool  Foam  Not Visible

**Location**  Walls  Between floor joists Other: .

**Comments** **1. Recommend removing all damaged insulation and reinstalling new insulation between floor joists at missing locations prior to installing a new vapor barrier at damaged locations.**

### Photos



## Vapor barrier

**Present**  Yes  No  Not Visible  Improperly installed

**Material**  Kraft/foil faced  Plastic  Not Visible Other: .

**Condition**  Satisfactory  Marginal  Poor

**Comments** **1. Vapor barrier is damaged at various locations and should be repaired.**

### Photos

# Crawl Space

