



Home Inspection Report



Inspection Date:

Vednesday August 4, 2021

Prepared For:

KJ

Prepared By:

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

Report Number:

3232

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 or Building Code of when the home was built I DO NOT APPLY NEW BUILDING CODE TO AN OLDER HOME I am inspecting the home as when the home was built. 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.

The parties agree and understand that Dustin Wallace Home Inspections and Construction assume no liability or responsibility for the costs or 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 Home Inspections and Construction required notice then there will be no liability to client. The Client further agrees that Dustin Wallace Home Inspections and Construction is only liable up to the cost of the inspection.

The parties agree and understand Dustin Wallace Home Inspections and Construction is not an insurer or guarantor against defects in the structure, items, components, or systems inspected.

The Inspection will not include an appraisal of the value or a survey.

As a Licensed General Contractor I am not allowed to do any work for a minimum 12-months on anything inspected on a home inspection.

Main Entrance Faces

South

State of Occupancy

Vacant

Weather Conditions

Sunny

Recent Rain

No

Ground Cover

Dry

Approximate Age

15 Years

Report Summary

Items Not Operating

Refer to "Report Section" with reference to the location of items that are not working, missing, and needed or needed to be replaced. Below are the list of items in "Report Section" is the location of the listed items.

1. There was no propane during the time of inspection thus Oven and Stove were not tested.
2. Exterior GFCI not resetting both exterior electrical not functioning during time of inspection.
3. Replace Storm Collars (Refer to "Report Sections: Roof")
4. Replace Weatherstripping on front door.
5. Replace Insulation on AC Unit
6. Rechalk and Grout various areas on countertops (Refer to "Report Sections: Kitchen")
7. Tighten cabinet knobs (Refer to "Report Sections: Kitchen")
8. Install Toe Kicks and Quarter Rounds in areas needed (Refer to "Report Sections: Kitchen")
9. Slight Leak at Main Water Line at Curbside (Refer to "Report Sections: Plumbing")
10. Missing Downspout on Gutter on Garage (Refer to "Report Sections: Garage")
11. Missing Door Jamb Stop and Weatherstripping on Exterior Door (Refer to "Report Sections: Garage")
12. Loose plumbing connections for hose bibs (Refer to "Report Sections: Grounds")
13. Loose Toilet Tank (Refer to "Report Sections: Bathroom 1")
14. Loose Bathtub Spout (Refer to "Report Sections: Bathroom 1")
15. Adjust Interior door in Bedroom 1
16. Install Door Stop in Bedroom 2
17. Access Door needed to service Whirl Pool (Refer to "Report Sections: Master Bedroom")

Refer to "Report Sections: Master Bathroom")

18. Adjust Interior door in Master Bathroom
19. Install baseboard or quarter round on cabinet in Master Bathroom
20. Whirl Pool drains slowly in Master Bathroom
21. Loose Toilet Tank in Master Bathroom

Refer to "Report Sections: Crawl Space")

22. Cut back carpet to access Crawl Space easier.
23. Slight Moisture Stains are noted, however there were no leaks during time of inspection. This looks like a repair that was done and insulation was not put back in place.
24. Put Insulation back between joists.

Major Concerns

There is one foundation concern with regards to this home located at the corner. (Refer to "Report Section: Exterior") with regards to pictures. This area does have to be addressed as directly below the mudsill theres a missing portion of the concrete perimeter wall (Back of Home) and another portion (Right of Home, when facing from front side) is detached from the perimeter wall. In order for this location to be fixed foundation forms will have to be used. Drilling through the existing foundation will also have to be applied, tying in new number 4 rebar at the corner will have to be applied and concrete epoxi injections would be needed.

With regards to the decks this home was built in 2006 the joist members, ledger boards and columns are pressure treated but plank members were cheaply done. Painted Douglas Fur is perfectly fine but nails should not have been used especially for 2006. Old homes its very common, but exterior 3" to 3 1/2" Deck screws should have been used. The deck planking looks to have been top plate left over lumber and should have been properly flashed above the ledger boards. The planking itself will not last five more years and the side staircase needs to be replaced. The positive with 16" on center joist spacing is that the deck planking can be replaced with composite 5/4 (which is 1" thick) Decking. Both decks do have columns that

Report Summary

Major Concerns

need to be replumbed.

There are various interior and exterior "Finish Work" concerns throughout the home. Many cabinet knobs are loose, doors and cabinet doors not adjusted correctly, and multiple access locations that I had to knife to access the attic locations in both garage and Master Bedroom Closet. The biggest concerns I have with regards to the finish work is the lack of toe kick and laminate flooring being used in the bathrooms. Both bathrooms need to be properly sealed with no water point of access to go underneath the laminate flooring. Laminate flooring can buckle with excessive water protrusion. I recommend toekicks and proper silocone at the base of the toekick and baseboard so that water can not protrude. There was no leaks noted in the crawl space but various plumbing lines are loose at the connections and should be tightened.

I am concerned with the significant lack of ventilation in the attic. Being vaulted ceilings in areas that are gable ends more roof vents should have been applied. There are standard spacings of eve block vents (1 vent for two solids), but heat rises I would recommend ridge vent to provide three-point ventilation. Whenever there is no gable end vent and no ability to provide a powered attic fan when temperatures exceed 90 Degrees, ridge vent is the best option and most used. There are vaulted ceilings but in the areas that are not at the attic point there is not enough proper ventilation.

Potential Safety Hazards

Deferred Cost Items

"COSTS TO CURE" are considered unsolicited when asked by client to provide cost numbers. As an Active Licensed General Contractor I am able to give bids or estimates. The "estimated" costs are just estimates and do no reflect the actual bid for service and repairs as unforeseen areas of concern when "opened up" could raise estimates. Furthermore, I am not allowed to perform the service or work myself for 12-months due to Conflict of Interest, these costs are accurate. Having a General B License is also licensed to cover two unrelated to carpentry. Plumbing, Electrical for example. The costs for plumbing, electrical, HVAC, Roofing are numbers general costs provided by given costs by my subcontractors. The actual bid for repairs will come from the Engineer, Contractor, or subcontractor that is hired for the service and repair.

Ridge Vent

Repair Concrete Corner

Replace Right Stair Case and Replumb Columns

Fix Gutter and Install Downspout

Interior Work

1. Fix and tighten all cabinet knobs
2. Properly adjust all interior doors and cabinet doors
3. Install Quarter Round in areas where standard toekick can not cover. (Refer to "Report Section: Kitchen")
4. Install Toe Kick and Silicone Seal around baseboard and toekicks in bathrooms
5. Install access door to Jacuzzi Service Location (Reset Access)

Referrals:

Report Summary

Deferred Cost Items

With regards to HVAC repairs installing or new installations of Mini-Ductless Systems contact Mike from Cool-Air at (707) 277-7332

When it comes to anything electrical I refer Jesse Cole of IEC (707) 277-0623

With regards to plumbers I refer out Richard of Arbeez Plumbing 1-707-349-1200

When it comes to replacing gutters and installing gutters covers contact Gutter Masters at 707-279-1524

When it comes to fixing and patching drywall contact Evan Witzel Drywall 707-987-2685

When it comes to roofing or any work with regards to your roof I refer Curtis Edwards Roofing 707-900-1517

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" When I refer out major construction projects like a new deck an addition or full remodel I refer out JS Builders as they have multiple crews. For medium size projects like residing a whole house replacing windows anything that involves two workers I refer 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 involves one person I refer Martin Construction. All three references are Licensed General Contractors.

For JS Builders contact Joktan at 707 280-2801

For Scott Construction contact Pat Scott 707 994-3567

For Martin Construction contact Efrain Martin 707 802-8368

When it comes to new doors and installing I recommend contacting Andy or Spike with Quality Door Trim & Cabinets at 707-263-8877

When it comes to concrete repair or pouring new concrete pads, slabs etc I recommend Derek Andress Concrete at 707-337-1491

When it comes to painting I recommend Xavier Pena 707-320-8876

When it comes to removing and installing new insulation I recommend Turner Insulation 707-279-1800

Improvement Items

This home would be great for solar. For solar I recommend SunSolar contact Kurtis Woodard at 707-694-5384

Items To Monitor

Receipt/Invoice

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

**Property Address
15902 21st Ave
Clearlake , CA 95422**

Date: Aug 4, 2021

Inspection Number: 3232

Inspected By: Dustin Wallace

Payment Method: Check

Client: Kevin Jillson

Inspection	Fee
Home Inspection	\$325.00

Total	\$325.00
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Grounds

21st Ave

☐ 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 Was recently repaved.

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



Slight chip on edge of concrete

Concrete Walkway

☐ None ☐ Not Visible

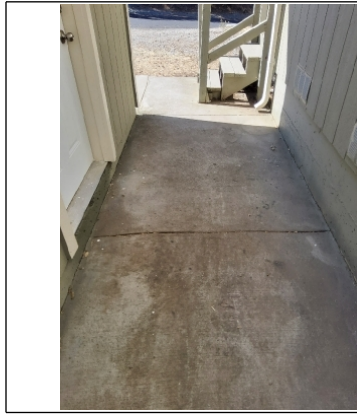
Material ☒ Concrete ☐ Asphalt ☐ Gravel/Dirt ☐ Brick Other: .

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

Comments

Photos

Grounds



Right Staircase

☐ None

Material

☐ Concrete ☒ Wood Other: ☐ Railing/Balusters recommended

Condition

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

Comments

Staircase needs to be replaced as stair stringers have lost structural integrity and is not properly repaired.

Photos



Replace stringers not proper application



Missing Center Stair Stringer.
 With 1 1/2" wood tread members no more then 2ft on center can be applied.

Grounds



Less then 30 inches from tread to ground level does not require railing or 4" ballusters

Entry Staircase

☐ None

Material

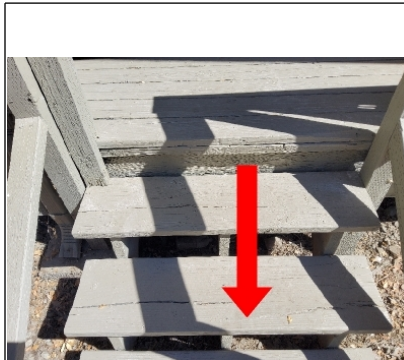
☐ Concrete ☒ Wood Other: ☐ Railing/Balusters recommended

Condition

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

Comments

Photos



Replace plank member



Less then 30 inches from tread to ground level does not require railing or 4" ballusters

Deck

☐ None ☐ Not Visible

Material

☒ Wood ☐ Metal ☐ Composite ☐ Railing/Balusters recommended

Condition

☒ Satisfactory ☒ Marginal on Tread Members ☐ Poor ☐ Wood in contact with soil

Finish

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

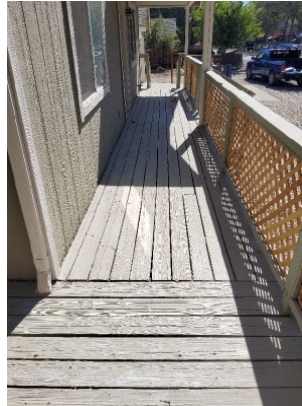
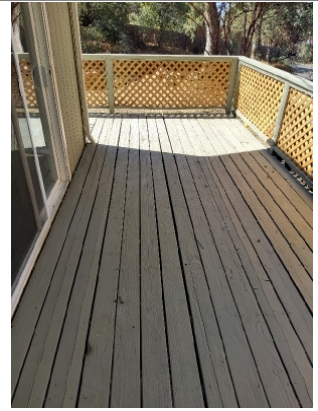
Comments

Photos

Grounds



Not properly fastened column.
However, being Less then 30
inches from tread to ground level
does not require railing, column
or 4" ballusters



Replace plank member



Refasten right column with 1/2"
Galvanized Lags 4 1/2" long
predrill first.



Tighten all threads



Grounds



Refasten plank members with various 3 inch deck screws.



Refasten plank member on joist member with exterior deck screws.



Builder should have installed flashing. Ledger Boards and joist members are pressure treated which is a positive. When replacing the plank members recommend flashing the ledger members and install a 2x4 trim member.



Replace loose nails with 3" exterior deck screws.



Grounds



Slight Moisture Damage
underneath planking members.



Refasten Joist nails in column



Various Debris underneath deck
should be cleaned

Rear Staircase 1

☐ None ☐ Not Visible

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

Condition ☐ Satisfactory ☐ Marginal ☐ Poor ☒ Recommend Repair

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

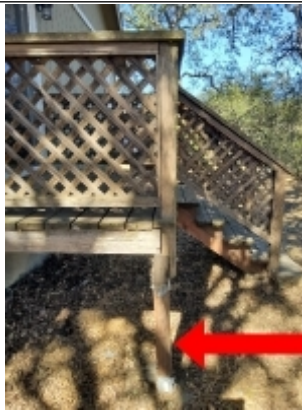
Comments

Photos

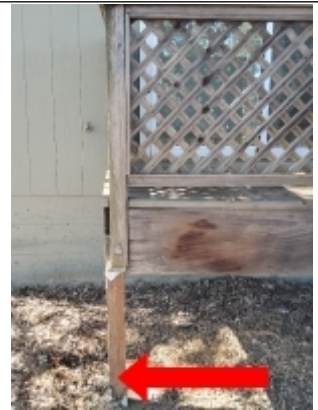
Grounds



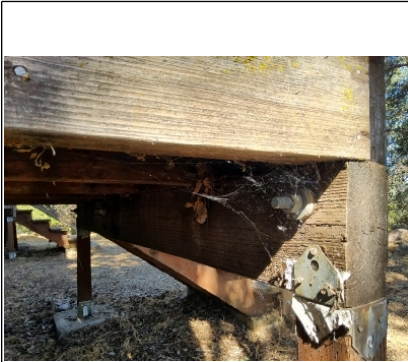
Recommend lags on ledger board into rim of the house.



Not properly plumb. Recommend releveling column.



Referenced to previous slide



Tighten All Thread



Tighten All Thread



Tighten All Thread



Run 3 Inch exterior deck screws on last plank member

Rear Staircase 2

- ☐ 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

Grounds



Deck 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



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

Hose bibs

☐ N/A

Condition

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

Operable

☒ Yes ☐ No ☐ Not Tested ☐ Not On

Comments

Photos

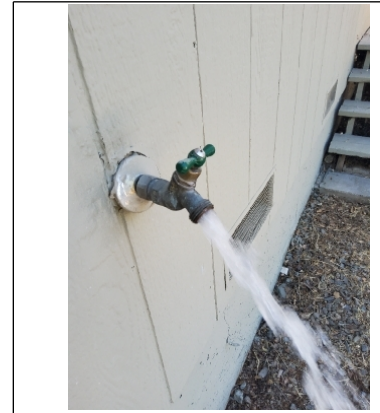
Grounds



Loose Hose Bib



Location of loose hose bib



Loose Hose Bib



Location of Loose Hose Bib



Replace handle (Location: Right Side of Front Door)

Exterior Electrical

☐ N/A

Condition ☐ Satisfactory ☐ Marginal ☐ Poor ☒ GFCI Not Resetting

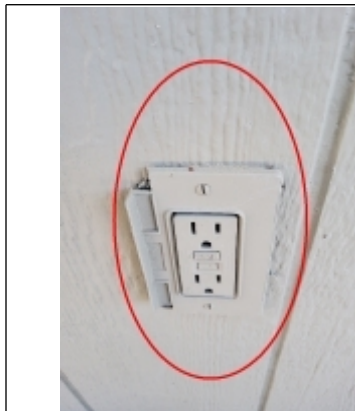
Operable ☐ Yes ☒ No ☐ Not Tested ☐ Not On

Comments

Photos



Dead outlet

Gfci won't reset
Missing Electrical Cover

Roof

General

Visibility ☐ None ☒ All ☐ Partial Limited By: .

Inspected From ☒ Drone ☐ Ladder at eaves ☐ Ground ☐ With Binoculars

Photos



Style of Roof

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

Pitch ☐ Low ☒ Medium ☐ Steep ☐ Flat

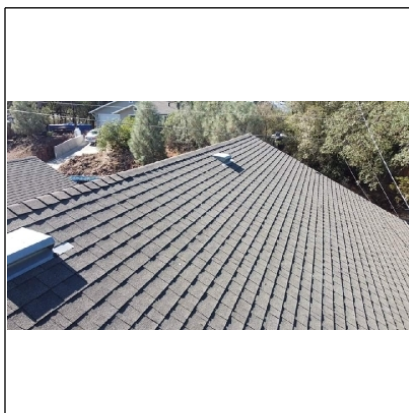
Roof #1 Type:30-Year Dimensional Roof
Layers:1 Layer
Age:15 Years
Location:House

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

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

Comments

Photos



Roof

Ventilation System

☐ None ☐ N/A

Type

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

Comments

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

Photos



Valleys

☒ N/A

Material

☐ Not Visible ☐ Galv/Alum ☐ Asphalt ☐ Lead ☐ Copper Other: .

Condition

☐ Not Visible ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Holes ☐ Rusted ☐ Recommend Sealing

Comments

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

Roof

Condition of Roof Coverings cont.

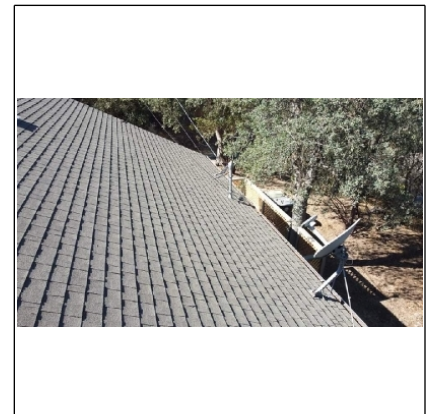
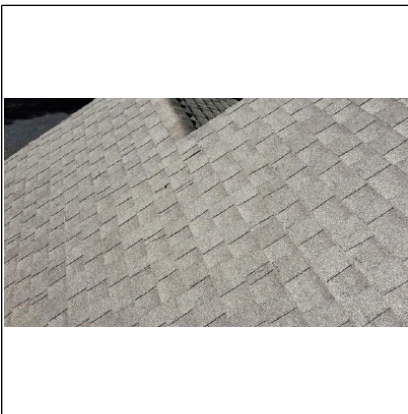
Roof #1 cont. ☐ Incomplete/Improper Nailing ☐ Recommend roofer evaluate ☐ Evidence of Leakage

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



Skylights

☐ N/A ☐ Not Visible

Condition ☐ Cracked/Broken ☒ Satisfactory ☐ Marginal ☐ Poor

Comments

Photos

Roof



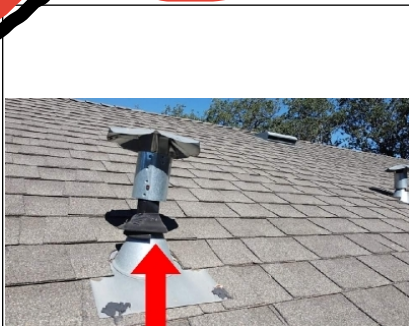
Plumbing Vents

☐ Not Visible ☐ Not Present

Condition ☐ Satisfactory ☐ Marginal ☒ **Poor**

Comments

Photos



Replace Storm Collar



Replace Storm Collar

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

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

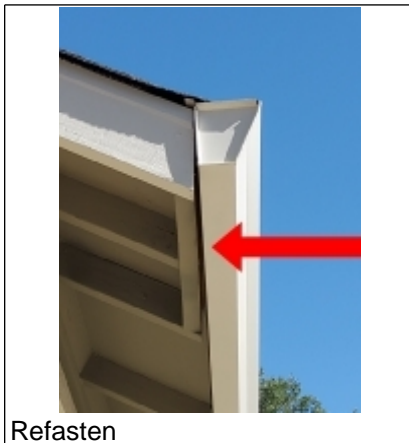
Leaking ☐ Corners ☐ Joints ☐ Hole in main run ☒ No apparent leaks

Attachment ☒ Loose ☐ Missing spikes ☐ Improperly sloped ☐ Satisfactory

Extension needed ☐ North ☐ South ☐ East ☐ West ☒ N/A

Comments

Photos



Refasten



Missing Elbow

Exterior



Not properly pitched. Gutter needs to be pitched to downspout.



Reference to previous picture. Loose Attachment needs to be properly pitched to downspout.

Siding

Material

- ☐ Stone ☐ Slate ☐ Block/Brick ☐ 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



Paint looks to be Semi-Gloss does not match existing paint

Exterior

Trim

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

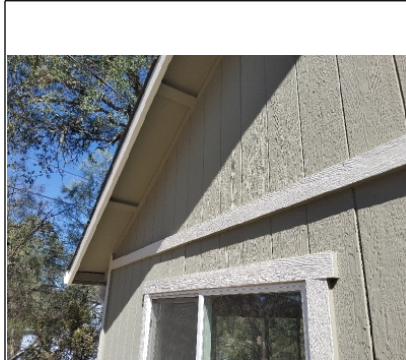
Condition ☒ Satisfactory ☐ Marginal ☐ Poor

Comments

Photos



2x4 trim member is a good idea with regards to the T1-11 Siding especially in exposed sun locations. This will help keep the bottom portion of the siding above the Z-Bar from beveling out.



Referenced to previous slide. This is the most sun exposed location of the home the trim member 2x4 is important to note just make sure to chalk above the 2x4 member every other year so water doesn't seep behind the flashing.

Soffit

☐ None

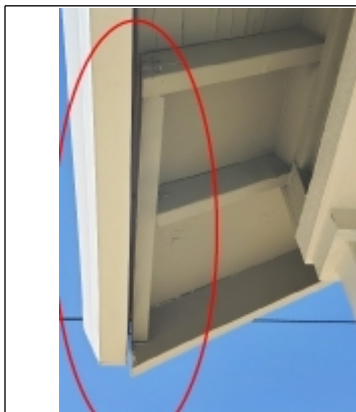
Material ☒ Wood ☐ Fiberboard ☐ Aluminum/Steel ☐ Vinyl ☐ Stucco ☐ Recommend repair/painting
☐ Damaged wood Other: .

Condition ☒ Satisfactory ☐ Marginal ☐ Poor

Comments

Photos

Exterior



Important to note, blocking the gable ends are important when there is no wrapped around fascia keeps the gutters properly attached and fascia from bowing out.



Fascia

☐ None

Material

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

Condition

☒ Satisfactory ☐ Marginal ☐ Poor

Comments

Photos



Chalk Between Fascia Members

Flashing

☐ None

Material

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

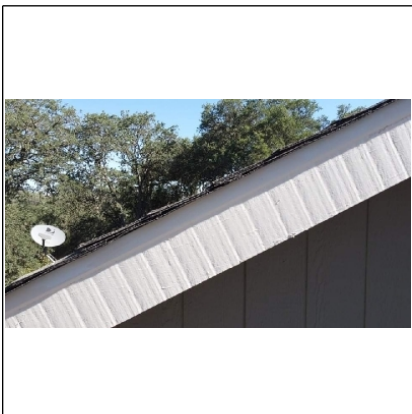
Condition

☒ 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

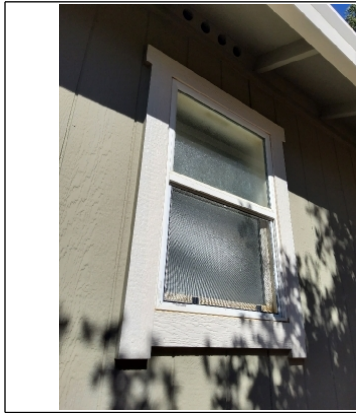
Screens

☐ Torn ☐ Bent ☐ Not installed ☒ Satisfactory

Comments

Photos

Exterior



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 ☒ Repair Needed ☐ Have Evaluated ☐ Not Evaluated

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

Comments

Photos

Exterior



Repair is needed this was referenced in summary.



Service Entry

Location ☐ Underground ☒ Overhead

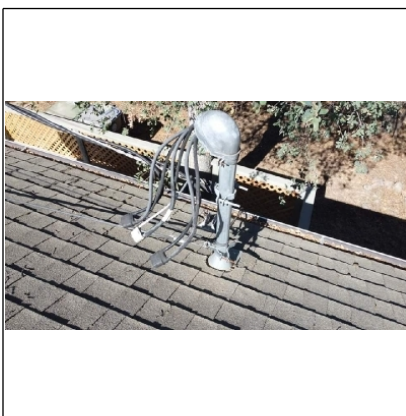
Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Weather head/mast needs repair ☐ Overhead wires too low

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



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:

Exterior

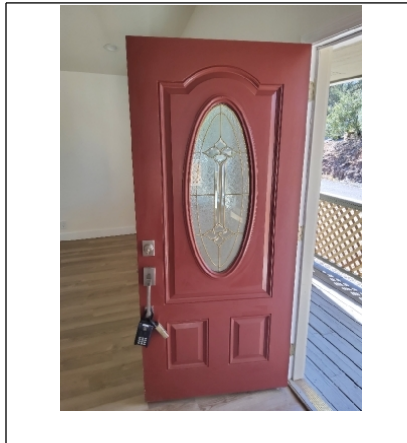
Exterior Doors cont.

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

Comments This is only in reference to the front door, refer to "Room Sections" with regards to other doors conditions

Very often with homes there are little movements or the builder does not adjust striker plates. In this case there is a small lip that bends. This stops the door from wiggling when closed properly. There are two types. 1: Striker plate with a flat screw driver opening and 2. the other is one you have to unscrew and grab pliers to bend.

Photos



Relevel door bell



Refasten door bell and touch up paint

Exterior A/C - Heat pump #1

Unit #1 ☐ N/A
 Location:Rear Left Side of Home
 Brand:Unknown
 Model #:
 Serial #:
 Approximate Age:

Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Cabinet/housing rusted

Energy source ☒ Electric ☐ Gas Other: .

Unit type ☐ Air cooled ☒ Water cooled ☐ Geothermal ☐ Heat pump

Exterior

Exterior A/C - Heat pump #1 cont.

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

Level ☒ Yes ☐ No ☐ Recommend re-level unit

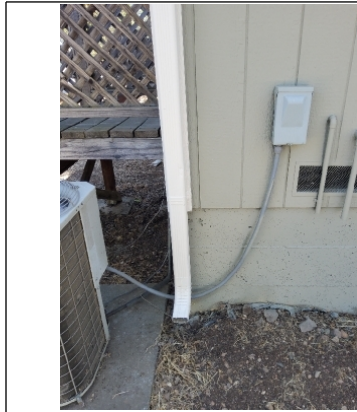
Condenser Fins ☐ Damaged ☐ Need cleaning ☐ Damaged base/pad ☐ Damaged Refrigerant Line ☒ Satisfactory

Insulation ☐ Yes ☐ No ☒ Replace

Improper Clearance (air flow) ☐ Yes ☒ No

Comments

Photos



Replace Insulation



Exterior A/C - Heat pump #2

Unit #2 ☒ N/A

Location:

Brand:

Model #:

Serial #:

Approx. Age:

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

Exterior

Exterior A/C - Heat pump #2 cont.

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

Plumbing

Water service

Main shut-off location On the front exterior wall

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



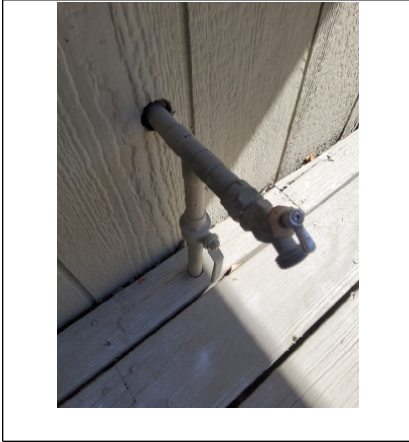
Slight leak at PVC



Slight leak on PVC Connection



Plumbing



Main fuel shut-off location

☐ N/A

Location Front Left Side of Home

Comments

Photos



Location of Propane Stub Out

Water heater #1

☐ N/A

General Brand Name: Rheem

Serial #:

Capacity:40

Approx. age: Unknown

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

Photos

Plumbing



Electric/Cooling System

Main panel

Location Left Side 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

AFBI breaker ☒ Yes ☐ No Operable: ☐ Yes ☐ No ☐ Not Tested

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

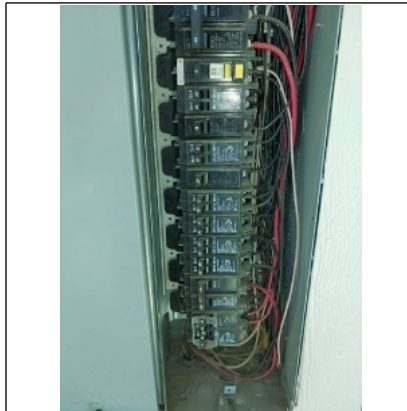
Branch wire ☒ Copper ☐ Aluminum ☐ Solid Branch Aluminum Wiring ☐ Not Visible ☐ Safety Hazard

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



Sub panel(s)

☒ None apparent

Electric/Cooling System

Sub panel(s) cont.

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

Heating System

Heating system

Unit #1 Brand name: Bryant
 Approx. age: 10-15+
☐ Unknown Model #: FB4BNF030000AAAA Serial #: FB4NF030 ☒ Satisfactory ☐ Marginal ☐ Poor
☐ Recommended HVAC technician examine

Unit #2 ☐ None
 Brand name:
 Approx. age:
☐ Unknown
 Model #:
 Serial #: ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Recommended HVAC technician examine

Energy source ☐ Gas ☐ LP ☐ Oil ☒ Electric ☐ Solid fuel

Warm air system ☐ Belt drive ☒ Direct drive ☐ Gravity ☐ Central system ☐ Floor/wall furnace

Heat exchanger ☐ N/A ☒ Sealed ☐ Not Visible ☐ Visual w/mirror ☐ Flame distortion ☐ Rusty
☐ Carbon/soot buildup

Carbon monoxide ☒ N/A ☐ Detected at plenum ☐ Detected at register ☐ Not tested
 Tester:

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

Controls Disconnect: ☒ Yes ☐ No ☐ Normal operating and safety controls observed Gas shut off valve:
☐ Yes ☐ No

Distribution ☐ Metal duct ☒ Insulated flex duct ☐ Cold air returns ☐ Duct board ☐ Asbestos-like wrap
☐ Safety Hazard

Flue piping ☒ N/A ☐ Satisfactory ☐ Rusty ☐ Improper slope ☐ Safety hazard ☐ Recommend repair/replace

Filter ☒ Standard ☐ Electrostatic ☐ Satisfactory ☐ Needs cleaning/replacement ☐ Missing
☐ Electronic (not tested)

When turned on by thermostat ☒ Fired ☐ Did not fire Proper operation: ☐ Yes ☐ No ☐ Not tested

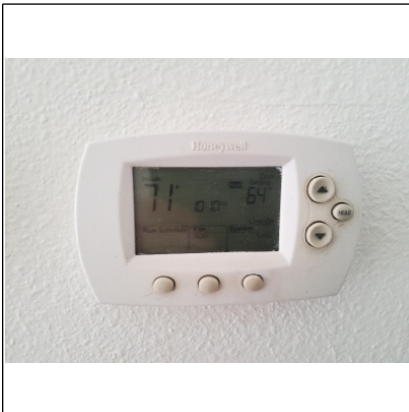
Heat pump ☐ N/A ☒ Supplemental electric ☐ Supplemental gas

Sub-slab ducts ☒ N/A ☐ Satisfactory ☐ Marginal ☐ Poor Water/Sand Observed: ☐ Yes ☐ No

System not operated due to ☒ N/A ☐ Exterior temperature Other:

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



House Attic

☐ N/A

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

Inspected from ☒ Access panel ☐ In the attic ☐ Other

Location ☐ Hallway ☒ Bedroom Closet ☐ Garage ☐ Other

Flooring ☒ Complete ☐ Partial ☐ None

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

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

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

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

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

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

Interior

House Attic cont.

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

Photos



Garage Attic

☐ N/A

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

Inspected from ☒ Access panel ☐ In the attic ☐ Other

Location ☐ Hallway ☒ Bedroom Closet ☒ Garage ☐ Other

Flooring ☐ Complete ☐ Partial ☒ None

Insulation ☐ Fiberglass ☐ Batts ☐ Loose ☐ Cellulose ☐ Foam ☐ Other ☐ Vermiculite ☐ Rock wool

Interior

Garage Attic cont.

Insulation cont. Depth: ☐ Damaged ☐ Displaced ☐ Missing ☐ Compressed ☒ Insulation not required in Garage

Installed in ☐ Rafters/Trusses ☐ Walls ☐ Between ceiling joists ☐ Underside of roof deck

☒ Not Required in a Non-Living Area

Vapor barriers ☐ Kraft/foil faced ☐ Plastic sheeting ☒ Not Required ☐ 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

Photos



Interior



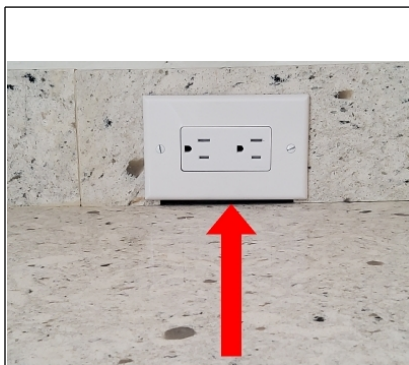
Kitchen

Countertops

Condition ☐ Satisfactory ☐ Marginal ☒ Recommend repair/caulking

Comments

Photos



Properly grout below outlet cover



Rechalk above backsplash.
RegROUT between backsplash and countertop.

Cabinets

Condition ☐ Satisfactory ☐ Marginal ☒ Recommend repair/adjustment

Comments

Photos



Readjust cabinet hinges



Grease stains



Loose knob

Kitchen



Loose knob



Loose knob



Adjust hinges



Adjust hinges



Missing cover

Plumbing

Faucet Leaks ☐ Yes ☒ No

Pipes leak/corroded ☐ Yes ☒ No

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

Functional drainage ☒ Satisfactory ☐ Marginal ☐ Poor

Functional flow ☒ Satisfactory ☐ Marginal ☐ Poor

Comments

Photos



Kitchen

Walls & Ceiling

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

Comments

Heating/Cooling Source

☒ Yes ☐ No

Comments

Floor

Condition ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Sloping ☒ Missing Toe Kick

Comments

Photos



Missing Toe Kick



Missing Toe Kick



Quarter Round will have to be applied after installing new toe kick as the space from hardwood floor to cabinet is too far to fur-out.

Appliances

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

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

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

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

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

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

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

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

Other Operable: ☒ Yes ☐ No

Dishwasher airgap ☐ Yes ☒ No

Dishwasher drain line looped ☒ Yes ☐ No

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

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

☐ Potential Safety Hazard(s)

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

Comments

Photos

Kitchen



No propane to test



Upside down electrical outlet



Living Room

Living Room

Location Living Room

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

Moisture stains ☐ Yes ☒ No

Where:

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

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

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

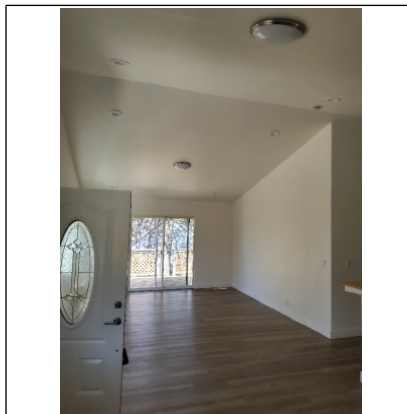
Heating source present ☒ Yes ☐ No Holes: ☐ Doors ☐ Walls ☐ Ceilings

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

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

Comments

Photos



Clean and Lubricate track and if needed adjust wheels

Bedroom 1

Room

Location Bedroom 1

Type BEDROOM

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

Moisture stains ☐ Yes ☒ No

Where:

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

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

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

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

Bedroom Egress restricted ☐ N/A ☐ Yes ☒ No

Doors ☐ None ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Cracked glass ☒ Recommend Repair

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

Comments

Photos



Door rubbing (Refer to Next picture for solution)

Bedroom 1



Replace existing screw center of hinge. Predrill and match the head at local lumber store, install a 3" screw after predrilling, this will tighten the jamb to the trimmer.



Bedroom 2

Room

Location Bedroom 2

Type BEDROOM

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

Moisture stains ☐ Yes ☒ No

Where:

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

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

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

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

Bedroom Egress restricted ☐ N/A ☐ Yes ☒ No

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

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

Comments

Photos



Adjust Striker Plate



Install door stop

Bathroom 1

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

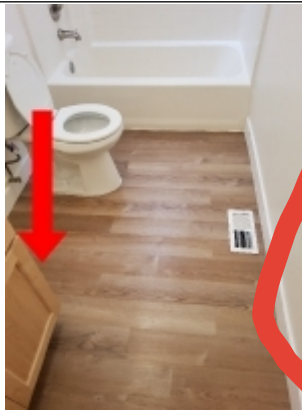
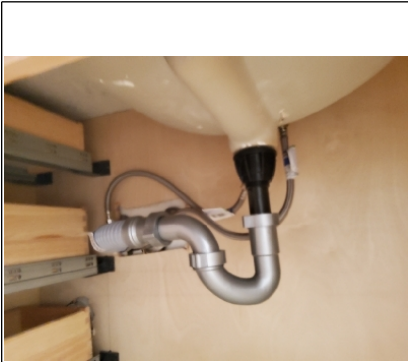
Comments

Photos



Adjust Striker Plate

Bathroom 1



Missing Trim member



Loose Toilet Tank



Loose bathtub Spout



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



Replace with proper access door to service Whirl Pool



Texture and Overspray is noted in various locations on the window frames and slider.



Clean Track and Lubricate with WD40



Master Bedroom



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 ☒ Needs Adjustment

Window ☐ None ☒ Satisfactory ☐ Marginal ☐ Poor

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

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

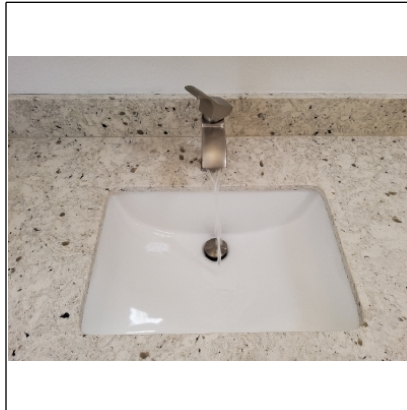
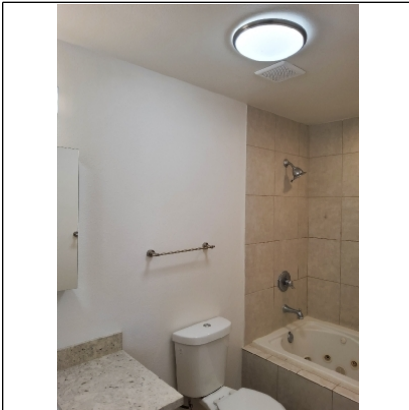
Open ground/Reverse polarity ☐ Yes ☒ No ☐ Potential Safety Hazard

Heat source present ☒ Yes ☐ No

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

Comments

Photos



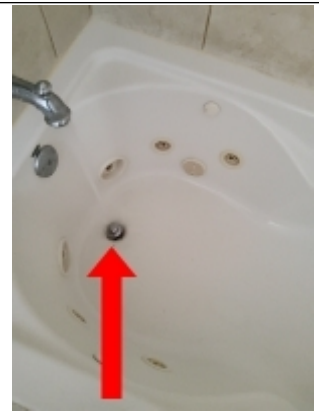
Master Bathroom



Loose Toilet Tank



Missing trim member.
Recommend installing quarter round or baseboard.



Slow drain



Door rubbing Jamb (Refer to Next slide for solutions)



Replace existing center screw just one in each jamb. Predrill and match the head at local lumber store, install a 3" screw after predrilling, this will tighten the jamb to the trimmer.

Crawl Space

Crawl space

☐ N/A

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

Conditioned (heated/cooled) ☐ Yes ☒ No

Comments

Access

Location ☐ Exterior ☒ Interior hatch/door ☐ Via basement ☐ No access

Inspected from ☐ Access panel ☒ In the crawl space

Comments

Photos



Foundation walls

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

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

Comments

Photos



Floor

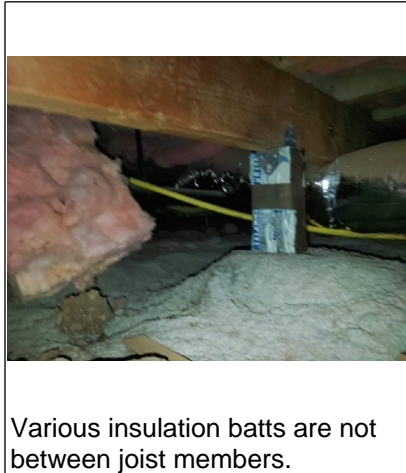
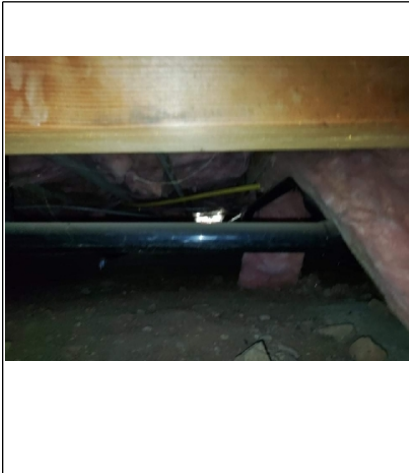
Material ☐ Concrete ☐ Gravel ☒ Dirt Other: .

Condition ☒ Insulation is noted on ground level ☐ Not Visible ☐ Vapor barrier present

Comments

Photos

Crawl Space



Various insulation batts are not between joist members.



Reinstall insulation

Seismic bolts

☐ N/A ☐ None visible

Condition ☒ Appear satisfactory ☐ Recommended evaluation

Comments

Drainage

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

Standing water ☐ Yes ☒ No ☐ Not Visible

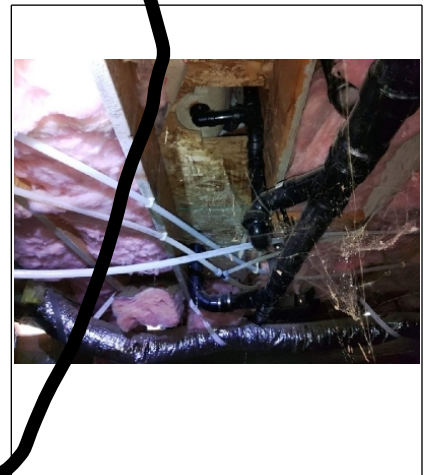
Evidence of moisture damage ☐ Yes ☒ No

Comments

Photos



Slight Moisture Stains around drain connection



Ventilation

☐ N/A

Location ☒ Wall vents ☐ Power vents ☐ None apparent

Condition ☒ Satisfactory ☐ Evidence of moisture damage

Comments

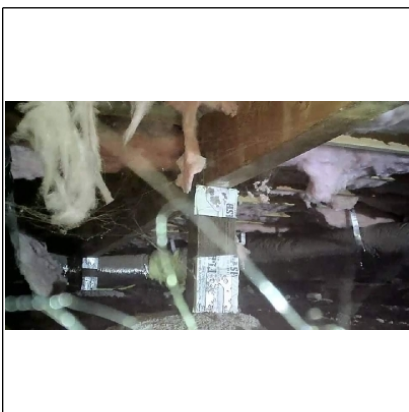
Girders/Beams/Columns

Material ☐ Steel ☒ Wood ☐ Masonry

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

Photos

Crawl Space



Joists

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

Condition ☒ Satisfactory ☐ Marginal ☐ Poor

Comments

Subfloor

☒ OSB

Condition ☐ Indication of moisture stains/rotting

Comments

Insulation

☐ None

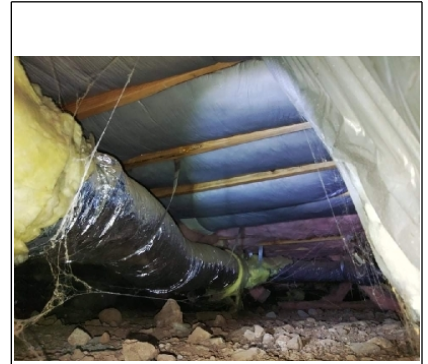
Type ☒ Fiberglass ☐ Cellulose ☐ Rockwool ☐ Foam ☐ Not Visible

Location ☐ Walls ☒ Between floor joists Other: .

Comments As noted prior insulation does need to be put back between joist members.

Photos

Crawl Space



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

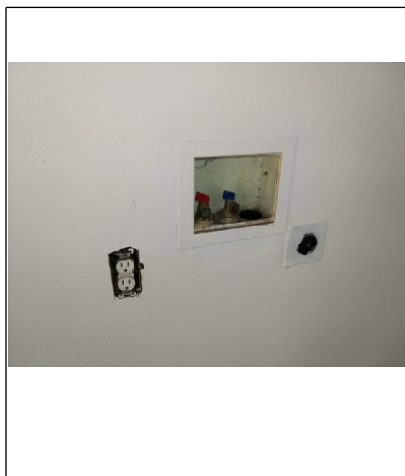
Appliances ☒ No Appliances ☐ Dryer ☐ Water heater ☐ Furnace/Boiler

Washer hook-up lines/valves ☒ No Appliances ☐ Leaking ☐ Corroded ☐ Not Visible

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

Comments

Photos



Garage

Type

☐ None

Type

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

Comments

The smell in the garage smells like old paint and was recently painted and was not aired out during the time of the inspection.

Photos



Automatic Opener

☐ None ☐ N/A

Operation

☒ Operable ☐ Inoperable

Comments

Photos



Safety Reverse

☐ None ☐ N/A

Operation

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

Comments

Photos

Garage



Roofing

Material

☐ Same as house

Type:

Approx. age: 15 Years Approx. layers: 1

Comments

Photos



Gutters/Eavestrough

Condition

☐ Satisfactory ☐ Marginal ☐ Poor ☒ Recommend Repair

Comments

Photos



Missing Downspout



Loose Attachment



Garage

Siding

☐ N/A

Material

☐ Same as house ☒ Wood ☐ Metal ☐ Vinyl ☐ Stucco ☐ Masonry ☐ Slate ☐ Fiberboard

Condition

☒ Satisfactory ☐ Marginal ☐ Poor ☐ Recommend repair/replace ☐ Recommend painting

Comments

Photos



Trim

☐ N/A

Material

☐ Same as house ☒ Wood ☐ Aluminum ☐ Vinyl

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

Sill Plates

☐ None ☐ Not Visible

Type

☐ Floor level ☒ Elevated

Condition

☒ Satisfactory ☐ Recommend repair

Comments

Photos

Garage



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 ☒ Recommend Repair

Comments

Photos



Missing Jamb Stop and Weatherstripping



Missing Jamb Stop

Electrical Receptacles

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

Reverse polarity ☐ Yes ☒ No

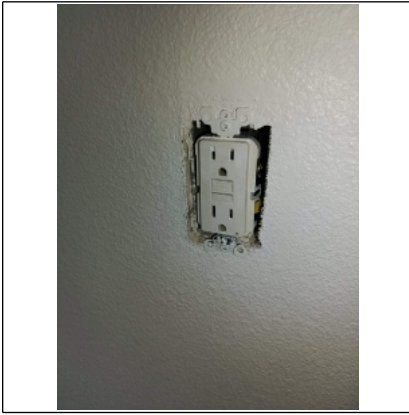
Open ground ☐ Yes ☒ No ☐ Safety Hazard

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

Comments Recommend Putting Electrical Covers Back on. Of course they were taken off to allow paint to dry.

Photos

Garage



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 Detached Garage not sharing wall with living area.