



Home Inspection Report



20462 Powder Horn Dr., Hidden Valley Lake, CA 95467

Inspection Date:

Tuesday June 23, 2020

Prepared For:

Gloria Torres

Prepared By:

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

Report Number:

6

Inspector:

Dustin Wallace

License/Certification #:

CA--1052482

Inspector Signature:

Report Overview

Scope of Inspection

All components designated for inspection in the ASHI Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report. It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind. Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.

Main Entrance Faces

West

State of Occupancy

Occupied

Weather Conditions

Sunny

Recent Rain

No

Ground Cover

Dry

Approximate Age

10-15 years

Report Summary

Items Not Operating

There are various items that are not working which are listed in the report. The AC unit is not a large enough unit to meet the standards of this home. Two burners do not work on the stove and the microwave does not work. This home also has a leak from the main to the main connection to the home which is causing low water pressure throughout the house. There is massive heat loss and an inability to keep this house cool due to lack of insulation in the house.

Major Concerns

No insulation in the attic which most likely proves no insulation in the walls based on the process of insulation. After talking to my Licensed Insulator he believes as well that there is no insulation in the walls. I had no ability at the time of inspection to crawl the house to see if there was insulation between joist under the subfloor. Based on the building department there is a non-compliance on the property. It was built by one of the previous owners as (owner/builder) and was expired in 2008. There was never any city inspections and the current owner would need to take out a new permit to retrofit to bring to code. The AC unit is not big enough of a unit to cool this house. Water pressure extremely due to leak from main connection and rising connection. Girder on deck not nailed properly over the posts brackets. Gate is not properly closing.

Potential Safety Hazards

Not the correct Outlet for the Heating Unit in the garage.

Deferred Cost Items

As a licensed contractor I would never approve any home to be bought who was built by an unlicensed contractor along with no permits. This house is not built with the proper integrity that any new homeowner would deem necessary to be comfortable in their new home. I see a mess of problems with this house down the road.

Improvement Items

Items To Monitor

Receipt/Invoice

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

Property Address
20462 Powder Horn Dr.
Hidden Valley Lake, CA 95467

Date: Jun 23, 2020
Inspected By: Dustin Wallace

Inspection Number: 6
Payment Method: Check

Client: Gloria Torres

Inspection	Fee
Home Inspection	\$350.00

Total	\$350.00
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Grounds

Service Walks

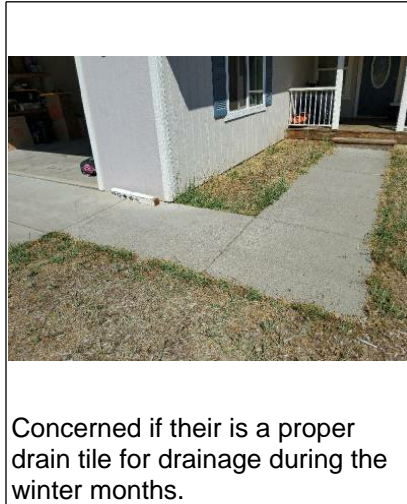
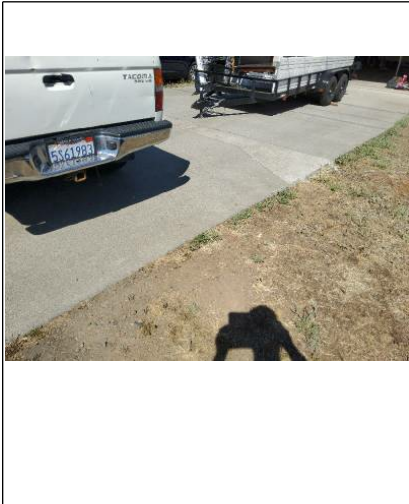
None Not Visible

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



Driveway/Parking

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



Porch

None Not Visible

Condition Satisfactory Marginal Poor Railing/Balusters recommended

Support Pier Concrete Wood Other: .

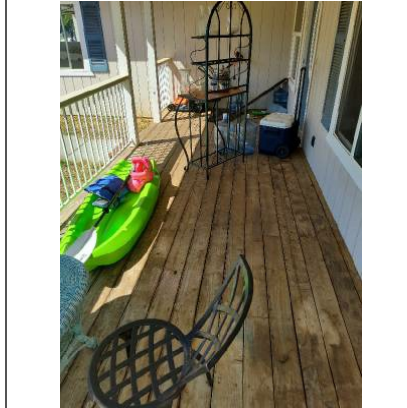
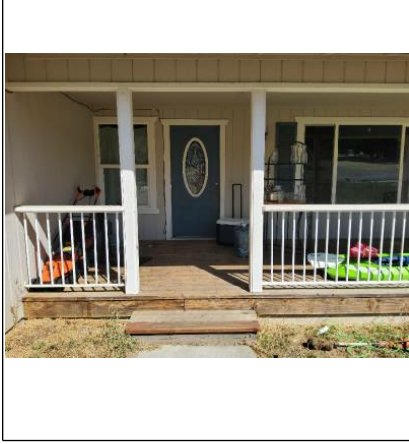
Floor Satisfactory Marginal Poor Safety Hazard

Grounds

Porch cont.

Comments Recommend painting or treating the wood on deck/porch

Photos



Nails need to be sunk.



Debris

Stoops/Steps

None

Material Concrete Wood Other: Railing/Balusters recommended

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

Comments

Photos



Patio

None

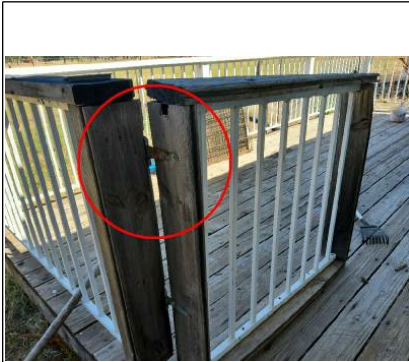
Material Concrete Flagstone Kool-Deck Brick Other: Wood

Condition Satisfactory Marginal Poor Settling cracks Trip hazard
 Pitched towards home (see remarks) Drainage provided Typical cracks

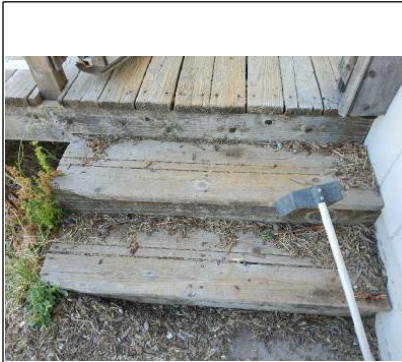
Comments

Photos

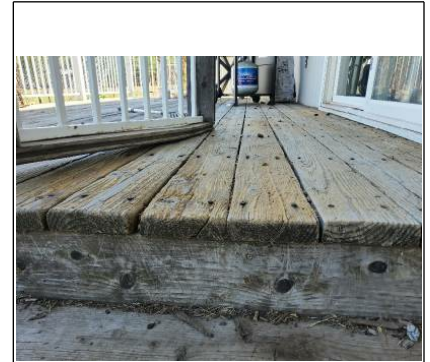
Grounds



Replace hinges with exterior hinges that dont rust. Complete gate needs to be removed. Recommend putting gate on the post lagged to the house.



Wood damage on steps all nails need to be sunk



Not properly built. should be the side that is hinged. Lags can be ran to the stud behind siding,



Loose should be reattached with lags from rim into 4x4 refer to next photo



Lags should be used to tie into 4x4 posts not nails.



run 2 lags minimum 4 inch into rim to post on all that are missing lags



not properly nailed to girder. needs 1 1/4 tekko nails



Girder not fastened

Grounds

Deck/Balcony

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

Deck/Patio/Porch Covers

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

Fence/Wall

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

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

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

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



Roof

General

Visibility None All Partial Limited By: .

Inspected From Roof Ladder at eaves Ground With Binoculars

Roof inspection was limited to inspecting from the eaves due to weather. Too hot to walk on the shingles

Photos



Style of Roof

Type Gable Hip Mansard Shed Flat Other: .

Pitch Low Medium Steep Flat

Roof #1 Type:Asphalt
Layers:1 Layer
Age:10-15+
Location:West

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

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

Comments

Photos

Roof



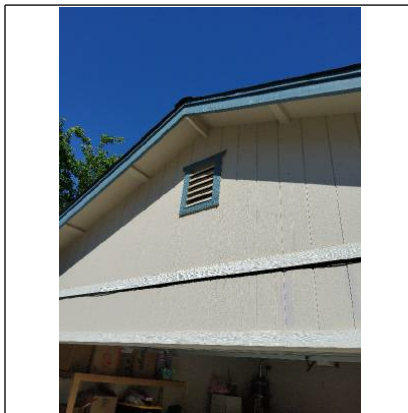
Ventilation System

None N/A

Type Soffit Ridge Gable Roof Turbine Powered Other: .

Comments Soffit/Eave
Gable

Photos



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 No metal flashing visible. Would always use metal flashing over the fascia

Photos

Roof



Valleys

N/A

Material

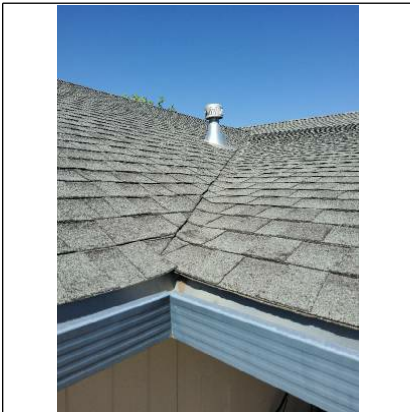
Not Visible Galv/Alum Asphalt Lead Copper Other: .

Condition

Not Visible Satisfactory Marginal Poor Holes Rusted Recommend Sealing

Comments

Photos



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

Roof coverings appeared overall satisfactory, but will need minor maintenance.

Photos

Roof



Skylights

N/A Not Visible

Condition Cracked/Broken Satisfactory Marginal Poor

Comments

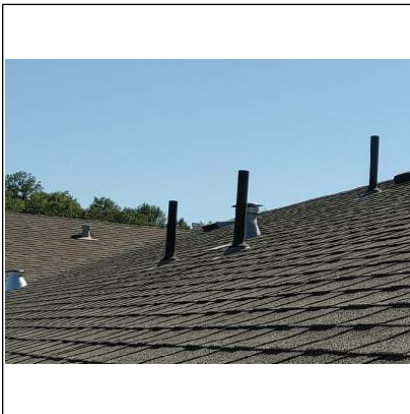
Plumbing Vents

Not Visible Not Present

Condition Satisfactory Marginal Poor

Comments

Photos



Exterior

Chimney(s)

None

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

Gutters/Scuppers/Eavestrough

None

Condition X 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 X Satisfactory

Extension needed North South East West N/A

Comments Concerned of proper drain tile in the leach field. However cannot assume based on lack of rain and runoff

Photos



Exterior



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



Siding below six inches. must have minimum six inches of clearance of ground.



Massive hole in the wall needs to be chalked or spray insulation

Exterior



Broken bent vent

Trim

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

Condition Satisfactory Marginal Poor

Comments

Photos



Some damage on bottom sill. also need to rechalk around the trim on inside butting the frame of slider.



Rot damage, needs to be replaced

Exterior



Soffit

None

Material

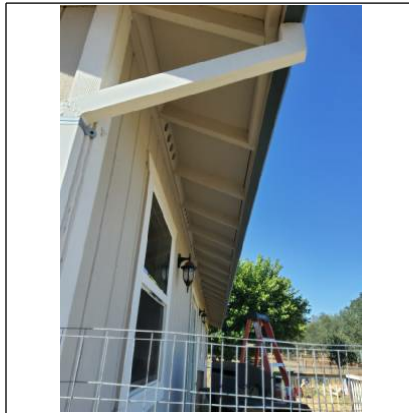
Wood Fiberboard Aluminum/Steel Vinyl Stucco Recommend repair/painting
 Damaged wood Other: .

Condition

Satisfactory Marginal Poor

Comments

Photos



Fascia

None

Material

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

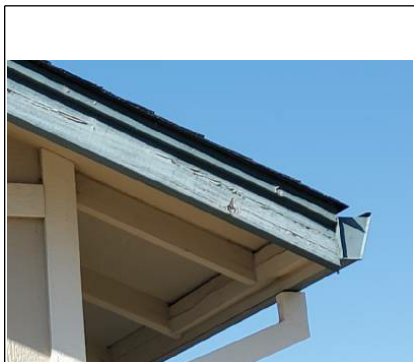
Condition

Satisfactory Marginal Poor

Comments

Photos

Exterior



Wood damage on the sun side of fascia



Top Fascia piece needs to be replaced



Wood damage from sun needs to be replaced

Flashing

None

Material

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

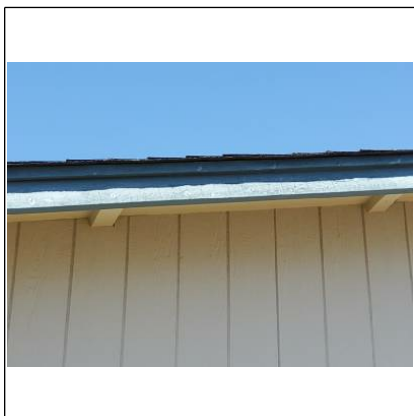
Condition

Satisfactory Marginal Poor

Comments

This is shingle mold wood 1x2 which was legal at the time of construction

Photos



Caulking

None

Condition

Satisfactory Marginal Poor

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

Comments

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



Screen damage



Bottom sill damage on back patio door



Broken Screen



Bent screen

Storms Windows

None Not installed

Condition Satisfactory Broken/cracked Wood rot Recommend repair/painting

Material Wood Clad comb. Wood/Metal comb. Metal

Putty Satisfactory Needed N/A

Comments

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 Did not have access to crawl the house

Service Entry

Location Underground Overhead

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

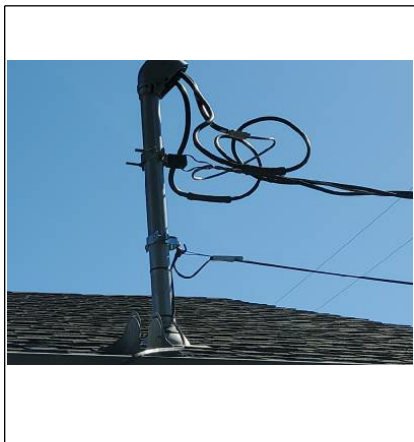
Exterior receptacles Yes No Operable: Yes No Condition: Satisfactory Marginal Poor

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

Comments

Photos

Exterior



Replace this GFCI

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

Photos



Replace weather strippings on front door.



Not properly installed as door has issue closing



Not installed correctly.

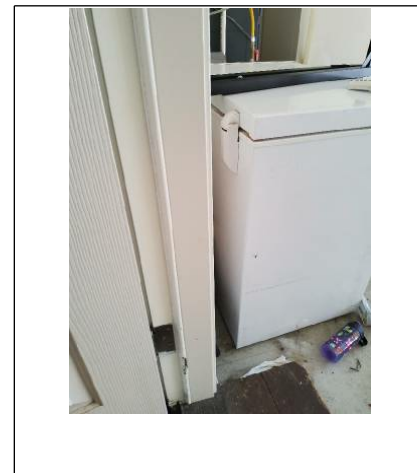
Exterior



garage door needs replacment of weeather strippings.



Garage door needs new weather stripping



Exterior A/C - Heat pump #1

Unit #1 N/A
 Location:
 Brand:Lennox
 Model #: 13ACD-036-230-05
 Serial #: 5808J27124
 Approximate Age: 10-15+

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): 30 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 Too small of unit for home

Photos



Not a proper size enough unit for the house.

Exterior

Exterior A/C - Heat pump #2

Unit #2 N/A
 Location: Garage
 Brand: Goodman
 Model #:
 Serial #:
 Approx. Age: 10-15+

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

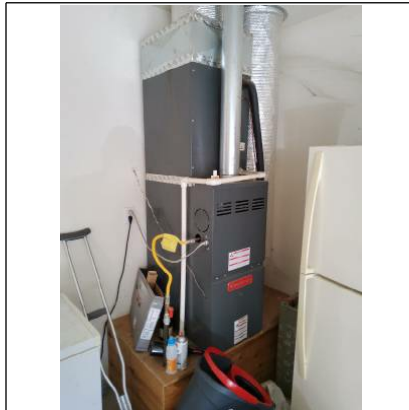
Insulation Yes No Replace

Condition Satisfactory Marginal Poor Cabinet/housing rusted

Improper Clearance (air flow) Yes No

Comments

Photos



Kitchen

Countertops

Condition Satisfactory Marginal Recommend repair/caulking

Comments Counter top has normal wear.

Photos

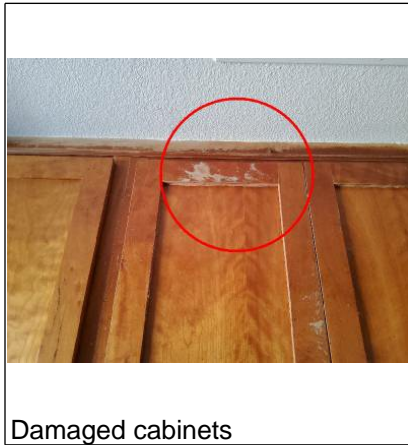
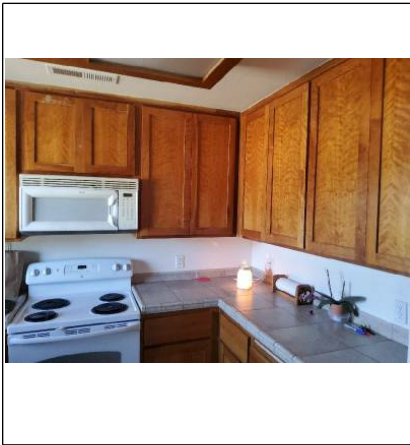


Cabinets

Condition Satisfactory Marginal Recommend repair/adjustment

Comments Cabinet doors damaged recommend repair

Photos



Damaged cabinets

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

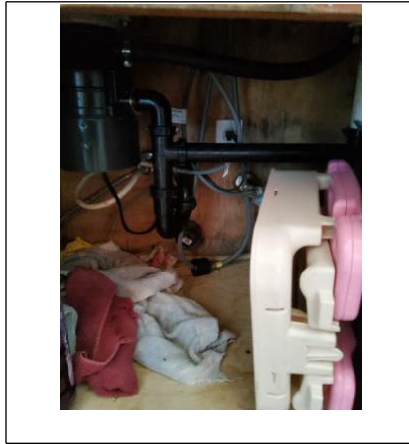
Comments

Photos

Kitchen



Very LOW water pressure



Walls & Ceiling

Condition Satisfactory Marginal Poor Typical cracks Moisture stains

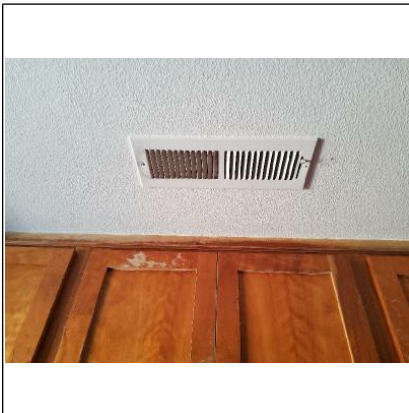
Comments Moisture stains present.

Heating/Cooling Source

Yes No

Comments Low air flow

Photos



Floor

Condition Satisfactory Marginal Poor Sloping Squeaks

Comments

Photos

Kitchen



Cracked Tile safety hazard

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

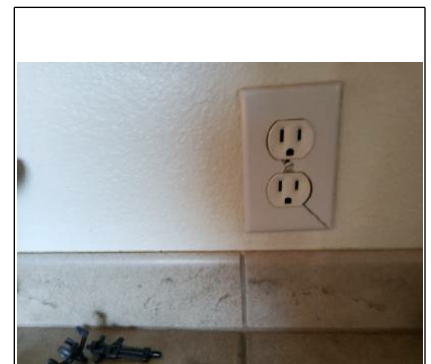
Photos



Does not work



Must replace microwave.
Unacceptable



Replace cover

Interior

Fireplace

None

Location(s)

Type Gas Wood Solid fuel burning stove Electric Ventless

Material Masonry Metal (pre-fabricated) Metal insert Cast Iron

Miscellaneous Blower built-in Operable: Yes No Damper operable: Yes No
 Open joints or cracks in firebrick/panels should be sealed Fireplace doors need repair

Damper modified for gas operation N/A Yes No Damper missing

Hearth extension adequate Yes No

Mantel N/A Secure Loose Recommend repair/replace

Physical condition Satisfactory Marginal Poor Recommend having flue cleaned and re-examined
 Not evaluated

Comments

Stairs/Steps/Balconies

None

Condition Satisfactory Marginal Poor Loose/Missing

Handrail Satisfactory Marginal Poor Safety hazard Hand Rail/Railing/Balusters recommended

Risers/Treads Satisfactory Marginal Poor Risers/Treads uneven Trip hazard

Comments

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

Interior

Attic/Structure/Framing/Insulation cont.

- 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
 Knob and tube covered with insulation Safety Hazard
- Comments** No Insulation in attic and most likely in the entire house completely unacceptable.

Photos



Plumbing

Water service

Main shut-off location Outside at curbside

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



Leak has been found



slow leak is also noticed at the connection. Furthermore, recommend replacing water pressure reducer as corrosion is shown this is the source of the issue with low water pressure in the house.

Main fuel shut-off location

N/A

Location On the side exterior wall

Photos

Plumbing



Well pump

N/A

Type Submersible In basement Well house Well pit Shared well

Pressure gauge operable Yes No Well pressure: Not Visible

Comments

Sanitary/Grinder pump

N/A Operable: Yes No

Sealed Crock Sealed crock: Yes No

Check Valve Check valve: Yes No

Shut-off Valve Shut-off valve: Yes No

Vented Yes No

Comments Septic was inspected by other professional

Photos



Water heater #1

N/A

General Brand Name: Rheem

Serial #:

Capacity:

Approx. age:

Type Gas Electric Oil LP Other: .

Combustion air venting present Yes No N/A

Plumbing

Water heater #1 cont.

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



No over flow pan. This is an electrical hazard



A pan is needed below all hot water heaters



Water heater #2

N/A

General Brand Name:
 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

Water softener

None

Loop installed Yes No

Plumbing hooked up Yes No

Plumbing leaking Yes No

Comments

Electric/Cooling System

Main panel

Location Exterior wall

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

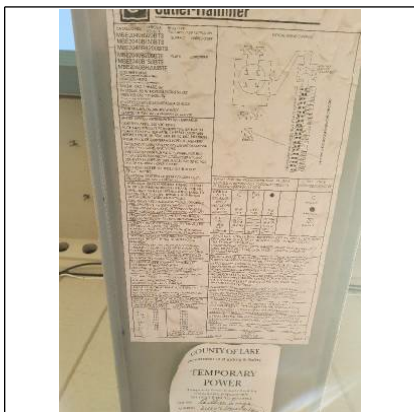
Main wire Copper Aluminum Not Visible Double tapping of the main wire Condition: Satisfactory
 Marginal Poor

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 Panel size appeared to be compatible to service size.

Photos



Sub panel(s)

None apparent

Location(s) Location 1:

Location 2:

Location 3:

Evaluation Panel not accessible Not evaluated

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

Evaporator Coil Section Unit #1

N/A

Electric/Cooling System

Evaporator Coil Section Unit #1 cont.

General Central system Wall unit

Location:

Age:

Evaporator coil Satisfactory Not Visible Needs cleaning Damaged

Refrigerant lines Leak/Oil present Damage Insulation missing Satisfactory

Condensate line/drain To exterior To pump Floor drain Other: .

Secondary condensate line/drain Present: Yes No Needed: Yes No Primary pan appears clogged
 Recommend technician evaluate

Operation Differential:

Condition Satisfactory Marginal Poor Recommend HVAC technician examine/clean/service

Not operated due to exterior temperature

Comments

Evaporator Coil Section Unit #2

N/A

General Central system Wall unit

Location:

Age:

Evaporator coil Satisfactory Not Visible Needs cleaning Damaged

Refrigerant lines Leak/Oil present Damage Insulation missing Satisfactory

Recommend/Replace damaged/missing insulation

Condensate line/drain To exterior To pump Floor drain Other: .

Secondary condensate line/drain Present: Yes No Needed: Yes No Primary pan appears clogged
 Recommend technician evaluate

Operation Differential:

Condition Satisfactory Marginal Poor Recommend HVAC technician examine/clean/service

Not operated due to exterior temperature

Comments

Living Room

Living Room

Location First floor

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

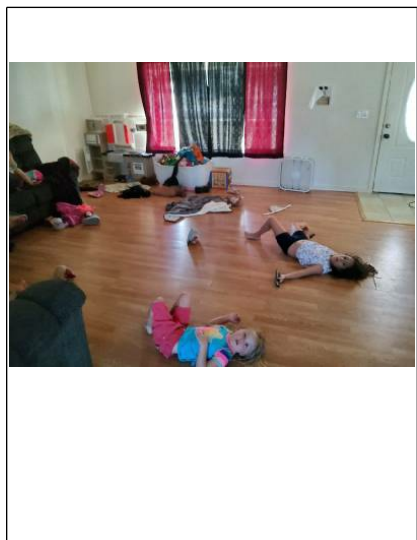
Heating source present Yes No Holes: Doors Walls Ceilings

Doors None Satisfactory Marginal Poor Cracked glass Broken/Missing hardware

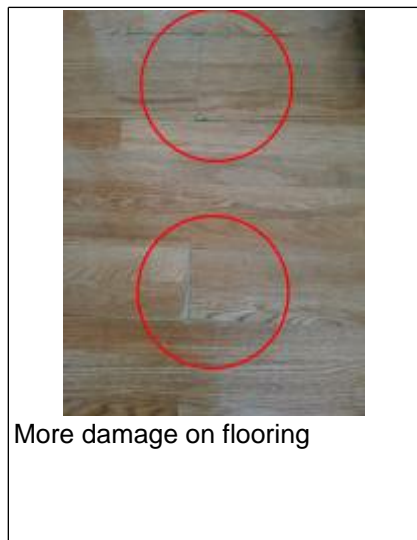
Windows None Satisfactory Marginal Poor Cracked glass Evidence of leaking insulated glass
 Broken/Missing hardware

Comments

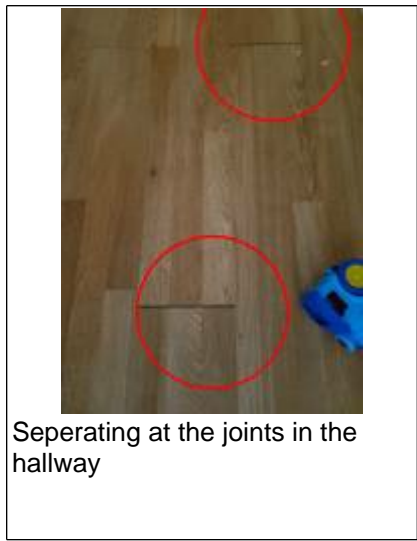
Photos



laminated floor damage. This is terrible cheap material that I would recommend having all replaced.



More damage on flooring



Seperating at the joints in the hallway

Garage/Carport (1)

Type

 None

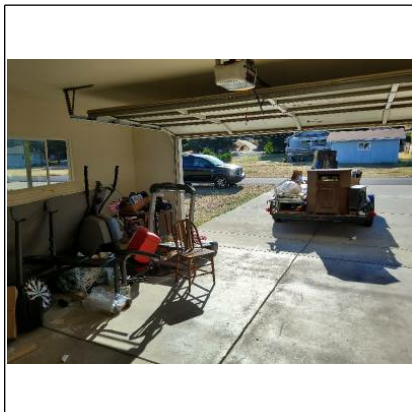
Type

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

Comments

2-car

Photos



Automatic Opener

 None N/A

Operation

 Operable Inoperable

Comments

Safety Reverse

 None N/A

Operation

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

Comments

Roofing

Material

 Same as house

Type:

Approx. age: Approx. layers:

Comments

Gutters/Eavestrough

Condition

 Satisfactory Marginal Poor Same as house

Comments

Siding

 N/A

Material

 Same as house Wood Metal Vinyl Stucco Masonry Slate Fiberboard

Condition

 Satisfactory Marginal Poor Recommend repair/replace Recommend painting

Comments

Trim

 N/A

Material

 Same as house Wood Aluminum Vinyl

Garage/Carport (1)

Trim cont.

Condition Satisfactory Marginal Poor Recommend repair/replace Recommend painting

Comments

Floor

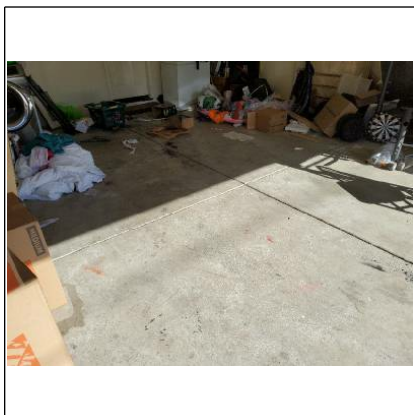
Material Concrete Gravel Asphalt Dirt Other: .

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

Overhead Door(s)

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

Exterior Service Door

None

Condition Satisfactory Marginal Poor Damaged/Rusted

Comments

Electrical Receptacles

Yes No Not Visible Operable: Yes No

Reverse polarity Yes No

Open ground Yes No Safety Hazard

Garage/Carport (1)

Electrical Receptacles cont.

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

Comments

Photos



Needs fusible disconnect

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

Bathroom (1)

Bath

Location First floor bath

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

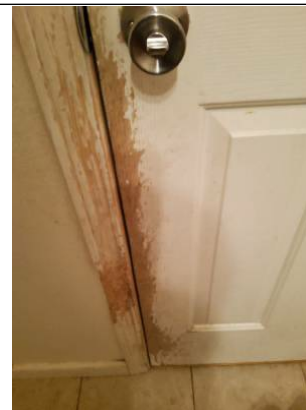
Photos



Low water pressure



Low water pressure



Door needs to be replaced damaged. Trim needs to be replaced as well.

Room (1)

Room

Location First floor

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

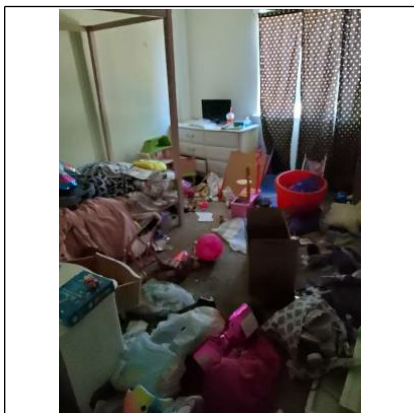
Bedroom Egress restricted N/A Yes No

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 Too much debris for a thorough inspection

Photos



Room (1)

Room

Location First floor

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

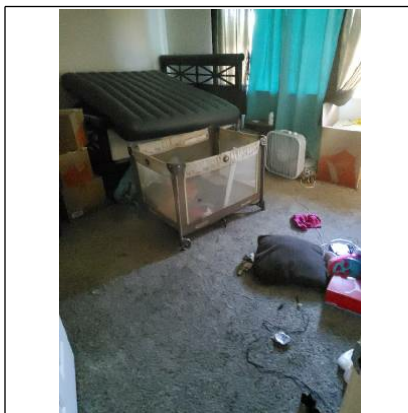
Bedroom Egress restricted N/A Yes No

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



Bathroom (1)

Bath

Location Master bath

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

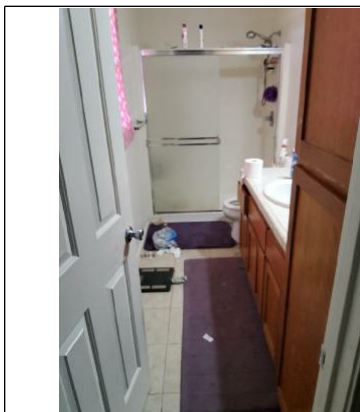
Open ground/Reverse polarity Yes No Potential Safety Hazard

Heat source present Yes No

Exhaust fan Yes No Operable: Yes No Noisy

Comments

Photos



Damage on door



Rust on hinges in bathroom need to be replaced

Bathroom (1)



Cabinet is worn



Not proper GFCI in Master Bathroom

Room (1)

Room

Location First floor

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 None of door hardware match on all doors

Photos



Recommend Ceiling fan



Carpet damage needs to be replaced



Door damage