



Home Inspection Report



19064 Coyle Springs Rd , Hidden Valley Lake, CA 95467

Inspection Date:

Sunday August 6, 2023

Prepared For:

Matias Ignacio Marambio

Prepared By:

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

Report Number:

3233

Inspector:

Dustin Wallace

License/Certification #:

CA--1052482

Inspector Signature:

Report Overview

Scope of Inspection

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

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

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

Main Entrance Faces

South

State of Occupancy

Vacant

Weather Conditions

Sunny

Recent Rain

No

Ground Cover

Dry

Report Overview

Approximate Age

19 Years of Age

Report Summary

Items Of Concern

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

Structural Summary

This is an incredibly structurally sound home that was built solid by a Licensed General Contractor. What is important feature in this home is what lies underneath the home in the crawl space. Instead of having a post and pier layout the home has multiple spanning cripple stem walls that tie to the perimeter foundation. Having a cripple stem wall spaces out the structural deadload 16" on center and eliminates the concerns of a large crown on a girder member under the home. Most likely this was not called out on the engineered set of plans as this home is on flat ground and instead the builder opted out for a cripple stem wall interior design and had this of course approved at plan check at the Planning Department. The foundation is the best feature of this home and structural is always the most important aspect of any home. With regards to the concrete stem walls both the perimeter foundation walls and cripple stem walls there are no vertical cracks, cold joint cracks (lack of bonding between pours). There are no concerns with movement on the interior portion of the foundation. There are also no piercing cracks that penetrate from interior perimeter to exterior perimeter. There are no significant structural dips on the perimeter wall that will show concerns. Mudsill is also showing no moisture damage or splits and there are no evidence of moisture damage on the structural underfloor of the home. Again, this home is a superb build and quality of the work is very impressive.

Roof Summary

The worst locations of the roof with regards to the conditions of the shingles have around 2-3 years left before needing to be replaced with the best locations being 5-7 years. There is no evidence when inspecting in the attic to suggest that there are any active leaks and the OSB sheathing structurally sound. No additional ventilation is needed but most likely will be ridge vented when the roof does get replaced. Thermal Readings have been performed when exterior temperatures were 88 Degrees. Based on the readings that were taken ridge ventilation is not needed to be installed to reduce the heat index. Ridge ventilation will be recommended when a new roof does get installed but there is some time before that needs to be done.

Potential Safety Hazards

1. There is a significant safety concern with regards to the excessive flaming that is present on both the stove top and oven. The shut off valve may have to be replaced or atleast adjusted by a Licensed Plumber. Recommend having further evaluated by a Licensed Plumber to make the needed corrections.

Improvement Items

1. I would consider looking into getting solar on this home as well as a battery and see what options are available with regards to a roof replacement. Solar companies along with the State of California are offering rebate options and those options will not be around much longer. Also, PG&E will only rise it is a valuable option. It takes a few months to get solar in the process and replacing the roof prior is an option. The rebate comes in a tax return after filing taxes.

Items To Monitor

1. I would recommend having the A/C-Heat Pump "Packaged Unit" serviced by a Licensed HVAC Contractor as the unit will be used a lot especially in the summer months and this is the original unit.

Report Summary

Referrals

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

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

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

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

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

Roofing Repairs: Contact Michael Salas 707-416-9055

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

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

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

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

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

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

Tree Management & Fire Abatement : Contact Putney Services LLC. at 707-247-8191

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

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

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

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

Report Summary

Referrals

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

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

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

Insulation: Contact Turner Insulation at 707-279-1800

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

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

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

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

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

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

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

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

Homes Built Between 2001 - 2007

Homes built between the years of 2001 and 2007 in most cases are some of the best quality built home years. There are many reasons for this, this was prior to the 2008 financial crisis which I consider the worst built modern year as many contractors were cutting corners. From many decades of experience I do know the quality of lumber was significantly better, price per linear foot was affordable meaning most contractors were able to take a 30% loss of lumber. This means, most builders were not putting poor quality lumber (twisted studs, major waness on girder and or beam members etc..) Contractors were also making good money during these years before the 2008 financial crisis. Another important factor was Urban WildLife Interface Fire Codes were not fully enforced until 2009 and many areas much later depending on the county. The new fire codes do not protect a home from a firestorm. Wood lap siding was replaced with Hardie Cement Lap which corrodes and is a cheap quality product that is not fireproof. The shear wall behind the Hardie is what catches on fire. Fire Sprinklers also will not protect a home from a firestorm. With this and the newly established Title 24 requirements a home that was built during these years are the best value home with 2006 being the prime home year.

Receipt/Invoice

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

**Property Address
19064 Coyle Springs Rd
Hidden Valley Lake, CA 95467**

Date: Aug 6, 2023

Inspection Number: 3233

Inspected By: Dustin Wallace

Payment Method: Credit Card

Client: Matias Ignacio Marambio

Inspection	Fee
Home Inspection	\$395.00

Total	\$395.00
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Grounds

Coyle Springs Rd.

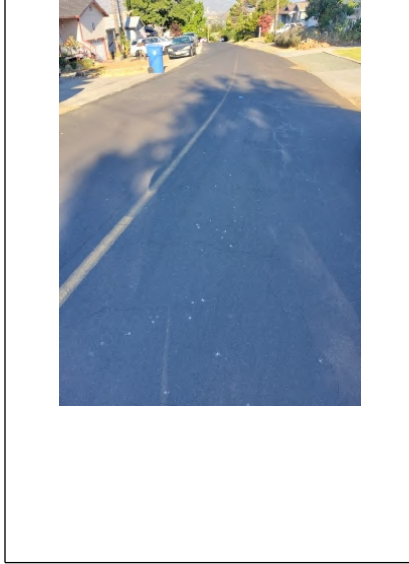
None Not Visible

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



There is a fire hydrant in close proximity to the home (less then 1000ft). This is important information that can be provided for insurance quotes.



The home is not sold yet but in contract

Driveway

None Not Visible

Material Concrete Asphalt Gravel/Dirt Brick Other: .

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

Comments

Photos

Grounds



Recommend clearing dirt away from culvert drain.

Rear Deck

None

Material

Concrete Wood Other: Railing/Balusters recommended

Condition

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

Comments

Photos



Grounds



Entry Steps

None

Material

Concrete Wood Other: Railing/Balusters recommended

Condition

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

Comments

Photos



Recommend replacing handrail. Existing handrail is a composite. A new handrail should be placed between 34" - 38" off the stair tread. However, ideally the best location is 36"

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

Grounds



Entry Deck

None Not Visible

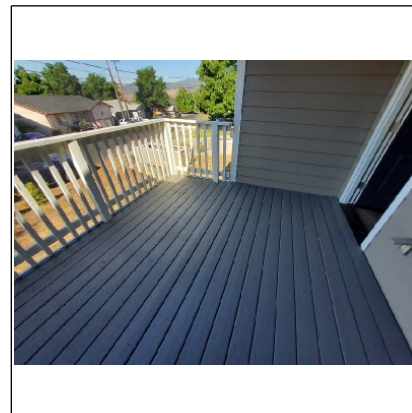
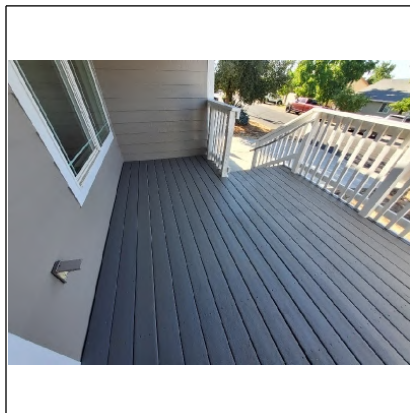
Material Wood Metal Composite Railing/Balusters recommended

Condition Satisfactory Marginal Poor Wood in contact with soil

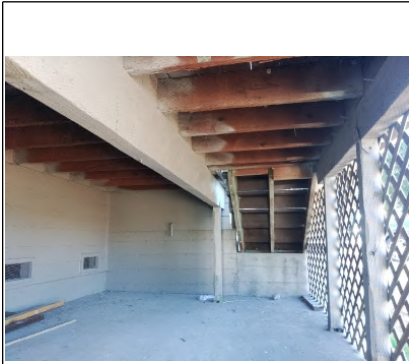
Finish Treated Painted/Stained Other: Safety Hazard Improper attachment to house
 Railing loose Not Applicable

Comments

Photos



Grounds



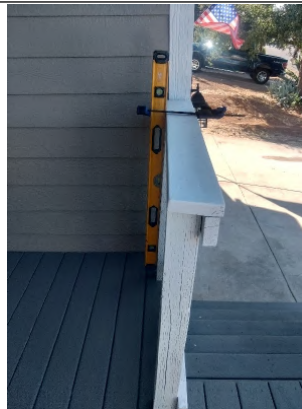
The deck is structurally sound. Galvanized 5/8" lags are placed every joist bay on the deck ledger to properly fasten to rim member of the home.



Column is slightly leaning but is of no structural concern.



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



Post is leaning significantly but is not loose.



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

Patio 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



Entry 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



Right Side Fence/Gate

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

Comments

1. Recommend releveling gate by removing existing lateral brace. 1. Make sure to put a 2' level on top plate. 2. shim up bottom plate. 3. Cut the 2x4 on an angle and use 3" exterior deck screws to tie into all four frame members.

Photos

Grounds



Recommend replacing gate hinges.

Left Fence

Not evaluated None

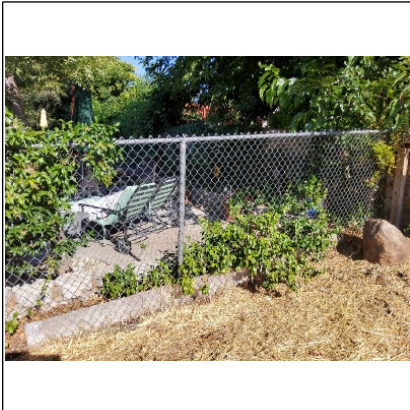
Type Brick Block Wood Metal Chain Link Rusted Vinyl

Condition Satisfactory Marginal Poor Typical cracks Loose Blocks/Caps

Gate N/A Satisfactory Marginal Poor Planks missing/damaged Operable: Yes No

Comments

Photos



Landscaping affecting foundation

N/A

Grounds

Landscaping affecting foundation cont.

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

Comments

Retaining wall

- None
- Material** Treated Lumber Concrete Concrete block Other: Railroad ties Timbers
- Condition** Satisfactory Marginal **Poor** Safety Hazard Leaning/cracked/bowed
 Drainage holes recommended

Comments *Retaining wall is not on the property based on the property line location however it is compromised. This retaining wall belongs to the home that is behind this retaining wall.*

Photos

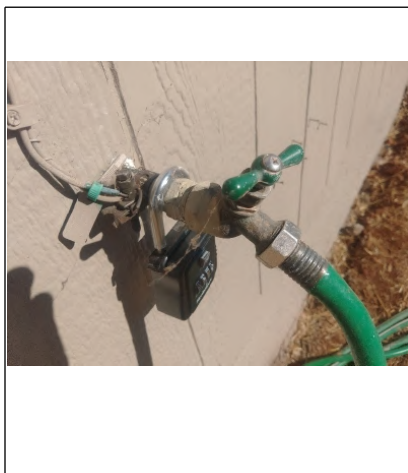
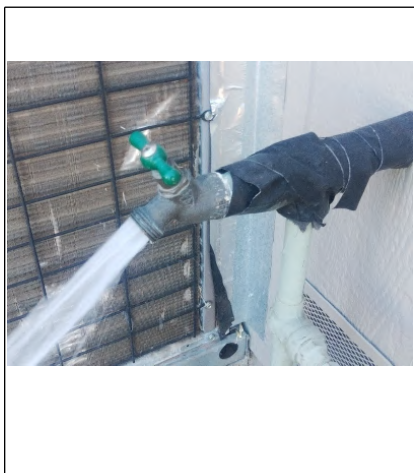


Hose bibs

- N/A
- Condition** **Satisfactory** Marginal Poor No anti-siphon valve Recommend Anti-siphon valve
- Operable** Yes No Not Tested Not On

Comments

Photos



Recommend removing painters tape.

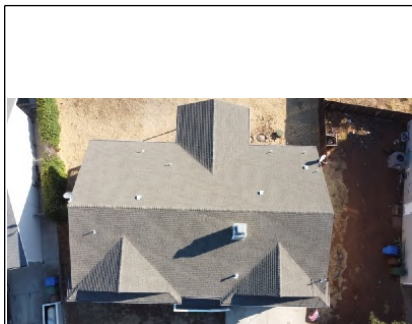
Roof

General

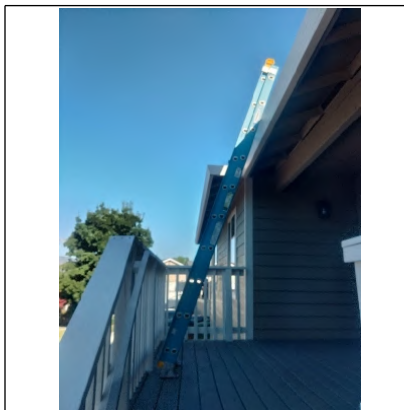
Visibility None All Partial Limited By: .

Inspected From Roof Ladder at eaves Drone With Binoculars

Photos



Inspection was performed by drone.



Inspection was performed on the roof.

Style of Roof

Type Gable Hip Mansard Shed Flat Other: .

Pitch Low Medium Steep Flat

Roof #1 Type:30-Year Asphalt Dimensional Shingle
Layers:1 Layer
Age:19 Years of Age
Location:

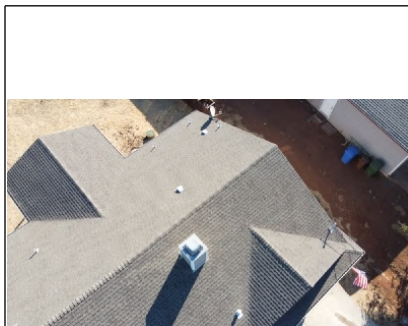
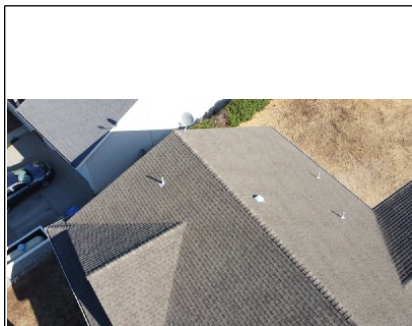
Roof #2 None
Type:
Layers:
Age:
Location:

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

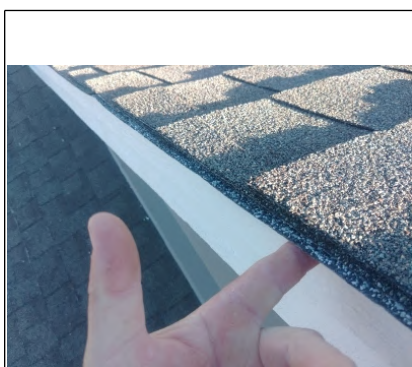
Comments

Photos

Roof



1-Layer of asphalt shingles are installed over a starter roll.



There is a correct 1" overlap over the wood flashing.

Ventilation System

None N/A

Type Eve Ridge Gable Roof Turbine Powered Other: .

Comments *1. There is 3-point ventilation on this roof. First, roof vents. Second, Gable Vent which is standard for gable end roof design. Third, Eve block vents which again are standard. Thus, there is a 3-point ventilation system on this home which is better than a 2-point ventilation on a Hip and Valley roof design.*

Photos



1. Roof Ventilation



2. Gable Ventilation



3. Eve Ventilation

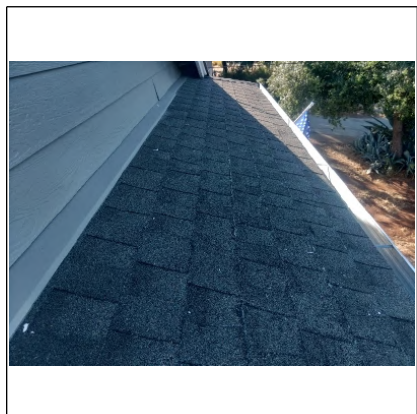
Roof

Flashing

- Material** Not Visible Galv/Alum Asphalt Copper Foam Rubber Lead Other: .
- Condition** Not Visible Satisfactory Marginal Poor Rusted Missing
 Separated from chimney/roof Recommend Sealing Other: .

Comments

Photos



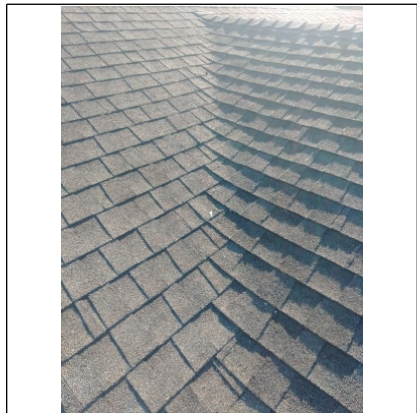
Valleys

- N/A
- Material** Not Visible Galv/Alum Asphalt Lead Copper Other: .
- Condition** Not Visible Satisfactory Marginal Poor Holes Rusted Recommend Sealing

Comments

This is known as a weave design or others call a California Weave which is a much better way to roof a valley when doing a closed valley practice. This method is the best of the two styles while the other is known as a Closed Cut. With regards to protection from water protrusion through the seams between the roof sheathing. The other method is not a weave method. On this the roofers run a full starter down the valley and then snap a line and cut the shingles which only leaves one point protection from water protrusion through the sheathing. This way provides not only two layers of protection as a starter roll is used as well in the valley but with the weave has significant overlap that is not seen by the naked eye.

Photos



Condition of Roof Coverings

- Roof #1** Satisfactory Marginal Poor Curling Cracking Ponding Burn Spots
 Broken/Loose Tiles/Shingles Nail popping Granules missing Alligating Blistering
 Missing Tabs/Shingles/Tiles Moss buildup Exposed felt Cupping

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



Accurate representation condition of the roof shingles with reference to prior drone diagram. (3 Years of Life Left)



Accurate representation condition of the roof shingles with reference to prior drone diagram. (2 Years of Life Left)



Accurate representation condition of the roof shingles with reference to prior drone diagram. (5- 7 Years of Life Left)

Plumbing Vents

Not Visible Not Present

Condition Satisfactory Marginal Poor

Comments

Photos

Roof



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

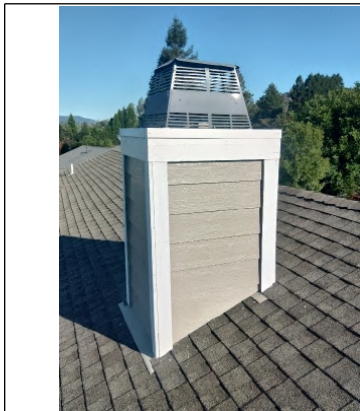
Flue Tile Metal Unlined Not Visible

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



Gutters/Scuppers/Eavestrough

None

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

Material Copper Vinyl/Plastic Galvanized/Aluminum Other: .

Leaking Corners Joints Hole in main run No apparent leaks

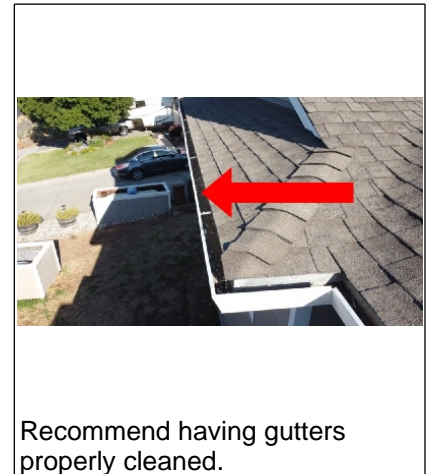
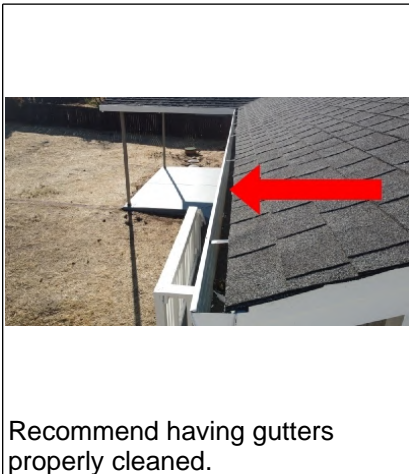
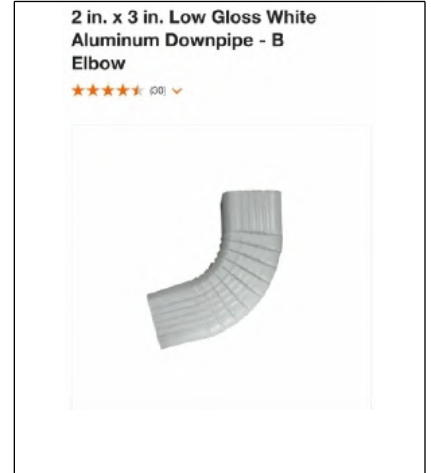
Attachment Loose Missing spikes Improperly sloped Satisfactory

Extension needed North South East West Refer to Pictures

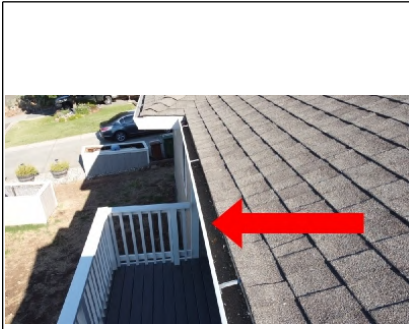
Comments 1. Recommend installing new downspout elbows.

Photos

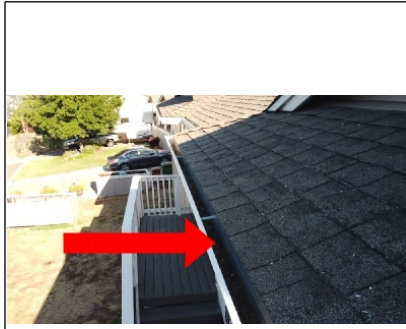
Exterior



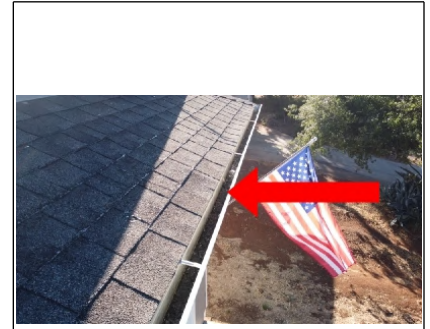
Exterior



Recommend having gutters properly cleaned.



Recommend having gutters properly cleaned.



Recommend having gutters properly cleaned.

Siding

Material

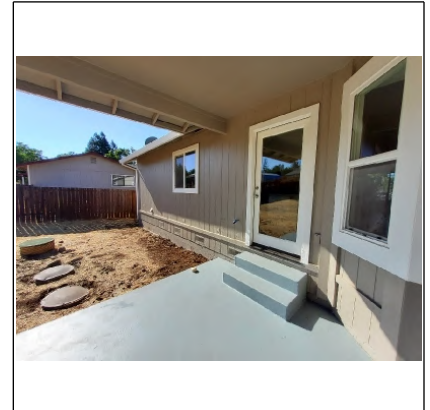
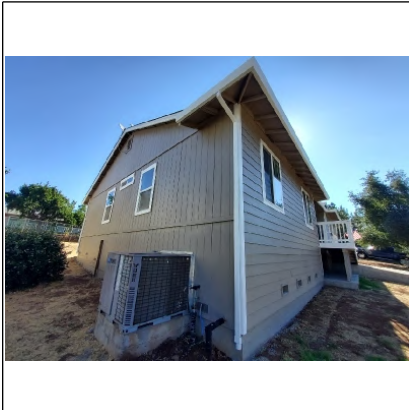
- Stone
 Slate
 Block/Brick
 Fiberboard
 Fiber-cement
 Stucco
 EIFS* Not Inspected
 Asphalt
 Wood
 Metal/Vinyl
 Other: .
 Typical cracks
 Peeling paint
 Monitor
 Wood rot
 Loose/Missing/Holes

Condition

- Satisfactory
 Marginal
 Poor
 Recommend repair/painting

Comments

Photos



Trim

Material

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

Exterior

Trim cont.

Condition Satisfactory Marginal Poor

Comments

Photos



Soffit

None

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

Condition Satisfactory Marginal Poor

Comments

Photos



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

Photos



Caulking

None

Condition Satisfactory Marginal Poor
 Recommend around windows/doors/masonry ledges/corners/utility penetrations

Comments

Windows/Screens

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

Material Wood Metal Vinyl Aluminum/Vinyl clad

Screens Torn Bent Not installed Satisfactory

Comments

Photos

Exterior



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



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 **1. Noted electrical outlet GFCI's are inoperable. Recommend having replaced by a Licensed Electrician.**

Photos

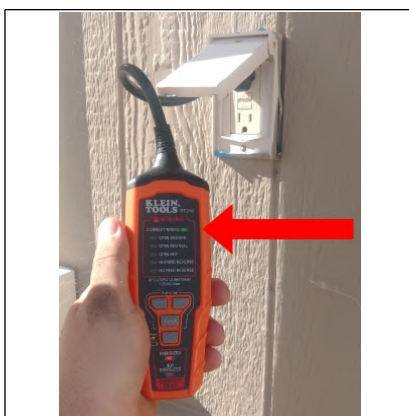
Exterior



Location of grounding rod



Electrical outlet shows proper operation, grounding and polarity.



Electrical outlet shows proper operation, grounding and polarity.



GFCI is inoperable. Recommend having replaced by a Licensed Electrician.



Reference location for prior slide.



1. GFCI is inoperable. Recommend having replaced by a Licensed Electrician.



Reference location for prior slide.

Building(s) Exterior Wall Construction

Type Not Visible Framed Masonry Other: .

Condition Not Visible Satisfactory Marginal Poor

Comments

Photos

Exterior



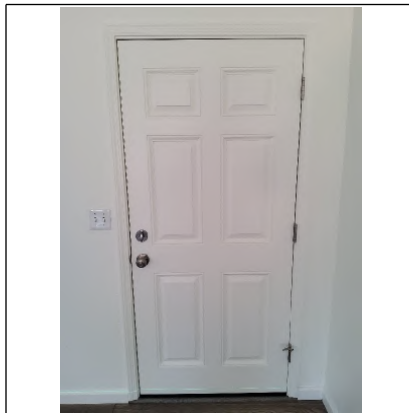
Exterior Doors

- 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 A/C - Heat pump "Packaged Unit"

Exterior

Exterior A/C - Heat pump "Packaged Unit" cont.

Unit #1 N/A
 Location: Left of Home
 Brand: York
 Model #:
 Serial #:
 Approximate Age:

Condition Satisfactory Marginal Poor Cabinet/housing rusted

Energy source Electric Gas Other: _____

Unit type Air cooled Water cooled Geothermal Heat pump

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

Level Yes No Recommend re-level unit

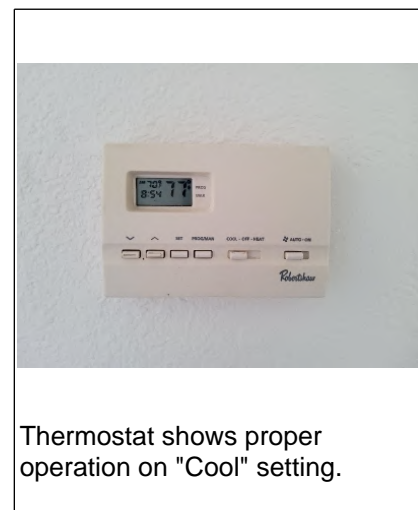
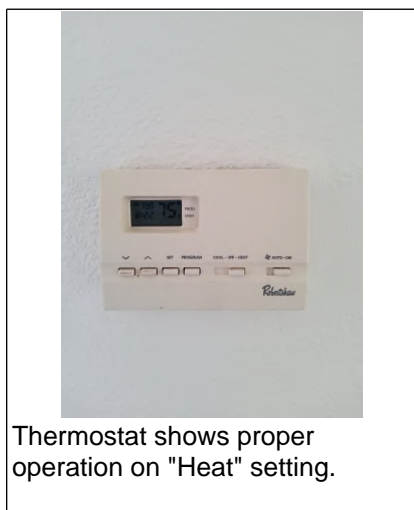
Condenser Fins Damaged Need cleaning Damaged base/pad Damaged Refrigerant Line Satisfactory

Insulation Yes No Replace

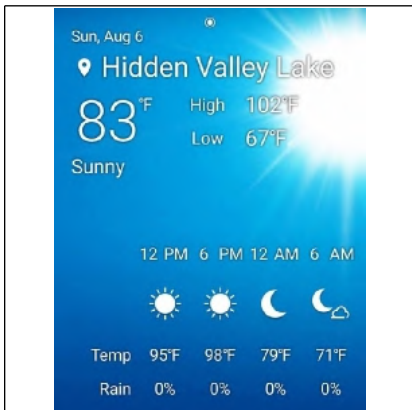
Improper Clearance (air flow) Yes No

Comments *As we are in the summer months I always recommend having the "Packaged Unit" properly serviced if not serviced within the last three years. Recommend contacting a Licensed HVAC Contractor to properly service unit.*

Photos



Exterior



Exterior Temperatures when testing thermostat on "Cool" setting.



Recommend additional HVAC tape be applied



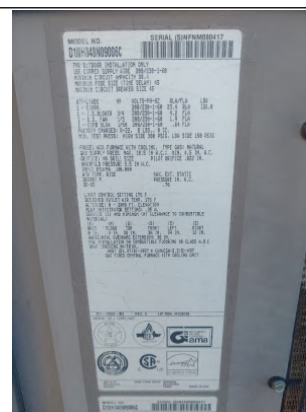
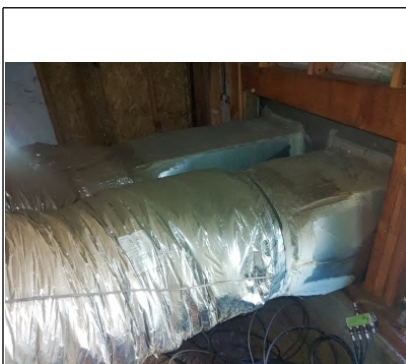
Rust is evident on grill cover. Recommend having replaced by a Licensed HVAC Contractor.



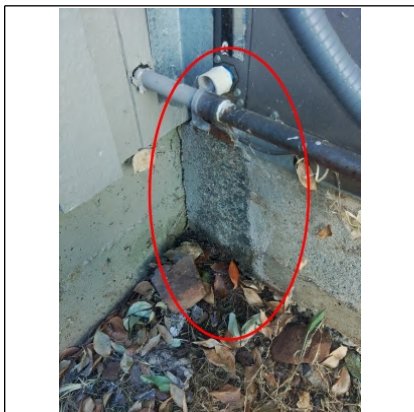
No leaks were detected on shut off valve.



Missing cold air return filter



Exterior



This is defrost this is totally normal.

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

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

Hearth extension adequate Yes No

Mantel N/A Secure Loose Recommend repair/replace

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

Comments

Photos



Smoke/Carbon Monoxide detectors

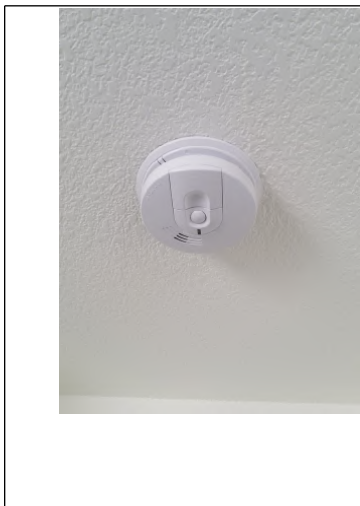
Smoke Detector Present Not Present Operable: Yes No Not tested Recommend additional
 Safety Hazard

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

Comments

Photos

Interior



Indoor humidity levels and temperatures during time of inspection.

Attic/Structure/Framing/Insulation

N/A

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

Inspected from Access panel In the attic Other

Location Hallway Bedroom Closet Garage Other

Flooring Complete Partial None

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

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

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

Ventilation Ventilation appears adequate Recommend additional ventilation Recommend baffles at eaves

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

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

Chimney chase N/A Satisfactory Needs repair Not Visible

Structural problems observed Yes No Recommend repair Recommend structural engineer

Roof structure Rafters Trusses Wood Metal Collar ties Purlins Knee wall Not Visible Other:

Ceiling joists Wood Metal Not Visible

Sheathing Plywood OSB Planking Rotted Stained Delaminated

Evidence of condensation Yes No

Evidence of moisture Yes No

Evidence of leaking Yes No

Firewall between units N/A Yes No Needs repair/sealing

Electrical No apparent defects Open junction box(es) Handyman wiring
 Knob and tube covered with insulation Safety Hazard

Comments

Photos

Interior



Recommend solid junction box be installed.



Exterior Temperatures when taking thermal readings in the attic.

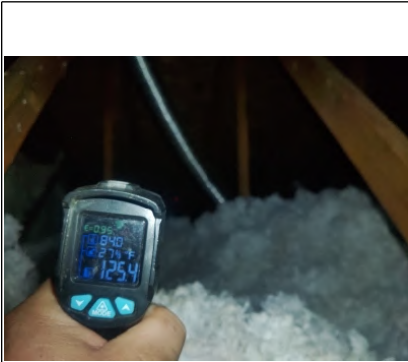


Thermal Reader shows 84.7 Degrees F on attic access lid.

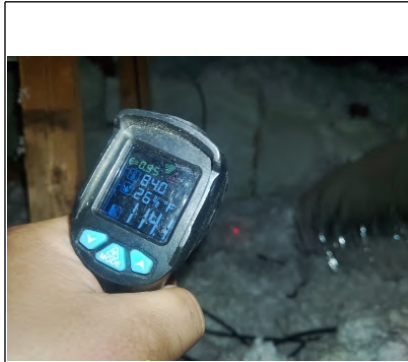


Thermal Reader shows 125.6 Degrees F at the OSB sheathing this shows there is proper ventilation and a moderate heat index.

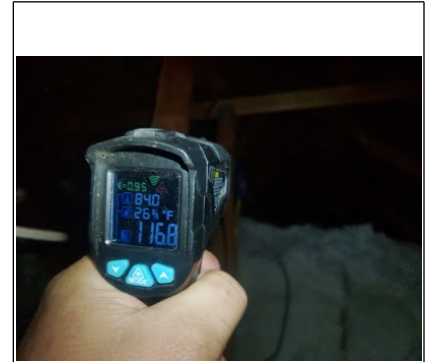
Interior



Thermal Reader shows 125.4 Degrees F at the eave vent location this shows there is proper ventilation and a moderate heat index.



Thermal Reader shows 114.1 Degrees F at loose insulation location this shows there is proper ventilation and a moderate heat index.



Thermal Reader shows 116.8 Degrees F at the ridge location this shows there is proper ventilation and a moderate heat index.



Thermal Reader shows 114.3 Degrees F at the gable vent location this shows there is proper ventilation and a moderate heat index.

Interior Frame

Type Not Visible Framed Masonry Other: .

Condition Not Visible Satisfactory Marginal Poor

Comments **1. Laser level is placed at the center of the home to show there are no dips, slopes or any structural concerns with regards to the interior frame (cripple stem walls, joist members, subfloor) of the home.**

Photos

Interior



Electrical System

Main panel

Location Right of Home

Condition Satisfactory Poor

Adequate Clearance to Panel Yes No

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

Breakers/Fuses Breakers Fuses

Appears grounded Yes No Not Visible

GFCI breaker Yes No Operable: Yes No

AFCI breaker Yes No Operable: Yes No Not Tested

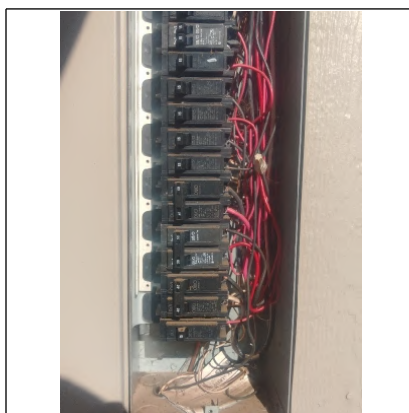
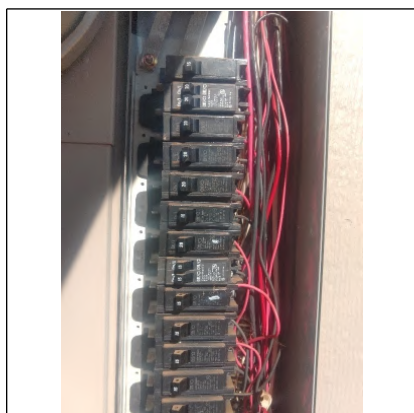
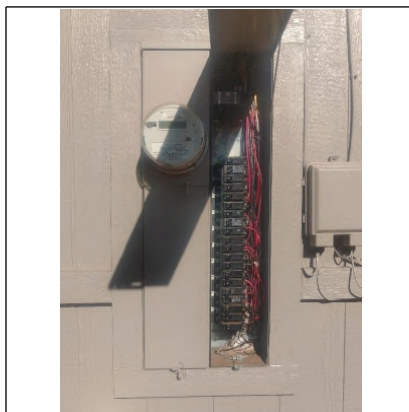
Main wire Copper Aluminum Not Visible Double tapping of the main wire Condition: Satisfactory
 Marginal Poor

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

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

Comments

Photos



Plumbing

Water service

Main shut-off location Left of Home

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

Lead other than solder joints Yes No Unknown Service entry

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

Condition Satisfactory Marginal Poor

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

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

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

Condition Satisfactory Marginal Poor

Support/Insulation N/A
 Type:

Traps proper P-Type Yes No P-traps recommended

Drainage Satisfactory Marginal Poor

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

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

Condition N/A Satisfactory Marginal Poor Recommend plumber evaluate

Comments

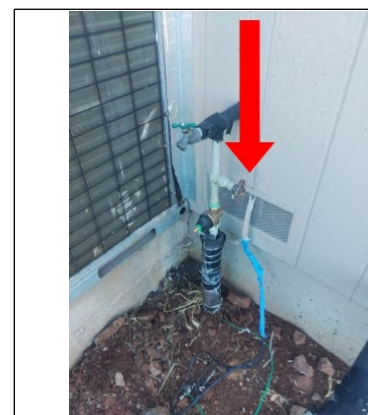
Photos



Water meter location



Recommend clearing dirt back to properly access shut off valve.

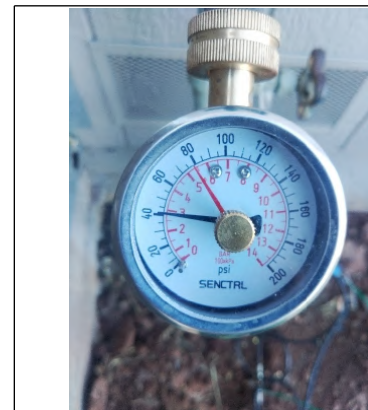
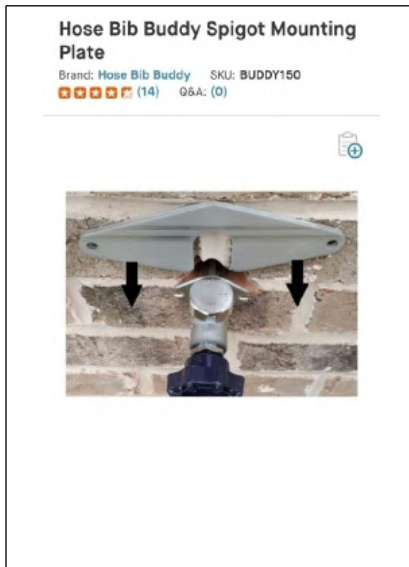


Water shut off location

Plumbing



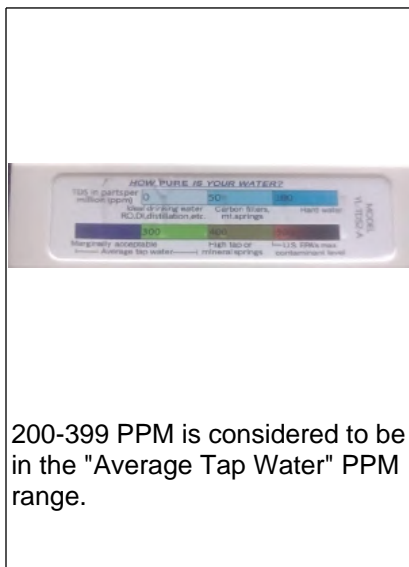
Copper line is slightly loose to siding. Recommend having properly fastened.



Water at shut off location is 40 PSI which is a satisfactory water pressure. The ideal water pressure for a house is between 40 to 65 psi.



Water level shows 276 PPM which is considered to be in the "Average Tap Water" level range.



200-399 PPM is considered to be in the "Average Tap Water" PPM range.

Main fuel shut-off location

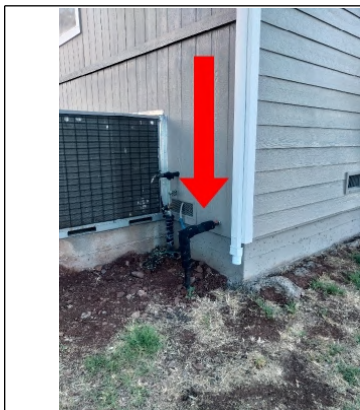
N/A

Location Left of Home

Comments *Make sure to be "On the Route" with your propane provider that way you dont run out of propane unexpected.*

Photos

Plumbing



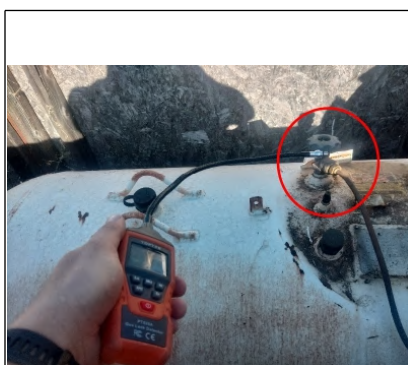
Propane shut off location



No leaks were detected on shut off valve.



Propane tank is 77 percent full during time of inspection.



No leaks were detected on shut off valve.

Water heater

N/A

General

Brand Name: Reliance

Serial #:

Capacity:

Approx. age:

Type

Gas Electric Oil LP Other: .

Combustion air venting present Yes No N/A

Seismic restraints needed Yes No N/A

Relief valve Yes No Extension proper: Yes No Missing Recommend repair

Improper material

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

Condition Satisfactory Marginal Poor

Comments

Photos

Plumbing



No leaks were detected on shut off valve.

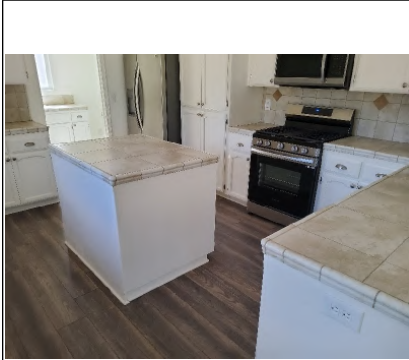
Kitchen

Countertops

Condition Satisfactory Marginal Recommend repair/caulking

Comments

Photos



Recommend using Custom Building Products Polyblend Silicone Acrylic Tile Caulk to properly seal between tiles.



Recommend using Custom Building Products Polyblend Haystack Silicone Acrylic Tile Caulk to properly seal between tiles.

Custom Building Products Polyblend Haystack Siliconized Acrylic Tile Caulk 10.5 oz

Shop all Custom Building Products Item # 1605856 | Mfr # PC380103-5



Cabinets

Condition Satisfactory Marginal Recommend repair/adjustment

Comments

Photos

Kitchen



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 **1. Hot and cold water lines are backwards. Recommend having a Licensed Plumber switch flex line water supply lines to correct locations.**

Photos



Hot and cold water lines are backwards. Recommend having a Licensed Plumber switch flex line water supply lines to correct locations.



Thermal Imager shows hot water is present through faucet.

Kitchen



Walls & Ceiling

Condition Satisfactory Marginal Poor Typical cracks Moisture stains

Comments

Photos



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 **1. Oven and Stove top are considered a fire hazard at their current state. Recommend having a Licensed Plumber further evaluate the gas shut off valve conditions as well as determine the cause of the excessive flaming.**

Photos

Kitchen



Stove top is considered a fire hazard at its current state. Recommend having a Licensed Plumber further evaluate the gas shut off valve conditions as well as determine the cause of the excessive flaming.



Oven is considered a fire hazard at its current state. Recommend having a Licensed Plumber further evaluate the gas shut off valve conditions as well as determine the cause of the excessive flaming.



Microwave shows proper operation.



Exhaust fan shows proper operation.



Dishwasher shows proper operation.



Thermal Imager shows proper operation on rinse cycle.

Kitchen



Thermal Reader shows refrigerator properly operates. (41.9 Degrees F).



Thermal Reader shows refrigerator properly operates. (6.8 Degrees F).



Water is currently not turned on for Ice Machine to properly operate or test.



Electrical outlet shows proper operation, grounding and polarity.

Living Room

Living Room

Location Living Room

Walls & Ceiling Satisfactory Marginal Poor Typical cracks Damage

Moisture stains Yes No

Where:

Floor Satisfactory Marginal Poor Squeaks Slopes Tripping hazard

Ceiling fan None Satisfactory Marginal Poor Recommend repair/replace

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

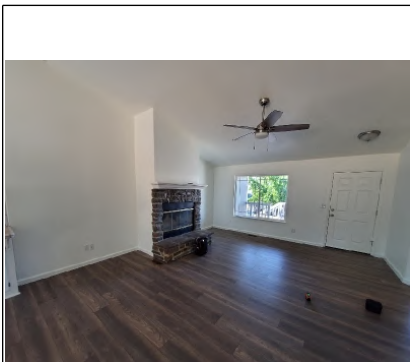
Heating source present Yes No Holes: Doors Walls Ceilings

Doors None Satisfactory Marginal Poor Cracked glass Broken/Missing hardware

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

Comments

Photos



Recommend lubricating sliding door track with WD40 to ease the operation.

WD-40 Specialist General Purpose Silicone Lubricant 11 oz
Item # 8393392 | Mfr # 300012



Ceiling fan shows proper operation.

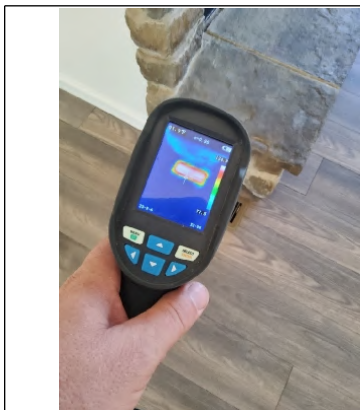


Electrical outlet shows proper operation, grounding and polarity.



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

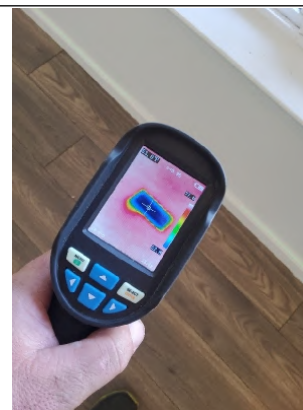
Living Room



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



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



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

Dining Room

Dining Room

Location Dining Room

Walls & Ceiling Satisfactory Marginal Poor Typical cracks Damage

Moisture stains Yes No

Where:

Floor Satisfactory Marginal Poor Squeaks Slopes Tripping hazard

Ceiling fan None Satisfactory Marginal Poor Recommend repair/replace

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

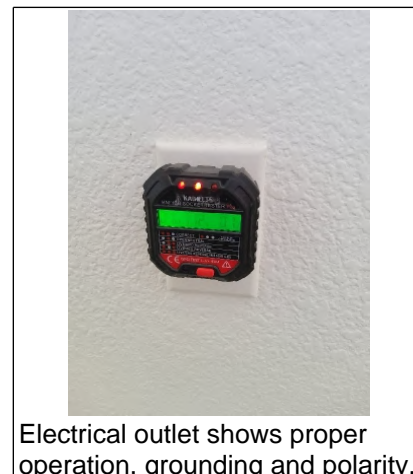
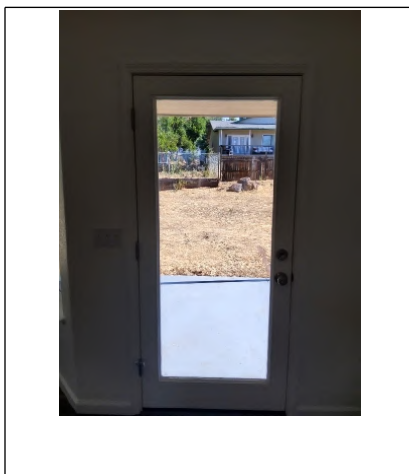
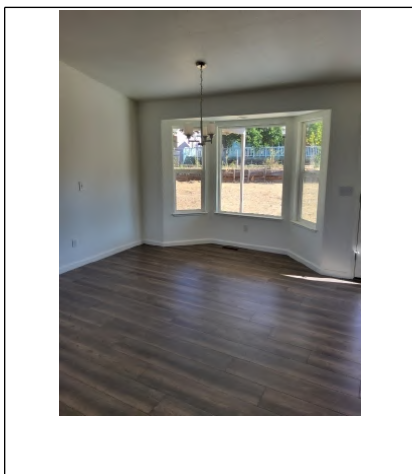
Heating source present Yes No Holes: Doors Walls Ceilings

Doors None Satisfactory Marginal Poor Cracked glass Broken/Missing hardware

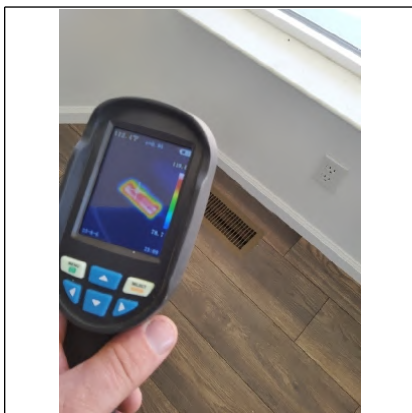
Windows None Satisfactory Marginal Poor Cracked glass Evidence of leaking insulated glass
 Broken/Missing hardware

Comments

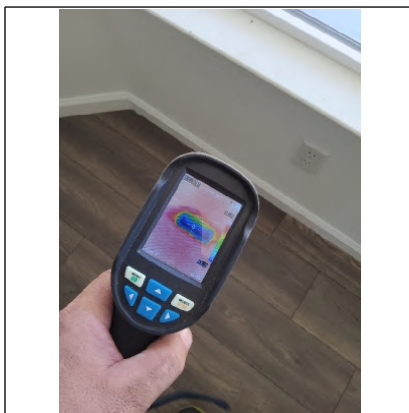
Photos



Electrical outlet shows proper operation, grounding and polarity.



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



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

Master Bedroom

Room

Location Master Bedroom

Type MASTER BEDROOM

Walls & Ceiling Satisfactory Marginal Poor Typical cracks Damage

Moisture stains Yes No

Where:

Floor Satisfactory Marginal Poor Squeaks Slopes Tripping hazard

Ceiling fan None Satisfactory Marginal Poor Recommend repair/replace

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

Heating source present Yes No Holes: Doors Walls Ceilings

Bedroom Egress restricted N/A Yes No

Doors None Satisfactory Marginal Poor Cracked glass Broken/Missing hardware

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

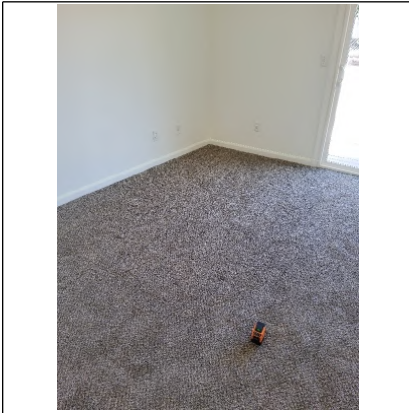
Comments

Photos



Recommend lubricating sliding door track with WD40 to ease the operation.

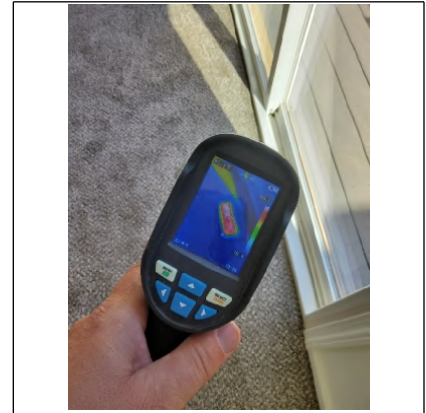
Master Bedroom



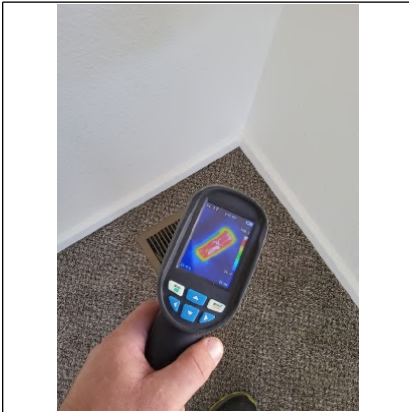
Laser level shows that the floor is properly level and is structurally sound.



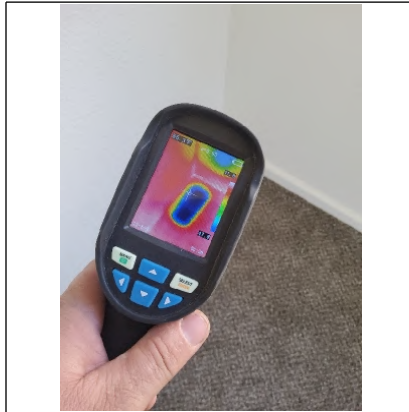
Electrical outlet shows proper operation, grounding and polarity.



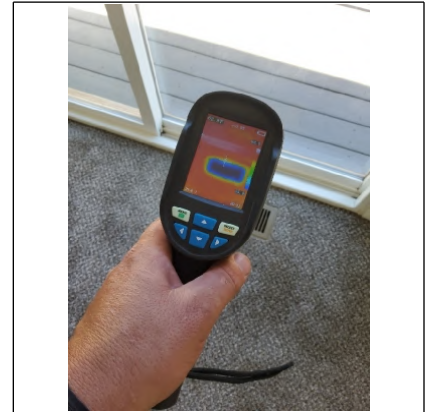
Thermal Imager shows proper "Heat" distribution through vent along with properly sealed ducting at the register.



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



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



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



Master Bedroom measures 17'00" long.



Master Bedroom measures 13'03" wide.

Master Bathroom

Bath

Location Master Bedroom

Sinks Faucet leaks: Yes No Pipes leak: Yes No

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

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

Toilet Bowl loose: Yes No Operable: Yes No Cracked bowl Toilet leaks

Whirlpool Yes No Operable: Yes No Not tested No access door GFCI: Yes No
 GFCI Recommended

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

Drainage Satisfactory Marginal Poor

Water flow Satisfactory Marginal Poor

Moisture stains present Yes No Walls Ceilings Cabinetry

Doors Satisfactory Marginal Poor

Window None Satisfactory Marginal Poor

Receptacles present Yes No Operable: Yes No

GFCI Yes No Operable: Yes No Recommend GFCI

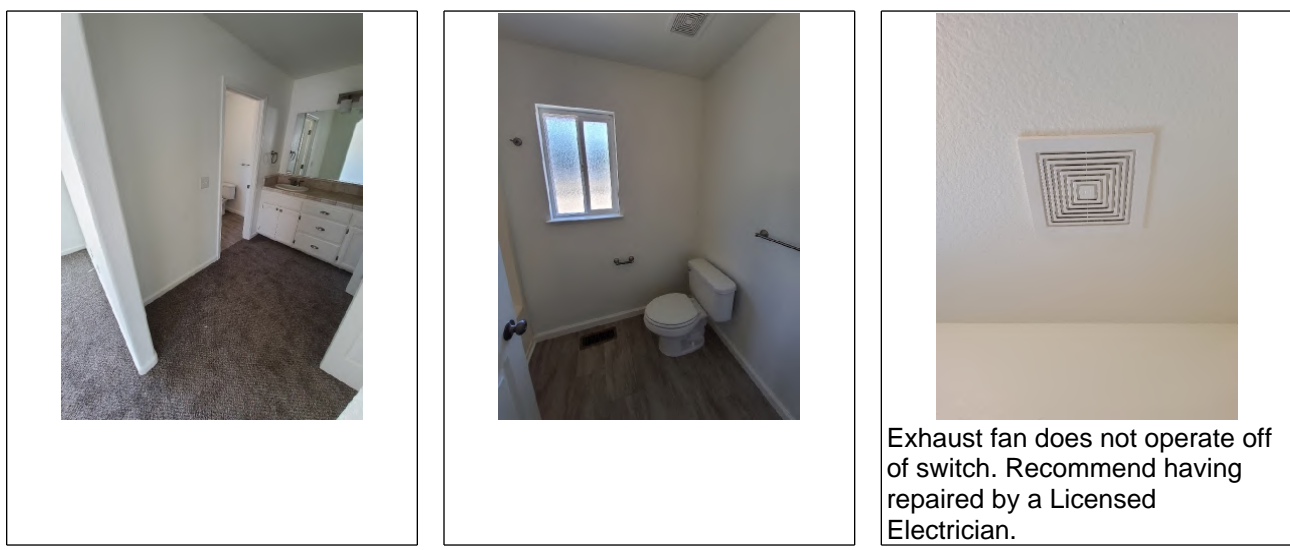
Open ground/Reverse polarity Yes No Potential Safety Hazard

Heat source present Yes No

Exhaust fan Yes No Operable: Yes No Noisy

Comments **1. Exhaust fan does not operate off of switch. Recommend having repaired by a Licensed Electrician.**

Photos



Exhaust fan does not operate off of switch. Recommend having repaired by a Licensed Electrician.

Master Bathroom



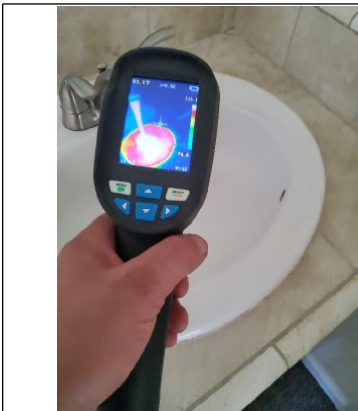
Electrical outlet shows proper operation, grounding and polarity.



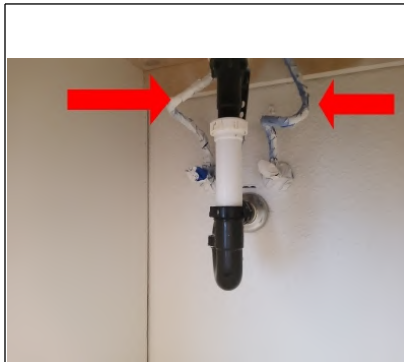
Recommend using Custom Building Products Polyblend Haystack Silicone Acrylic Tile Caulk to properly seal between tiles.

Custom Building Products Polyblend Haystack Siliconized Acrylic Tile Caulk 10.5 oz

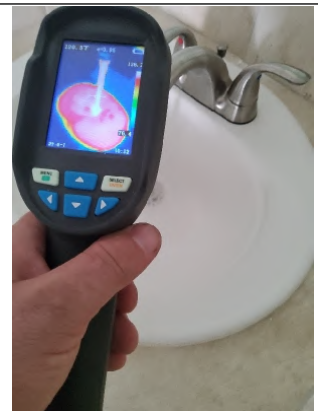
Shop all Custom Building Products Item # 1605856 | Mfr # PC390105-S



Thermal Imager shows hot water is present through faucet.



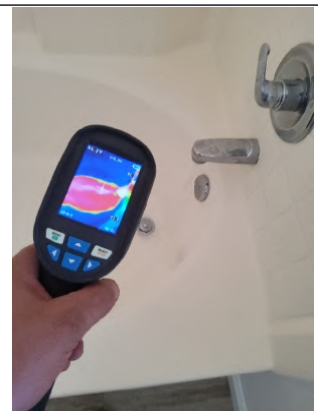
Recommend removing all painters tape from flex supply lines.



Thermal Imager shows hot water is present through faucet.

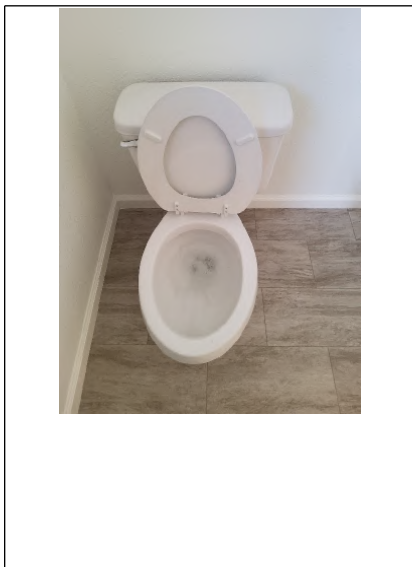


Recommend removing all painters tape from flex supply lines.



Thermal Imager shows hot water is present through spout.

Master Bathroom



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



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



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



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

Bedroom 1

Room

Location Bedroom 1

Type BEDROOM

Walls & Ceiling Satisfactory Marginal Poor Typical cracks Damage

Moisture stains Yes No

Where:

Floor Satisfactory Marginal Poor Squeaks Slopes Tripping hazard

Ceiling fan None Satisfactory Marginal Poor Recommend repair/replace

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

Heating source present Yes No Holes: Doors Walls Ceilings

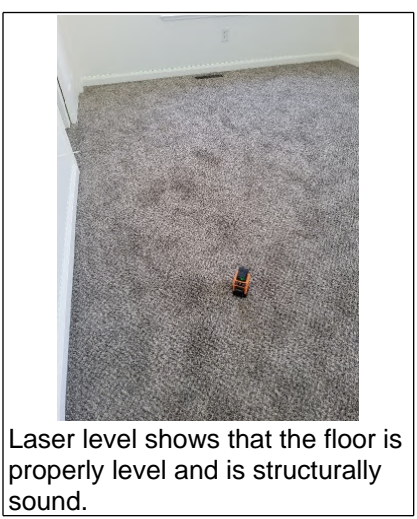
Bedroom Egress restricted N/A Yes No

Doors None Satisfactory Marginal Poor Cracked glass Broken/Missing hardware

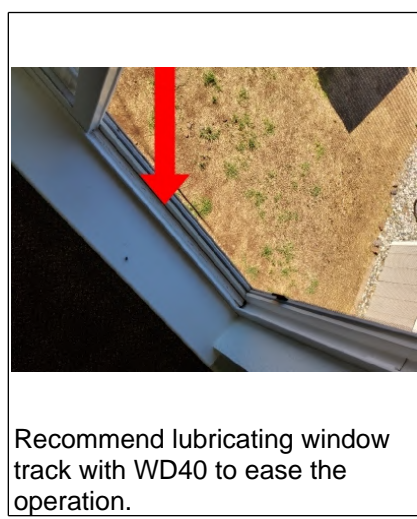
Windows None Satisfactory Marginal Poor Cracked glass Evidence of leaking insulated glass
 Broken/Missing hardware

Comments

Photos

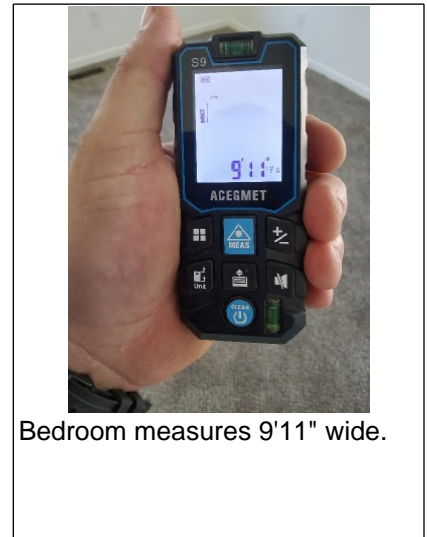
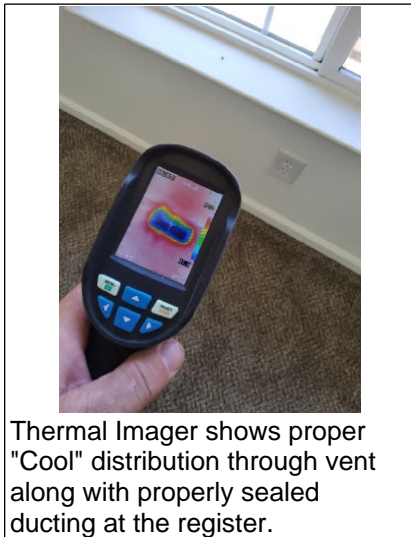
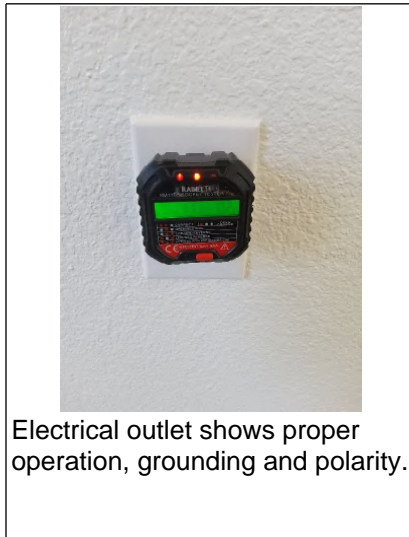


Laser level shows that the floor is properly level and is structurally sound.



Recommend lubricating window track with WD40 to ease the operation.

Bedroom 1



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

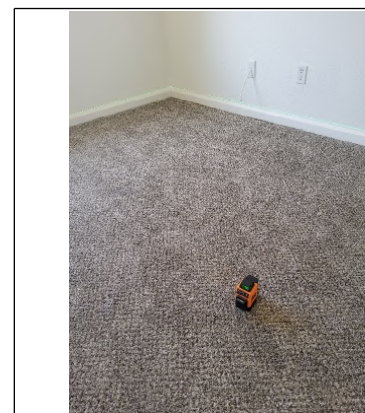
Windows None Satisfactory Marginal Poor Cracked glass Evidence of leaking insulated glass
 Broken/Missing hardware

Comments

Photos



Recommend adjusting strike plate.



Laser level shows that the floor is properly level and is structurally sound.

Bedroom 2



Electrical outlet shows proper operation, grounding and polarity.



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



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



Bedroom 2 measures 12'05" long.



Bedroom 2 measures 10'01" wide.

Common Bathroom

Bath

Location Common Bathroom

Sinks Faucet leaks: Yes No Pipes leak: Yes No

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

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

Toilet Bowl loose: Yes No Operable: Yes No Cracked bowl Toilet leaks

Whirlpool Yes No Operable: Yes No Not tested No access door GFCI: Yes No
 GFCI Recommended

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

Drainage Satisfactory Marginal Poor

Water flow Satisfactory Marginal Poor

Moisture stains present Yes No Walls Ceilings Cabinetry

Doors Satisfactory Marginal Poor

Window None Satisfactory Marginal Poor

Receptacles present Yes No Operable: Yes No

GFCI Yes No Operable: Yes No Recommend GFCI

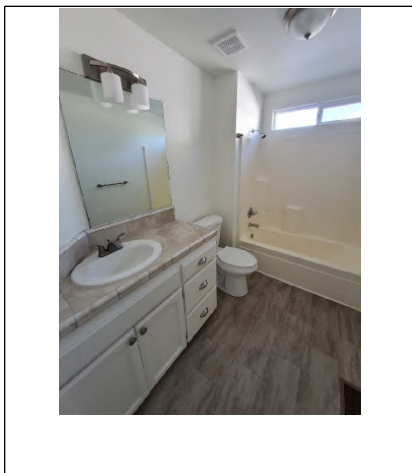
Open ground/Reverse polarity Yes No Potential Safety Hazard

Heat source present Yes No

Exhaust fan Yes No Operable: Yes No Noisy

Comments

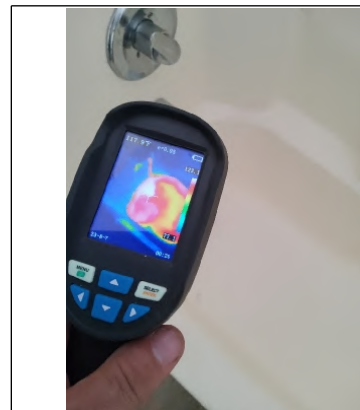
Photos



Common Bathroom



Recommend removing all painters tape from flex supply lines.



Thermal Imager shows hot water is present through spout.



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



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

Laundry Room

Laundry

Laundry sink Yes

Faucet leaks Yes No

Pipes leak Yes No Not Visible

Cross connections Yes No Potential Safety Hazard

Heat source present Yes No

Room vented Yes No

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

Electrical Open ground/reverse polarity: Yes No Safety hazard

GFCI present Yes No Operable: Yes No Recommend GFCI Receptacles

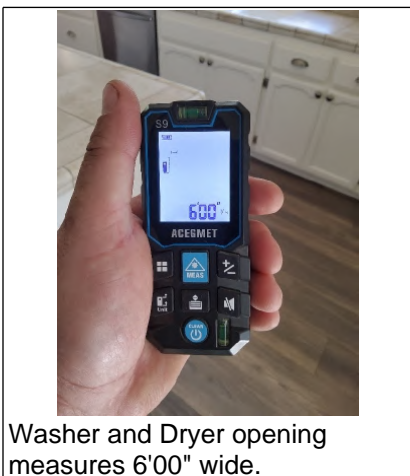
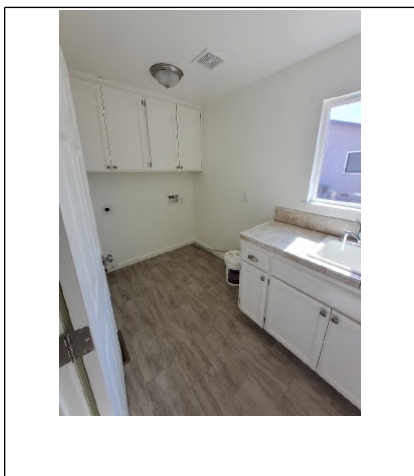
Appliances Washer Dryer Water heater No Appliances

Washer hook-up lines/valves Satisfactory Leaking Corroded No Appliances

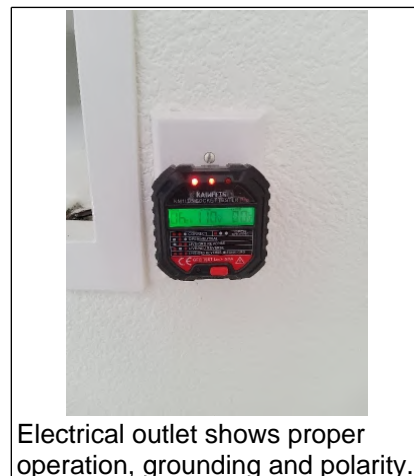
Gas shut-off valve N/A Yes No Cap Needed Safety hazard Not Visible

Comments

Photos



Washer and Dryer opening measures 6'00" wide.



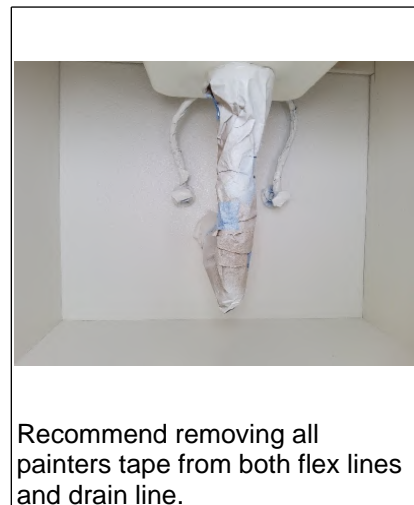
Electrical outlet shows proper operation, grounding and polarity.



30-Amp dryer outlet shows proper operation, grounding and polarity.



Thermal Imager shows hot water is present through faucet.



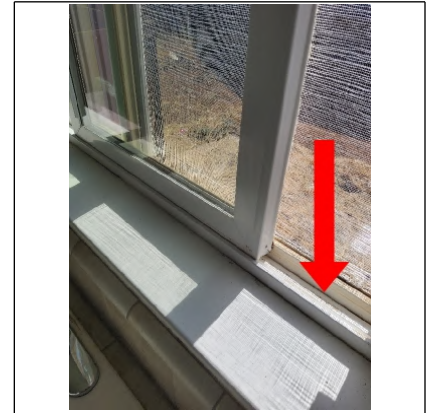
Recommend removing all painters tape from both flex lines and drain line.

Laundry Room



Recommend using Custom Building Products Polyblend Haystack Silicone Acrylic Tile Caulk to properly seal between tiles.

Custom Building Products Polyblend Haystack Siliconized Acrylic Tile Caulk 10.5 oz
 Shop all Custom Building Products Item # 1605856 | Mfr # PC300103-5



Recommend lubricating window track with WD40 to ease the operation.

WD-40 Specialist General Purpose Silicone Lubricant 11 oz
 Item # 8390392 | Mfr # 300012

Window screen does show weathering.

Recommend replacing damaged dryer vent cover.

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

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

Crawl Space

Crawl space

N/A

Type Full crawlspace Combination basement/crawl space/slab

Conditioned (heated/cooled) Yes No

Comments

Photos



Access

Location Exterior Interior hatch/door Via basement No access

Inspected from Access panel In the crawl space

Comments

Photos



Foundation walls

Condition Satisfactory Marginal Have Evaluated Monitor Cracks Movement

Material Concrete block Poured concrete Stone ICF Wood Brick

Comments

Photos

Crawl Space



Floor

Material Concrete Gravel Dirt Other: .

Condition Typical cracks Not Visible Satisfactory

Comments

Photos



Seismic bolts

N/A None visible

Condition Appear satisfactory Recommed evaluation

Comments

Photos



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 Satisfactory

Comments

Photos

Crawl Space

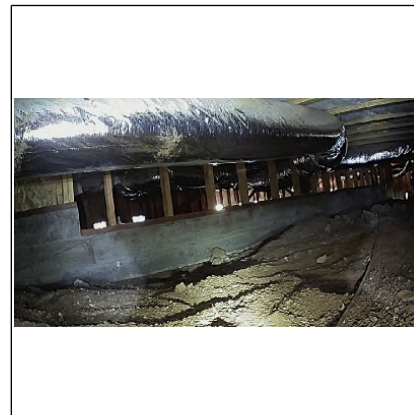


Cripple Stem Wall

- Material** Steel Wood Masonry
Condition Excellent Marginal Poor Not Visible Sagging/Altered

Comments *The best interior design for structural support is a full cripple wall with its own footing spanning from each end of the perimeter wall and this home has that. With a girder post interior wall you often get sags and if not crowned correctly (crowned down) you will often see a sag in the floor which at times could create a sag in the roof line depending on the truss or rafter layout and type of roof. With a full interior cripple wall you have a 16" on center cripple spacing with 2x4 s. By string living from end to end you get a perfect level floor. Some will say full concrete interior walls are better but the argument can be made they lack ventilation. Reality is with girder members you cannot ever expect all 16 to 20 girder members to come straight from the lumber yard and 90 percent of the builders will not return the bad lumber. A crowned girder will create unlevel floors and at times dips in the ridge line. Lastly, the dead load weight is spread out throughout the span from end to end where as post and girder is focused on the weight load on the columns and footings.*

Photos



Joists

- Material** Wood Steel Truss Not Visible 2x8 2x10 2x12 Engineered I-Type
 Sagging/Altered joists
Condition Satisfactory Marginal Poor

Comments

Photos

Crawl Space



Subfloor

3/4" OSB

Condition

Indication of moisture stains/rotting

Comments

Photos



Insulation

None

Type

Fiberglass Cellulose Rockwool Foam Not Visible

Location

Walls Between floor joists Other: .

Comments

Photos

Crawl Space



Garage

Type

None

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

Comments

Photos



Stoops/Steps

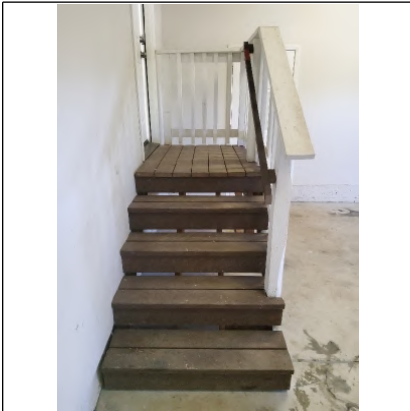
None

Material Concrete Wood Other: Railing/Balusters recommended

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

Comments

Photos



Automatic Opener

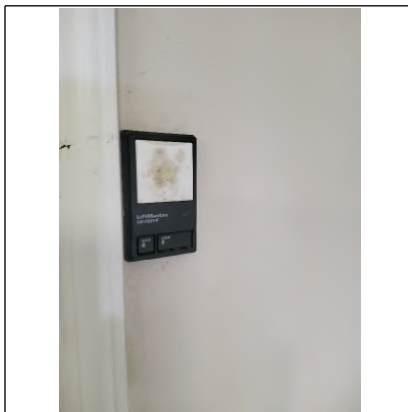
None N/A

Operation Operable Inoperable

Comments

Photos

Garage



Safety Reverse

None N/A

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

Comments

Photos



Floor

Material Concrete Gravel Asphalt Dirt Other: ..

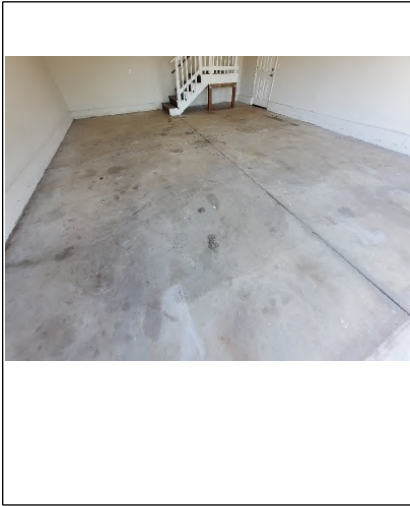
Condition Satisfactory Typical cracks Large settling cracks Recommend evaluation/repair
 Safety hazard

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

Comments

Photos

Garage



Garage Floor measures 19'06" wide.



Garage Floor measures 19'05" long from garage door to staircase.

Sill Plates

None Not Visible

Type Floor level Elevated

Condition Rotted/Damaged Recommend repair

Comments

Photos



Overhead Door

N/A

Material Wood Fiberglass Masonite Metal Recommend repair

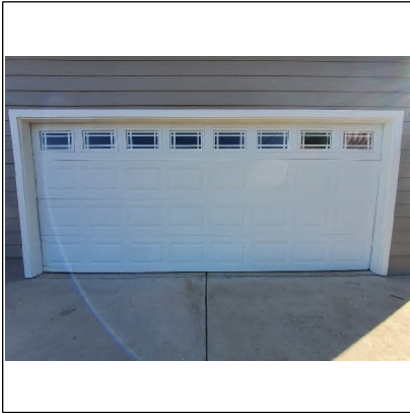
Condition Satisfactory Marginal Poor Hardware loose Safety Cable Recommended
 Weatherstripping missing/damaged Loose/missing

Recommend Priming/Painting Inside & Edges Yes No

Comments

Photos

Garage



Garage Door opening measures 6'11" high.



Garage Door opening measures 15'10" wide.

Exterior Service Door

None

Condition Satisfactory Marginal Poor Damaged/Rusted

Comments 1. Recommend replacing existing door sweep with one that has a vinyl seal.

Photos



Recommend replacing existing door sweep as the door does not properly swing without scratching threshold.



Recommend replacing existing door sweep with one that has a vinyl seal.

Garage



Electrical Receptacles

Yes No Not Visible Operable: Yes No

Reverse polarity Yes No

Open ground Yes No Safety Hazard

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

Comments

Photos



Electrical outlet shows proper operation, grounding and polarity.

Fire Separation Walls & Ceiling

N/A Present Missing Recommend repair

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

Moisture Stains Present Yes No

Typical Cracks Yes No

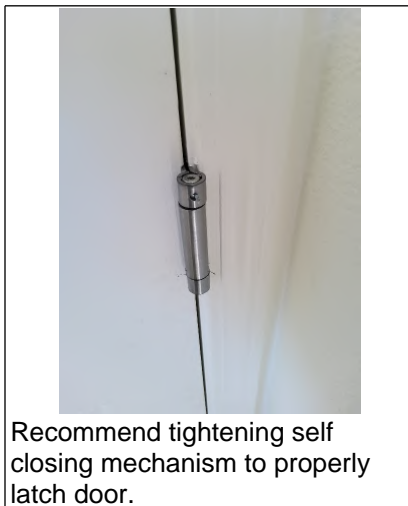
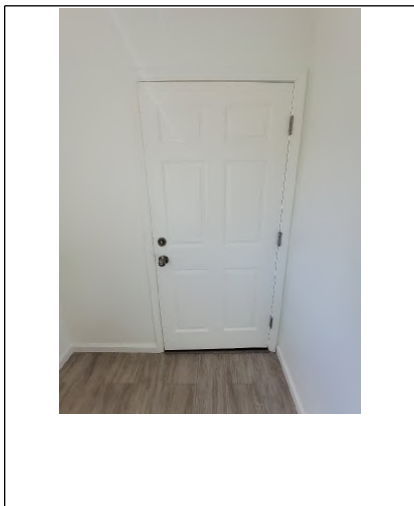
Fire door Not verifiable Not a fire door Needs repair Satisfactory

Self closure N/A Satisfactory Inoperative Missing

Comments

Photos

Garage



Recommend tightening self closing mechanism to properly latch door.