



Home Inspection Report



11925 Widgeon Way, Clearlake Oaks , CA 95423

Inspection Date:

Wednesday May 18, 2022

Prepared For:

Koko L. Huie

Prepared By:

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

Report Number:

4434

Inspector:

Dustin Wallace

License/Certification #:

CA--1052482

Inspector Signature:

Report Overview

Scope of Inspection

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

Main Entrance Faces

North

State of Occupancy

Occupied

Weather Conditions

Sunny

Recent Rain

No

Ground Cover

Dry

Approximate Age

58 Years of Age

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. For small adjustments and recommendations refer to "Report Section". **(Bold and Red are of more needed attention)**

Refer to (Report Section: Grounds)

1. Left Staircase 2: Stringer span should not exceed 2' on center when 1-½" wood tread members are used. If a composite board is used spacing requirements should not exceed 16" on center stringer spacing.
2. Rear Steps: Stringer span should not exceed 2' on center when 1-½" wood tread members are used. If a composite board is used spacing requirements should not exceed 16" on center stringer spacing.
3. Rear Deck: **Loose posts. Recommend installing Simpson Strong-Tie L galvanized steel angle strap.**
4. Rear Deck: **Recommend lateral bracing each 4x4 post with 2x 2x6" pressure treated studs and connect from bottom of post to ledger.**
5. Back Deck: Stringer span should not exceed 2' on center when 1-½" wood tread members are used. If a composite board is used spacing requirements should not exceed 16" on center stringer spacing.
6. Back Deck: **Per Residential Building Code R312.1.1 a railing is required as tread to dirt level exceeds 30" .**
7. Back Deck: **Recommend additional frame members 1. Down Arrow: balusters should be installed with no more 4" space opening 2. (Up Arrows) No more than 4" space opening required. Recommend installing 2x6 pressure treated wood members.**
8. Porch Cover: Slight moisture damage is evident on 2x4 wood member.
9. Entry Fence/Gate: **Recommend changing gate to an outswing because there is no 36" wide landing and could be considered a safety concern. Having the gate swing the other way will be safer.**
10. Entry Fence/Gate: Replace top plate frame member on fence.
11. Entry Fence/Gate: Recommend releveling gate by putting a 2' level on the top plate and shimming up the bottom plate. Install a lateral brace 2x4 from end to end (Refer to Arrows) Lastly, replace hinges.
12. **Recommend trimming back tree branches especially over the chimney chase.**
13. Rear Retaining Wall 1: **Significant concerns are evident on this retaining wall. A new retaining wall is needed as there is significant concern that erosion from the possible failure of this retaining wall will compromise the footings of the deck columns and possible house itself. This also needs to be engineered as it exceeds 4' height (1' below grade, which will need to be more than 1' based on the given slope.)**
14. Entry Retaining Wall: **Various areas on the retaining wall should be repaired and doubled up. Refer to "Report Section: Ground" with reference of repair locations.**

Report Summary

Items Not Operating

15. Replace leaking hose bib.

16. Electrical outlet is missing proper exterior outlet cover.

Refer to (Report Section: Roof)

1. Missing Flashing. Recommend installing new galvanized L-Flashing over roof shingles.

2. **Various shingles need to be repaired.**

3. **Replace storm collar on plumbing vent.**

Refer to (Report Section: Exterior)

1. **Rain cap / Spark arrestor is loose. Recommend having properly fastened.**

2. **Gutters are not properly pitched to downspout.**

3. **Gutters should be replaced they have significant rust and leak. It is vital that this home has properly sealed gutters based on the slope of the property .**

4. Sun damage is evident on a location of siding. Recommend having sanded and repainted.

5. Service pole is leaning. This most likely is fine, however would contact PGE to further examine the pole.

6. Recommend trimming tree branches back around service entry electrical line.

7. Damaged exterior front door slab. Recommend having exterior door replaced.

Refer to (Report Section: Interior)

1. Replace batteries on smoke detector

2. Recommend additional smoke detectors

Refer to (Report Section: Kitchen)

1. Missing anti-tip bracket for oven

Refer to (Report Section: Dining Room)

1. All three outlets are open ground. However, concerns are minimal as they are not close to a water source location.

Refer to (Report Section: Living Room)

Report Summary

Items Not Operating

1. Lubricate sliding door track with WD40
2. Recommend replacing 2-prong electrical outlet with GFCI. Won't be grounded but will eliminate chances of electrical shock.

Refer to (Report Section: Bedroom)

1. The current exterior door is not an exterior door. This is an interior door it is 1-3/8" while exterior doors are 1-3/4".
2. **Replace current exterior door with an actual exterior door.**
3. Install weatherstripping on exterior door.

Refer to (Report Section: Office)

1. Tighten door jamb.
2. Loose subfloor. Only way to refasten to joist member is removing carpet. Don't address unless you plan on removing carpet.
3. Recommend replacing 2-prong electrical outlet with GFCI. Won't be grounded but will eliminate chances of electrical shock.

Refer to (Report Section: Bathroom)

1. Loose vanity
2. Slight cracks are evident on floor tiles.
3. Shower head leaks at the stem connection.
4. Replace diverter valve

Refer to (Report Section: Bonus Room)

1. Possible rotted subfloor at noted location.
2. Recommend replacing 2-prong electrical outlet with GFCI. Won't be grounded but will eliminate chances of electrical shock.

Refer to (Report Section: Crawl Space)

1. **Recommend additional ventilation in the crawl space.**
2. **Various electrical boxes are missing junction box covers. Recommend having electrical boxes properly covered.**

Report Summary

Items Not Operating

3. Repairs are needed with regards to joist members and girder member. (Refer to "Report Section: Crawl Space") for details.

4. Possible electrical fire damage on noted rim joist member.

Major Concerns

Retaining Walls

There is a significant concern with the conditions regarding the retaining wall. The retaining wall is leaning significantly and should be addressed immediately. The retaining wall will require engineering as the span exceeds 4' with (1' min footing) and should be constructed only by a Licensed General Contractor. It is important to note the retaining wall is around 7' away from the most concerning 4x4 deck post. If that retaining wall does go it will significantly compromise the deck which is attached to the house. There are no engineered set of plans to show deep the footings are below the 4x4 posts but standard is 2'x2'x2'. I am concerned that if the retaining wall continues to give away that the footings below the pier blocks will be susceptible to erosion. The retaining wall is the single most important concern with regards to this home. I would recommend having lateral braces (2x6 pressure treated members on each side of post) installed at the bottom of each 4x4 post and then tied to the ledger board on the house this will help with movement with regards to erosion. The top retaining wall also needs some repairs, the repairs on the top retaining wall can be done by a handy man with skills in carpentry as the repairs are more of strengthening the existing 2x10 planks.

Foundation

When inspecting the crawl space I noticed a significantly crowned girder member (in relation to the dip living room, refer to "Report Section: Living Room") with regards to the exact location. I believe there was undermining below the column that supports the girder member in the crawl space and lateral bracing will be needed along with more concrete footing around existing. I also would recommend additional pressure treated 6x6 post installed with minimum 2' footing (preferably 3') on the noted location of the girder member. The dip in the living room will be something to get use to but addressing and adding more support to that girder member will significantly reduce unwanted settling. There are joist members that were cut out and blocked that are suppose to span to perimeter wall I would recommend having minimum 6x6 posts with 2' footing installed directly below the area of concern. Refer to "Report Section: Crawl Space" for more details.

Potential Safety Hazards

There is always a misconception and fear with regards to no grounding on electrical outlets in bedroom, living room, dining room, etc., that with not being properly grounded that all new electrical must be installed and that is not true. Over 90% of what is plugged in is not grounded in general (2-prong plug is not grounded). Thus, an easy solution is really to just replace all of concerning non-grounds with GFCl outlets and even that is a stretch. However, the costs are much less then rewiring a house to run new a new romex ground line or "third line", adding a GFCl will not provide ground but it will eliminate the chances of electrical shock.

Deferred Cost Items

COST TO CURE are considered unsolicited when asked by the client to provide cost numbers. However, I am the final decision on what and how much to ask for as it is my license. As an Active Licensed General Contractor I am able to give estimated costs. The estimated costs are just estimates and do not reflect the actual bid for service or repairs as unforeseen

Report Summary

Deferred Cost Items

areas of concerns when furtherly examined could raise estimates. Furthermore, I am not allowed to perform the service or work myself for 12-months due to a Conflict of Interest being a Licensed General Contractor performing Home Inspections. These costs that are provided are accurate. Having a General B Contractor License my numbers can be provided for Electrical, Plumbing, HVAC, Roofing, Concrete. Etc, anything that requires carpentry involved. (For example, drilling a hole in a block counts as the carpentry for electrical) These are general costs for credit or price reductions before closing. The actual bid for repairs will come from the General Contractor or Subcontractor who is hired.

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

This inspection was completed after the inspection time frame window. Therefore, no "Cost to Cure" or "Credit" requests could be applied.

Referrals

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

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

For JS Builders contact Joktan at 707-280-2801

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

For Martin Construction contact Efrain at 707-802-8368

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

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

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

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

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

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

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

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

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

Report Summary

Deferred Cost Items

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

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

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

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

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

Insulation: Contact Turner Insulation at 707-279-1800

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

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

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

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

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

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

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

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

Improvement Items

Items To Monitor

Contrary to many non-builders belief or anyone who has no experience in the actual building trade a 30-year roof NEVER last 30-years. This roof installed is a 30-Year Asphalt Dimensional Shingle Roof. No matter how well built a home is a new asphalt shingle roof will eventually be needed. As an active Licensed General B Contractor I am licensed for roof inspections unlike a home inspector. Which means my inspection counts as a licensed roof inspection as a C39 License is under my B License scope. Thus this roof needs to be replaced within the next 3-5 Years. The amount of pitch the roof has with relation to excessive sun exposure determines how long the roof shingles will last. Luckily, shingles hardly have direct sun exposure at the hottest parts of the day.

Receipt/Invoice

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

**Property Address
11925 Widgeon Way
Clearlake Oaks , CA 95423**

Date: May 18, 2022

Inspection Number: 4434

Inspected By: Dustin Wallace

Payment Method: Cash

Client: Koko L. Huie

Inspection	Fee
Home Inspection	\$300.00

Total	\$300.00
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Grounds

Widgeon Way

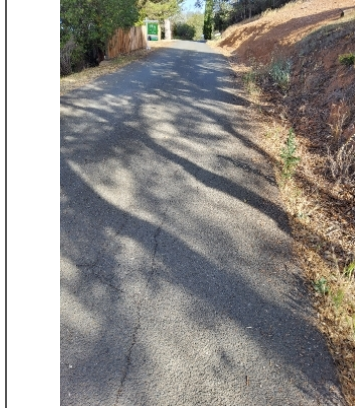
☐ None ☐ Not Visible

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

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

Comments

Photos



Fire hydrant is within 1000 ft. This is important information for insurance purposes.

Porch

☐ None ☐ Not Visible

Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Railing/Balusters recommended

Support Pier ☒ Concrete ☒ Stone Other: .

Floor ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Safety Hazard

Comments

Photos



Entry Staircase

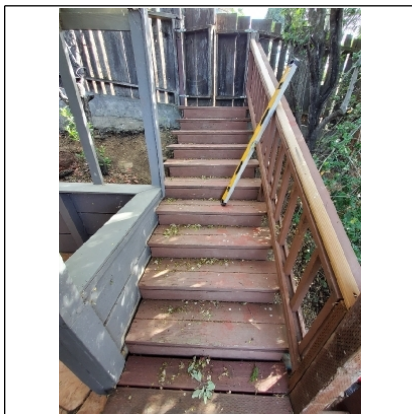
☐ None

Material ☐ Concrete ☒ Wood Other: ☐ Railing/Balusters recommended

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

Photos

Grounds



Left Staircase 1

☐ None

Material

☐ Concrete ☒ Wood Other: ☐ Railing/Balusters recommended

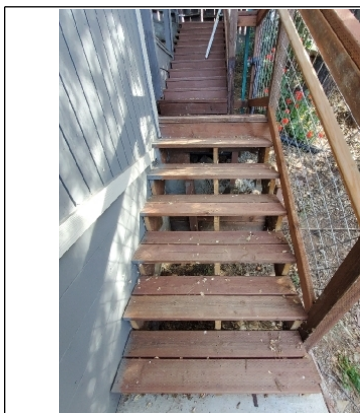
Condition

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

☐ Cracked ☐ Settled

Comments

Photos



Slight splits in the stair stringers.
The splits are not significant
enough to address right now.

Left Staircase 2

☐ None

Grounds

Left Staircase 2 cont.

Material ☐ Concrete ☒ Wood Other: ☐ Railing/Balusters recommended

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

Comments

Photos



Stringer span should not exceed 2' on center when 1-1/2" wood tread members are used. If a composite board is used spacing requirements should not exceed 16" on center stringer spacing.

Rear Steps

☐ None

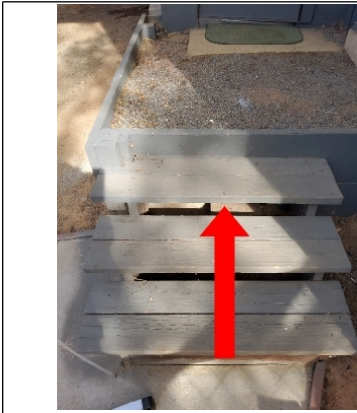
Material ☐ Concrete ☒ Wood Other: ☐ Railing/Balusters recommended

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

Comments

Photos

Grounds



Stringer span should not exceed 2' on center when 1-½" wood tread members are used. If a composite board is used spacing requirements should not exceed 16" on center stringer spacing.

Patio

☐ None

Material

☒ Concrete ☐ Flagstone ☐ Kool-Deck ☐ Brick Other: .

Condition

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

Comments

Photos

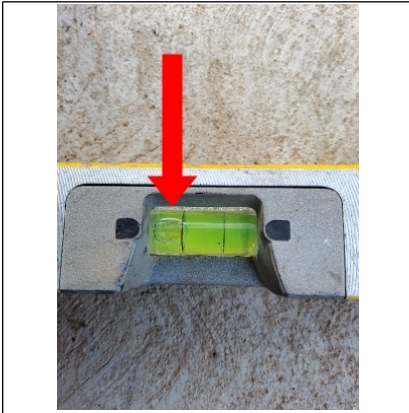


Level is placed to show proper pitch and fall for water run off (drainage)



Level is placed on where the largest pitch is on slab for water run-off

Grounds



Arrow is pointed at the center of the bubble that shows a 1-12 pitch in slope for water run-off

Rear Deck

☐ None ☐ Not Visible

Material

☒ Wood ☐ Metal ☐ Composite ☐ Railing/Balusters recommended

Condition

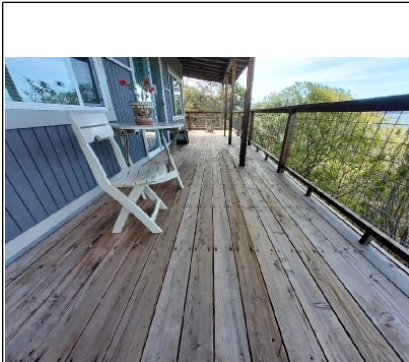
☐ Satisfactory ☒ Marginal ☐ Poor ☐ Wood in contact with soil

Finish

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

Comments

Photos



Recommend lateral bracing each 4x4 post with 2x 2x6" pressure treated studs and connect from bottom of post to ledger. This will help with movement on the base of the footing with relation to grade.

Grounds



Railing meets code requirements for when it was built 36"



Loose posts. Recommend installing Simpson Strong-Tie L galvanized steel angle strap. (Refer to next slide for item)

Simpson Strong-Tie 4.6 in. W X 1.5 in. L Galvanized Steel Angle

Item # 5600011 | Mfr # A44
☆☆☆☆☆ (0)



Tap to view

Simpson Strong-Tie 4.6 in. W X 1.5 in. L Galvanized Steel Angle

Back Deck

☐ None ☐ Not Visible

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

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

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

Comments

Photos

Grounds



Recommend additional frame members 1. Down Arrow: balusters should be installed with no more 4" space opening 2. (Up Arrows) No more then 4" space opening required. Recommend installing 2x6 pressure treated wood members.



Per Residential Building Code R312.1.1 a railing is required as tread to dirt level exceeds 30 .



Stringer span should not exceed 2' on center when 1-1/2" wood tread members are used. If a composite board is used spacing requirements should not exceed 16" on center stringer spacing.

Porch Cover

☐ None

Condition

☐ Satisfactory ☒ Marginal ☐ Poor ☐ Posts/Supports need Repair ☐ Earth to wood contact
☐ Moisture/Insect damage

Recommend

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

Comments

Photos



Grounds



Spray foam was applied to reduce chances of insect intrusion.



Slight moisture damage is evident on 2x4 wood member.

Rear Deck Cover

Condition ☐ None ☒ 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



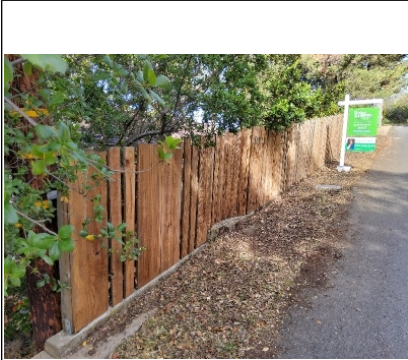
Entry Fence/Gate

☐ Not evaluated ☐ None

Grounds

Entry Fence/Gate cont.

Type ☐ Brick ☐ Block ☒ Wood ☐ Metal ☐ Chain Link ☐ Rusty ☐ Vinyl
Condition ☐ Satisfactory ☒ Marginal ☐ Poor ☐ Typical cracks ☐ Loose Blocks/Caps
Gate ☐ N/A ☐ Satisfactory ☐ Marginal ☒ Poor ☐ Planks missing/damaged Operable: ☐ Yes ☐ No
Comments
Photos



Recommend changing gate to an outswing because there is no 36" wide landing and could be considered a safety concern. Having the gate swing the other way will be safer.



Replace top plate frame member on fence.



Recommend releveling gate by putting a 2' level on the top plate and shimming up the bottom plate. Install a lateral brace 2x4 from end to end (Refer to Arrows) Lastly, replace hinges.



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

Photos

Grounds



Recommend trimming back tree branches especially over the chimney chase.

Rear Retaining Wall 1

Material

☐ None
☐ Brick ☒ Pressure Treated ☐ Concrete block Other: ☐ Railroad ties ☐ Timbers

Condition

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

Comments

Photos



Significant concerns are evident on this retaining wall. A new retaining wall is needed as there is significant concern that erosion from the possible failure of this retaining wall will compromise the footings of the deck columns and possible house itself. This also needs to be engineered as it exceeds 4' height (1' below grade, which will need to be more than 1' based on the given slope.)



Most concerning area of retaining wall is 7' from the last pier cylinder.

Grounds



Retaining wall needs to be replaced as the pier cylinders for the 4x4 columns are in close relation to the retaining wall.

Rear Retaining Wall 2

Material ☐ None ☐ Brick ☒ Untreated Wood ☐ Concrete block Other: ☐ Railroad ties ☐ Timbers

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

Comments New retaining wall is needed. Concerned it will undermine the footings for the deck needs to be addressed immediately

Photos



Entry Retaining Wall

☐ None

Material ☐ Brick ☒ Untreated Wood ☐ Concrete block Other: ☐ Railroad ties ☐ Timbers

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

Comments

Photos

Grounds



Moisture damage is evident on bottom of wood member. Recommend installing additional 2x8 pressure treated wood member and tie in existing 4x4 member.



Moisture damage is evident on bottom of wood member. Recommend installing additional 2x8 pressure



Recommend applying additional plank members on existing retaining wall. Additional columns that are red headed through simpson column hardware would help with additional support.



Double up bottom plank member with additional pressure treated 2x8 member and run past the existing to tie at arrow location. Use galvanized lags 1/2"

Grounds



Moisture damage

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



Replace leaking hose bib.

Exterior Electrical

☐ N/A

Condition

☒ Satisfactory ☐ Marginal ☐ Poor

Operable

☒ Yes ☐ No ☐ Not Tested ☐ Not On

Comments

Photos

Grounds



Electrical outlet shows proper grounding and polarity.



Electrical outlet is missing proper exterior outlet cover.

Roof

General

Visibility ☐ None ☒ All ☐ Partial Limited By: .

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

Photos



Style of Roof

Type ☐ Gable ☒ Single Slope ☐ Mansard ☐ Shed ☐ Flat Other: .

Pitch ☐ Low ☒ Medium ☐ Steep ☐ Flat

Roof #1 Type: 30-Year Asphalt Dimensional Shingle
Layers: 1 Layer
Age: 15-20+
Location:

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

Photos



Flashing

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

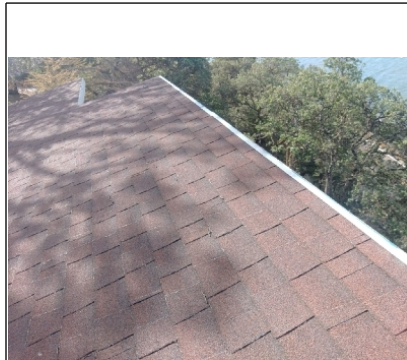
Condition ☐ Not Visible ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Rusty ☒ Missing
☐ Separated from chimney/roof ☐ Recommend Sealing Other: .

Comments

Photos



Missing Flashing. Recommend installing new galvanized L-Flashing over roof shingles.



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

Condition of Roof Coverings cont.

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



Damaged Shingles



Damaged shingles



Based on the present conditions of the roof I estimate that the roof will need to be replaced within the next 3-5 years.

Plumbing Vents

- ☐ Not Visible
 ☐ Not Present

Condition

- ☐ Satisfactory
 ☐ Marginal
 ☒ Poor

Comments

Photos



Replace storm collar

Exterior

Chimney

☐ None

Location(s) Living Room

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

Rain Cap/Spark Arrestor ☒ Yes ☐ No ☐ Recommended

Chase ☐ Brick ☐ Stone ☒ Metal ☐ Blocks ☐ Framed

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

Flue ☐ Tile ☒ Metal ☐ Unlined ☐ Not Visible

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

Condition ☐ Satisfactory ☐ Marginal ☐ Poor ☒ Recommend Repair

Comments

Photos



Rain cap / Spark arrestor is loose.
Recommend having properly fastened.

Gutters/Scuppers/Eavestrough

☐ None

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

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

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

Attachment ☐ Loose ☐ Missing spikes ☒ Improperly sloped ☐ Satisfactory

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

Comments

Photos

Exterior



Gutter is improperly sloped to downspout. (Arrow points to the center of the bubble that shows improper pitch to downspout)



Improper pitch gutter to downspout referenced to prior slide.



Gutters are leaking which explains the rust on porch cover.



Significant rust is evident on gutters. Recommend having all gutters replaced.



Loose attachment



Downspout has proper drain tile extension to keep run-off away from perimeter foundation wall.



Corrugated drain tile is properly diverting water run-off away from the perimeter structure.

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

Exterior

Siding cont.

Material cont. ☐ Loose/Missing/Holes

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

Comments

Photos



Sun damage is evident on the siding. Recommend having sanded and repainted.

Trim

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

Condition ☒ Satisfactory ☐ Marginal ☐ Poor

Comments

Photos

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



Flashing

☐ None

Material

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

Condition

☒ Satisfactory ☐ Marginal ☐ Poor

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



Slab-On-Grade/Foundation

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

Condition

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

Concrete Slab

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

Comments

Photos

Exterior



Service Entry

Location ☐ Underground ☒ Overhead

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

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

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

Comments

Photos



Service pole is leaning. This most likely is fine, however would contact PGE to further examine the pole.



Unknown how deep the power pole is.

Exterior



Building(s) Exterior Wall Construction

Type ☐ Not Visible ☒ Framed ☐ Masonry Other: _____
Condition ☒ Not Visible ☐ Satisfactory ☐ Marginal ☐ Poor

Comments

Exterior Doors

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

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

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

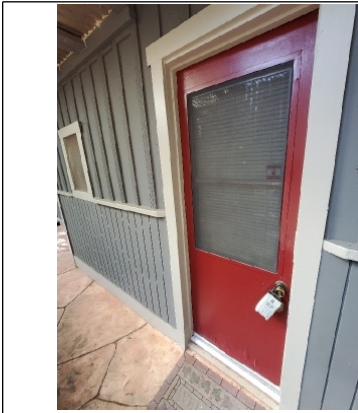
Other door ☒ N/A Weatherstripping: ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Missing ☐ Replace Door condition:
☐ Satisfactory ☐ Marginal ☐ Poor

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

Very often with homes there are little movements or the builder does not adjust strike plates. In this case there is a small lip or flange that bends that stops the door wiggling when closed properly. There are three types of strike plates: 1. No flange, 2. Closed Flange, 3. Open Flange which can be adjusted with a flat screwdriver. Closed flanges require removing the strike plate and adjusting it with pliers to bend correctly. When strike plates with no flange are present recommend replacing them with strike plates that have an open flange.

Photos

Exterior



Damaged door slab. Recommend having exterior door replaced.



Exterior A/C - Heat pump #1

Unit #1

☐ N/A

Location: Right of Home

Brand: Pioneer

Model #:

Serial #:

Approximate Age:

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

Energy source ☒ Electric ☐ Gas Other: .

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

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

Level ☒ Yes ☐ No ☐ Recommend re-level unit

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

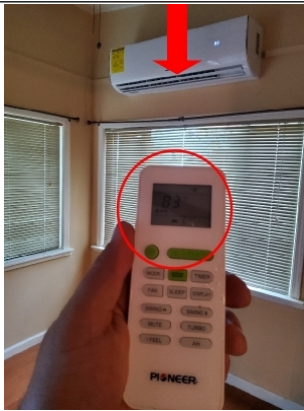
Insulation ☒ Yes ☐ No ☐ Replace

Improper Clearance (air flow) ☐ Yes ☒ No

Comments

Photos

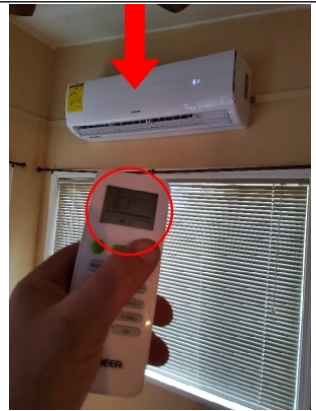
Exterior



Remote shows proper operation of Mini Ductless unit on HEAT setting.



Thermal Imager shows proper HEAT distribution



Remote shows proper operation of Mini Ductless unit on AC setting.



Thermal Reader shows proper AC distribution

Interior

Fireplace

☐ None

Location(s) Living Room

Type ☐ Gas ☒ Wood ☐ Solid fuel burning stove ☐ Electric ☐ Ventless

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

Miscellaneous ☒ Not Tested 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

Photos



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

Interior



Replace batteries

Electric/Cooling System

Main panel

Location Front 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

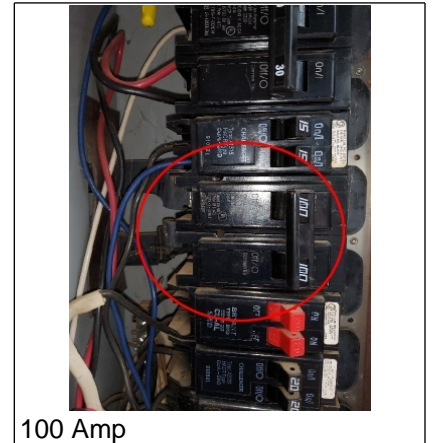
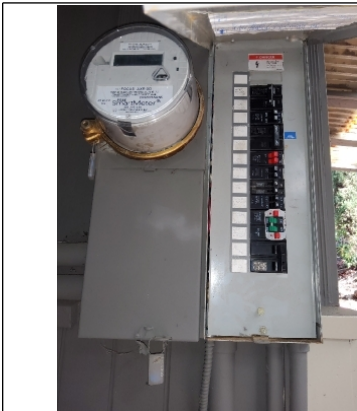
Main wire ☒ Copper ☐ Aluminum ☐ Not Visible ☐ Double tapping of the main wire Condition: ☒ Satisfactory
☐ Marginal ☐ Poor

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



100 Amp



Disconnected (Original Panel Box)

Plumbing

Water service

Main shut-off location Outside at curbside and under stair case

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

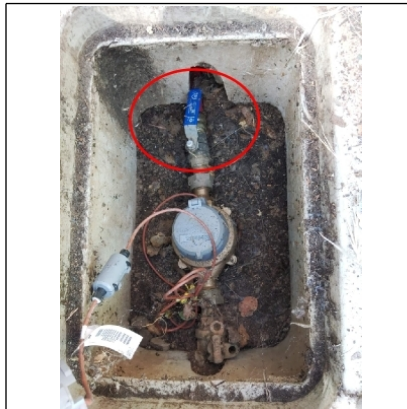
Condition ☒ N/A ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Recommend plumber evaluate

Comments

Photos



Street shut off location



Street shut off location



Water entry material is PEX Plastic

Plumbing



Secondary shut off location



Secondary shut-off location

Water Heater

☐ N/A

General

Brand Name: Reliance
 Serial #: 0938A015589
 Capacity:30
 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

Photos



Kitchen

Countertops

Condition ☒ Satisfactory ☐ Marginal ☐ Recommend repair/caulking

Comments

Photos

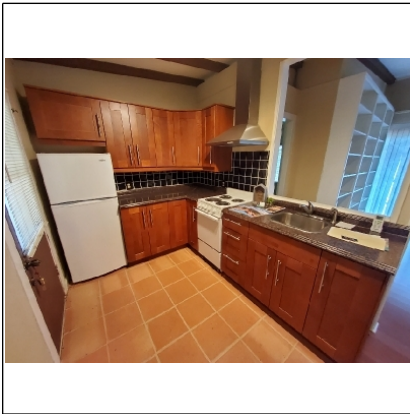


Cabinets

Condition ☒ Satisfactory ☐ Marginal ☐ Recommend repair/adjustment

Comments

Photos



Plumbing

Faucet Leaks ☐ Yes ☒ No

Pipes leak/corroded ☐ Yes ☒ No

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

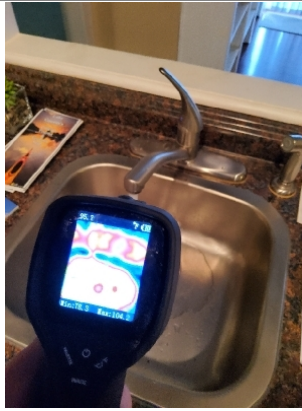
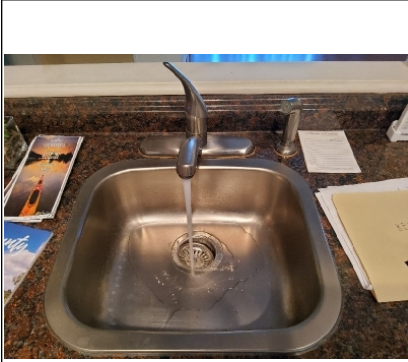
Functional drainage ☒ Satisfactory ☐ Marginal ☐ Poor

Functional flow ☒ Satisfactory ☐ Marginal ☐ Poor

Comments

Photos

Kitchen



Thermal Imager shows active hot water through faucet.



Walls & Ceiling

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

Comments

Photos



Kitchen measures 7.31' Wide



Kitchen measures 9.12' Long

Floor

Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Sloping ☐ Squeaks

Comments

Photos



Kitchen

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



Thermal Imager shows burners properly work.

Kitchen



Missing anti tip bracket



Thermal Imager shows oven properly works



Electrical outlet shows proper grounding and polarity.

Dining Room

Dining Room

Location Main 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



Open ground electrical outlet.
Refer to next slide for reference
of outlets.



All three outlets are open ground.
However, concerns are minimal
as they are not close to a water
source location.



Electrical outlet has proper
ground and polarity.



Dining Room measures 13.31'
Long



Dining Room measures 7.30'
Wide

Living Room

Living Room

Location Main 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

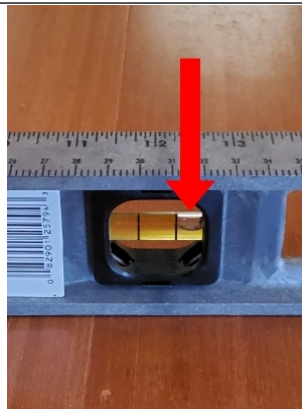
Photos



Lubricate sliding door track with WD40



2' Level shows slope on floor.



Arrow points to the center of the bubble in relation to slope of floor.



Girder member and footing are the reason for the slope.

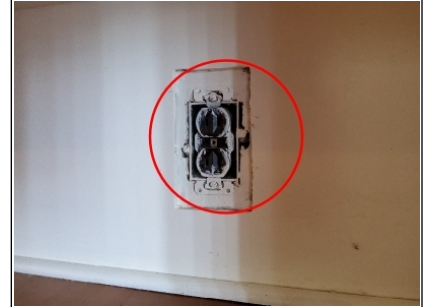
Living Room



Recommend replacing 2-prong electrical outlet with GFCI. Won't be grounded but will eliminate chances of electrical shock.



Open Ground Electrical



Recommend replacing 2-prong electrical outlet with GFCI. Won't be grounded but will eliminate chances of electrical shock.



Living Room measures 16.54' Long



Living Room measures 11.73' Wide

Bedroom

Room

Location Main 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

Photos



Recommend replacing interior door with an actual exterior door.



Install weatherstripping



The current exterior door is not an exterior door. This is an interior door it is 1-3/8" while exterior doors are 1-3/4".



Open ground electrical outlet



Bedroom measures 10.61' Long

Bedroom



Bedroom measures 10.59' Long

Office

Room

Location Main Floor

Type OFFICE

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

Moisture stains ☐ Yes ☒ No

Where:

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

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

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

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

Bedroom Egress restricted ☐ N/A ☐ Yes ☒ No

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

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

Comments

Photos



Recommend replacing 2-prong electrical outlet with GFCI. Won't be grounded but will eliminate chances of electrical shock.



Open ground electrical outlet

Office



Dip is in relation with girder member that was mentioned in the Living Room portion of the report.



Arrow points to the center of the bubble in relation to slope of floor.



Loose subfloor. Only way to refasten to joist member is removing carpet. Don't address unless you plan on removing carpet.



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



Office measures 11.62' Long



Office measures 9.40' Wide

Bathroom 1

Bath

Location Main Floor

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

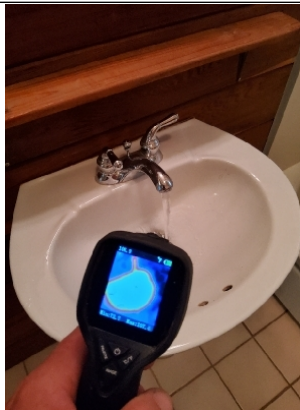
Open ground/Reverse polarity ☐ Yes ☒ No ☐ Potential Safety Hazard

Heat source present ☐ Yes ☒ No

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

Comments

Photos



Thermal Imager shows active hot water through faucet.



Loose vanity

Bathroom 1



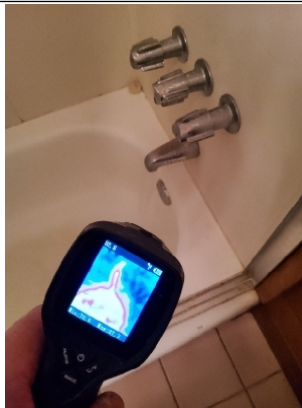
Slightly cracked tiles



Replace diverter valve



Shower head leaks



Thermal Imager shows active hot water through spout



GFCI Electrical outlet shows proper grounding and polarity.



Bathroom measures 7.35' Long



Bathroom measures 5.25' Wide

Bonus Room

Room

Location Lower Floor

Type Bonus 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

Bedroom Egress restricted ☒ N/A ☐ Yes ☐ No

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

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

Comments

Photos



Recommend replacing 2-prong electrical outlet with GFCI. Won't be grounded but will eliminate chances of electrical shock.



Possible rotted subfloor

Crawl Space

Crawl space

☐ N/A

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

Conditioned (heated/cooled) ☐ Yes ☒ No

Comments

Photos



Access

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

Inspected from ☐ Access panel ☒ In the crawl space

Comments

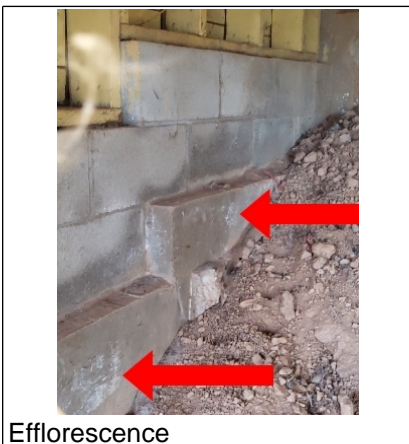
Foundation walls

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

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

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

Photos



Floor

Material ☐ Concrete ☐ Gravel ☒ Dirt Other: .

Condition ☐ Typical cracks ☐ Not Visible ☒ Satisfactory

Crawl Space

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



Ventilation

☐ N/A

Location ☐ Wall vents ☐ Power vents ☒ None apparent

Condition ☒ Additional ventilation recommended ☐ Evidence of moisture damage

Comments

Girders/Beams/Columns

Material ☐ Steel ☒ Wood ☐ Masonry

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

Comments

Photos

Crawl Space



Recommend addition 6x6 pressure treated column and footing installed. After installing lateral brace on each side of 6x6 to girder member.



Concerned that erosion is reasoning for significant dip in floor (living room location) (arrow points below living room)



Location for both footings recommend installing below flat 2x4 plate member. Recommend also installing addition 2x4 stud below the flat 2x4 member on the wall (Left arrow)



Recommend two 4x6 girder member applied below flat 2x4 with two 4x4 pressure treated posts installed with 2' footing. There appears to have fire damage on joist member and repairs were done but correctly.

Joists

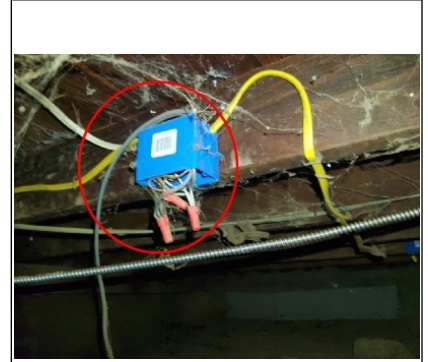
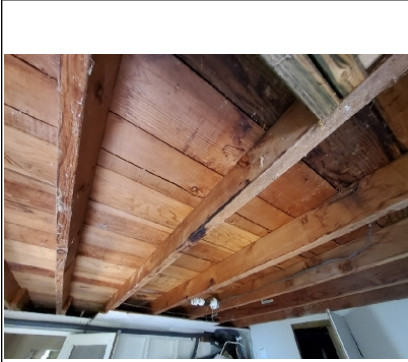
Material ☒ Wood ☐ Steel ☐ Truss ☐ Not Visible ☐ 2x8 ☐ 2x10 ☐ 2x12 ☐ Engineered I-Type
☐ Sagging/Altered joists

Condition ☒ Satisfactory ☐ Marginal ☐ Poor

Comments

Photos

Crawl Space



Electrical box is missing junction box covers. Recommend having electrical box properly covered.



Electrical box is missing junction box covers. Recommend having electrical box properly covered.



Possible electrical fire damage.

Subfloor

☒ Planking

☐ Indication of moisture stains/rotting

Condition

Comments

Photos

