



Home Inspection Report



3911 Villa Ave, Clearlake , CA 95422

Inspection Date:

Saturday September 19, 2020

Prepared For:

Nicole Mullins

Prepared By:

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

Report Number:

656

Inspector:

Dustin Wallace

License/Certification #:

CA--1052482

Inspector Signature:

Report Overview

Scope of Inspection

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

Main Entrance Faces

East

State of Occupancy

Vacant

Weather Conditions

Sunny

Recent Rain

No

Ground Cover

Dry

Approximate Age

15-20 years

Report Summary

Items Not Operating

I prefer to list the items not working in the sections of the report that are relevant to the various rooms or sections labeled.

Major Concerns

There are no major structural issues with this house in fact this house was built very well. However, there are issues with the plumbing. Three toilets need to be replaced, along with the hot water heater needs to be upgraded to a 50 gallon, various flex lines need to be replaced and possible O-ring has clogged the fossit from flowing water. This is all noted in the various sections of the report. My plumber is Terry House he is a licensed plumber and is willing to take a look at this 707-350-3105. I would also recommend having a garage overhead installed you can contact my garage door company I work with Quality Door & Trim at 707-263-8877

Potential Safety Hazards

I have not noted any major potential safety hazards other than the gate entering the side yard I would recommend switching the hinges to the other side so when walking through the side yard you walk directly on the steps.

Deferred Cost Items

I like to have my subcontractors give proper bids as the true estimate verses what I would guess would be the cost. Contact Terry House first for a bid on the house and then go from there.

Improvement Items

Items To Monitor

I would recommend putting "Wet-and-Forget" Moss killer on the section of the house that has moss buildup I have myself used a flat screwdriver and knife and carefully picked off the moss so it doesn't grow back especially since we are approaching colder months.

Receipt/Invoice

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

Property Address
3911 Villa Ave
Clearlake , CA 95422

Date: Sep 19, 2020

Inspection Number: 656

Inspected By: Dustin Wallace

Payment Method: Not Paid

Client: Nicole Mullins

Inspection	Fee
Home Inspection	\$350.00

Total	\$350.00
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Grounds

Service Walks

☒ None ☐ Not Visible

Material ☐ Concrete ☐ Flagstone ☐ Gravel ☐ Brick Other: .

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

Comments

Driveway/Parking

☐ None ☐ Not Visible

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

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

Comments

Photos



I could not notice is there was proper drainage in front of the garage door but should not be a major concern as the slope degree is not to vertical to cause any water to get into the garage.

Porch

☐ None ☐ Not Visible

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

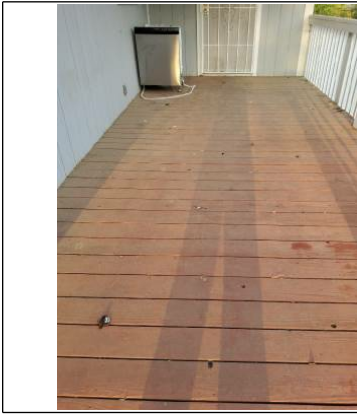
Support Pier ☐ Concrete ☒ Wood Other: .

Floor ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Safety Hazard

Comments Porch is structurally sound and in good shape. The joist hangers are all nailed properly and wood is in good shape.

Photos

Grounds



Stoops/Steps

☐ None

Material

☐ Concrete ☒ Wood Other: ☐ Railing/Balusters recommended

Condition

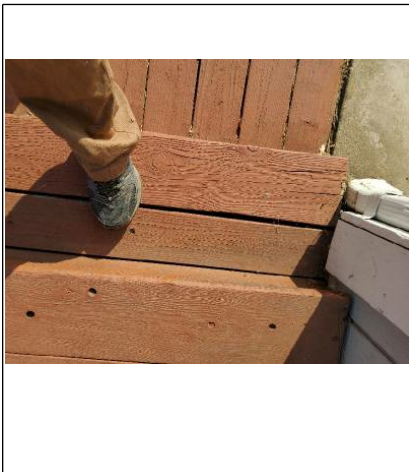
☒ Satisfactory ☐ Marginal ☐ Poor ☐ Safety Hazard ☐ Uneven risers ☐ Rotted/Damaged
☐ Cracked ☐ Settled

Comments

Photos



Bottom tread needs to be refastened.



Grounds

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

Slab is in still good shape

Photos



Deck/Balcony

☐ None ☐ Not Visible

Material

☒ Wood ☐ Metal ☒ Composite ☐ Railing/Balusters recommended

Condition

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

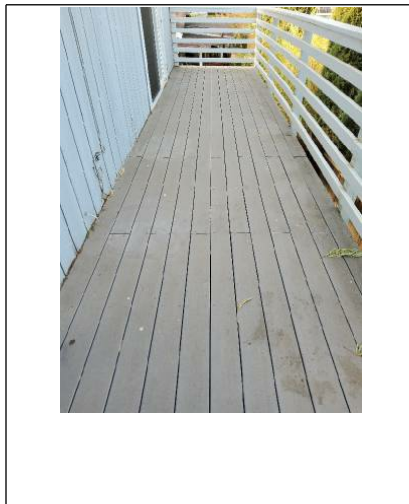
Finish

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

Comments

The only issue I have is if that for composite "Trex" planks the joist spacing must be 16 inches and not 24 inches therefore if potential sagging is shown more joist support must be installed.

Photos



Deck/Patio/Porch Covers

☐ None

Condition

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

Grounds

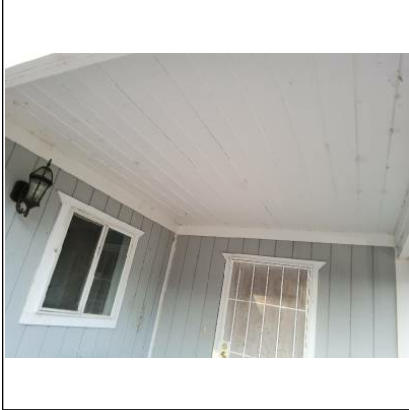
Deck/Patio/Porch Covers cont.

Condition cont. ☐ Moisture/Insect damage

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

Comments

Photos



Fence/Wall

☐ Not evaluated ☐ None

Type

☐ Brick ☐ Block ☒ Wood ☐ Metal ☐ Chain Link ☐ Rusty ☐ Vinyl

Condition

☒ Satisfactory ☐ Marginal ☐ Poor ☐ Typical cracks ☐ Loose Blocks/Caps

Gate

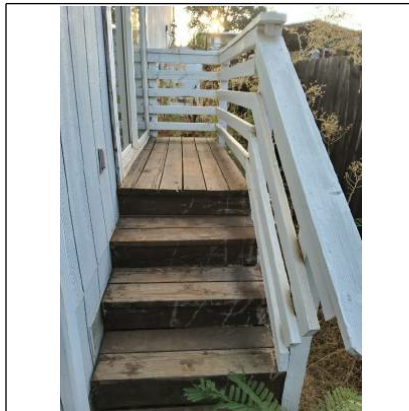
☐ N/A ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Planks missing/damaged Operable: ☐ Yes ☐ No

Comments

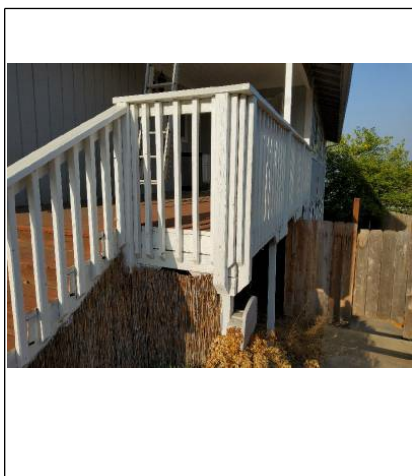
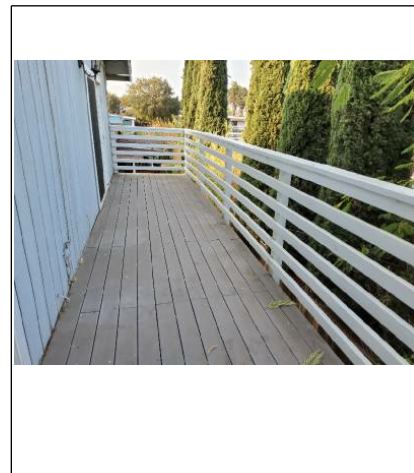
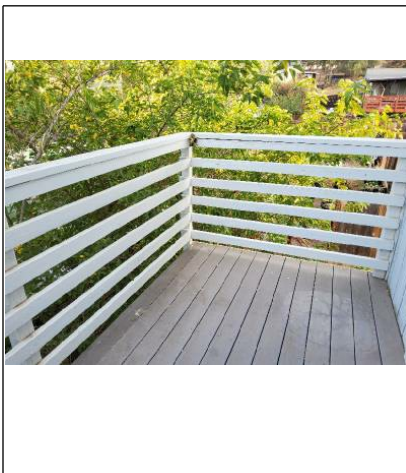
Photos



Fence needs to be fixed possible damage from neighbor dog.



Grounds



Would recommend changing the swing switch 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

Retaining wall

☒ None

Material ☐ Brick ☐ Concrete ☐ Concrete block Other: ☐ Railroad ties ☐ Timbers

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

Comments

Hose bibs

☐ N/A

Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ No anti-siphon valve ☐ Recommend Anti-siphon valve

Operable ☒ Yes ☐ No ☐ Not Tested ☐ Not On

Comments

Photos

Grounds



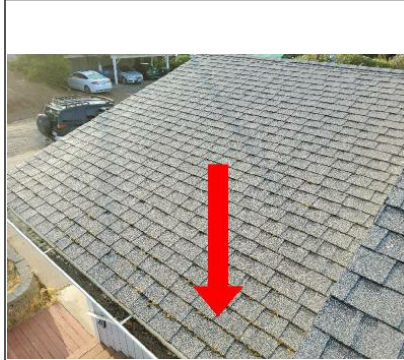
Roof

General

Visibility ☐ None ☒ All ☐ Partial Limited By: .

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

Photos



This section is showing moss build up this is a simple fix if done right. Do not spray the roof with a hose as this erode the shingles. Instead apply something like "Wet-and-Forget" Moss killer you can get at walmart or order online spray it on and carefully use a chisel or knife not sharp and pick off the moss.

Style of Roof

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

Pitch ☐ Low ☒ Medium ☐ Steep ☐ Flat

Roof #1 Type:Asphalt
Layers:1 Layer
Age:15-20+
Location:North

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

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

Comments

Photos

Roof



This is a very common incident where the girder of garage and gable meet and with no sun you see moisture buildup and that creates green stain on shingles just apply the same formula on the moss on this and it should start clearing up in a few weeks.



The best time to get rid of this moss is an early morning when its foggy or cold or after a rain from before. You dont want to pick this while its hot.

Ventilation System

Type ☐ None ☐ N/A
☒ Soffit ☐ Ridge ☒ Gable ☐ Roof ☐ Turbine ☐ Powered Other: .

Comments There is adequet ventilation in the house as I have not noticed any signs of moisture or sweating in the house.

Photos



Flashing

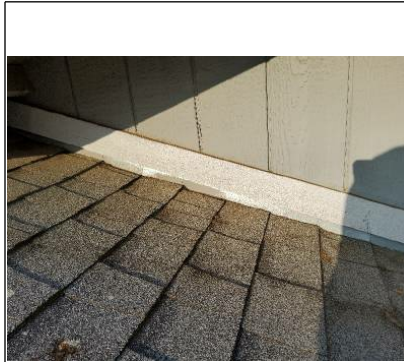
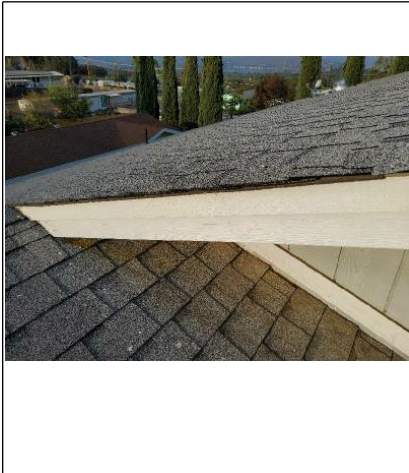
Material ☐ Not Visible ☒ Galv/Alum ☐ Asphalt ☐ Copper ☐ Foam ☐ Rubber ☐ Lead Other: .

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

Comments

Photos

Roof



This is proper installation of step flashing.

Valleys

☒ N/A

Material

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

Condition

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

Comments

Condition of Roof Coverings

Roof #1

☒ Satisfactory ☐ Marginal ☐ Poor ☐ Curling ☐ Cracking ☐ Ponding ☐ Burn Spots
☐ Broken/Loose Tiles/Shingles ☐ Nail popping ☐ Granules missing ☐ Alligatoring ☐ 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 ☐ Alligatoring ☐ 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 ☐ Alligatoring ☐ Blistering
☐ Missing Tabs/Shingles/Tiles ☐ Moss buildup ☐ Exposed felt ☐ Cupping
☐ Incomplete/Improper Nailing ☐ Recommend roofer evaluate ☐ Evidence of Leakage

Comments

Photos

Roof



Even my roof has this problem this is just an issue that happens where one gable (house) meets the girder (garage) luckily there is plenty of good flashing so water is not petruding into the home.

Skylights

☐ N/A ☐ Not Visible

Condition

☐ Cracked/Broken ☒ Satisfactory ☐ Marginal ☐ Poor

Comments

Not issues or cracking observed.

Photos



Plumbing Vents

☐ Not Visible ☐ Not Present

Condition

☒ Satisfactory ☐ Marginal ☐ Poor

Comments

Photos

Roof



Exterior

Chimney(s)

☒ None

Location(s)

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

Rain Cap/Spark Arrestor ☐ Yes ☐ No ☐ Recommended

Chase ☐ Brick ☐ Stone ☐ Metal ☐ Blocks ☐ Framed

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

Flue ☐ Tile ☐ Metal ☐ Unlined ☐ Not Visible

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

Condition ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Recommend Repair

Comments

Gutters/Scuppers/Eavestrough

☐ None

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

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

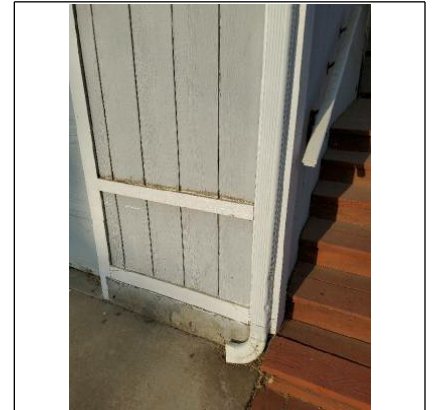
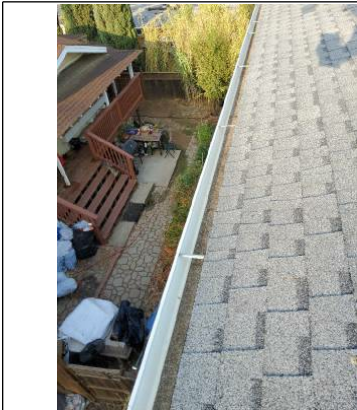
Leaking ☐ Corners ☐ Joints ☐ Hole in main run ☒ No apparent leaks

Attachment ☐ Loose ☐ Missing spikes ☐ Improperly sloped ☒ Satisfactory

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

Comments Gutters were in overall adequate condition. Because there are no trees in the vicinity gutter covers really wont make much of a difference.

Photos



Exterior



Siding

Material

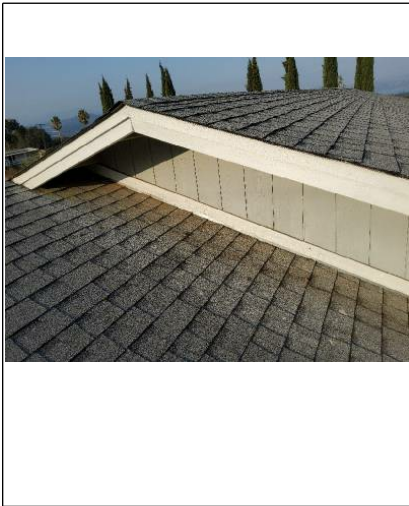
☐ Stone
 ☐ Slate
 ☐ Block/Brick
 ☐ Fiberboard
 ☐ Fiber-cement
 ☐ Stucco
 ☐ EIFS* Not Inspected
☐ Asphalt
 ☒ Wood
 ☐ Metal/Vinyl
 Other: ☐ Typical cracks
 ☐ Peeling paint
 ☐ Monitor
 ☐ Wood rot
☐ Loose/Missing/Holes

Condition

☒ Satisfactory
 ☐ Marginal
 ☐ Poor
 ☐ Recommend repair/painting

Comments

Photos



Exterior



Siding can be replaced however this is below the top of the rim so there is nothing in the house that is being damaged just something to monitor.

Trim

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

Condition ☐ Satisfactory ☒ Marginal ☐ Poor

Comments Trim had some deterioration recommend repair and painting

Photos



Wood to dirt contact this cause the trim side to rot.



various areas can be repainted and chalked and trim contact my painter Xavier at 707-320-8876

Exterior



Trim needs to be resanded and repainted.

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

Flashing

☐ None

Material

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

Condition

☒ Satisfactory ☐ Marginal ☐ Poor

Comments

Photos

Exterior



Caulking

☐ None

Condition

☐ Satisfactory ☐ Marginal ☐ Poor

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

Comments

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



Storms Windows

☒ None ☐ Not installed

Condition

☐ Satisfactory ☐ Broken/cracked ☐ Wood rot ☐ Recommend repair/painting

Material

☐ Wood ☐ Clad comb. ☐ Wood/Metal comb. ☐ Metal

Putty

☐ Satisfactory ☐ Needed ☐ N/A

Comments

Slab-On-Grade/Foundation

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

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

Exterior

Slab-On-Grade/Foundation cont.

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

Comments

Service Entry

Location ☐ Underground ☒ Overhead

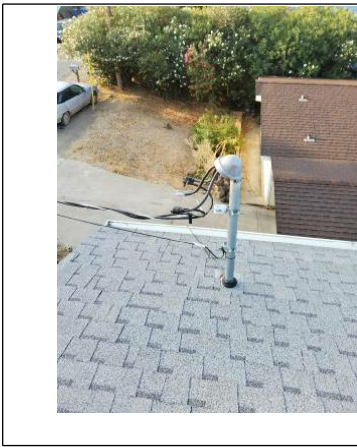
Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Weather head/mast needs repair ☐ Overhead wires too low

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



Open neutral on side of house.



Open Nuetral on outlet detected.

Building(s) Exterior Wall Construction

Type ☐ Not Visible ☒ Framed ☐ Masonry Other: .

Condition ☐ Not Visible ☒ Satisfactory ☐ Marginal ☐ Poor

Comments

Exterior Doors

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

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

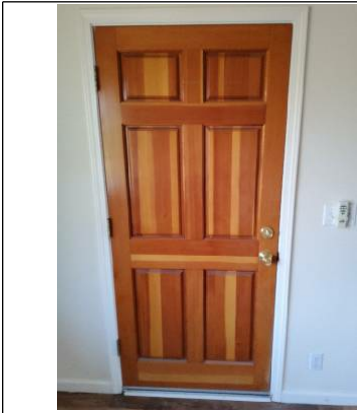
Rear door ☐ N/A Weatherstripping: ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Missing ☐ Replace Door condition:
☒ Satisfactory ☐ Marginal ☐ Poor

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

Comments

Photos

Exterior



Bottom sill of the door can be replaced.



The door going to unit 2 below needs new "thicker" weather stripping. The door is beginning to warp.

Exterior A/C - Heat pump #1

Unit #1

☐ N/A

Location: Back of House

Brand: Everest

Model #: SSZ1060361AC

Serial #: 95090495371

Approximate Age: 15-20+

Condition

☒ Satisfactory

☐ Marginal

☐ Poor

☐ Cabinet/housing rusted

Energy source

☒ Electric

☐ Gas

Other:

Unit type

☒ Air cooled

☐ Water cooled

☐ Geothermal

☒ Heat pump

Outside Disconnect

☒ Yes

☐ No

Maximum fuse/breaker rating (amps): 30 Fuses/Breakers installed (amps): 30

☐ 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

Exterior A/C - Heat pump #2

Unit #2 ☐ N/A
 Location: Back of house
 Brand: American Standard
 Model #: 2A6H103GA1000AB
 Serial #: 511168Y4F
 Approx. Age: 15-20+

Energy source ☒ Electric ☐ Gas Other: _____

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

Outside Disconnect ☒ Yes ☐ No Maximum fuse/breaker rating (amps): 30 Fuses/Breakers installed (amps): 30
☐ Improperly sized fuses/breakers

Level ☒ Yes ☐ No ☐ Recommend re-level unit

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

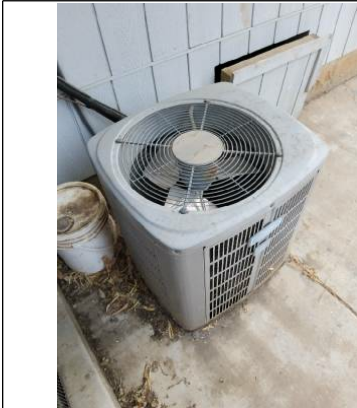
Insulation ☐ Yes ☒ No ☐ Replace

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

Improper Clearance (air flow) ☐ Yes ☒ No

Comments

Photos



Kitchen

Countertops

Condition ☒ Satisfactory ☐ Marginal ☐ Recommend repair/caulking

Comments Countertops are in still very good clean condition

Photos



Cabinets

Condition ☒ Satisfactory ☐ Marginal ☐ Recommend repair/adjustment

Comments Cabinets have normal wear.

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



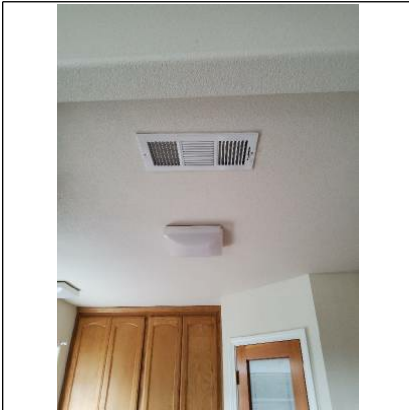
Recommend replacing the flex lines to the sink

Walls & Ceiling

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

Comments

Photos



Heating/Cooling Source

☒ Yes ☐ No

Comments

Photos



Kitchen

Floor

Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Sloping ☐ Squeaks

Comments

Photos



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 Appliances only tested for operation, working or not. Quality or extent of operation not part of testing or inspection

Photos

Kitchen



Interior

Fireplace

☒ None

Location(s)

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

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

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

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

Hearth extension adequate ☐ Yes ☐ No

Mantel ☐ N/A ☐ Secure ☐ Loose ☐ Recommend repair/replace

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

Comments

Stairs/Steps/Balconies

☐ None

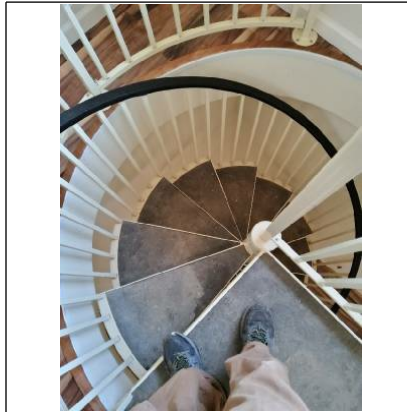
Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Loose/Missing

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

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

Comments Interesting location this merely has turned this once a bedroom into possible office? However, this would have been the only option since this use to be two seperate units.

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



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

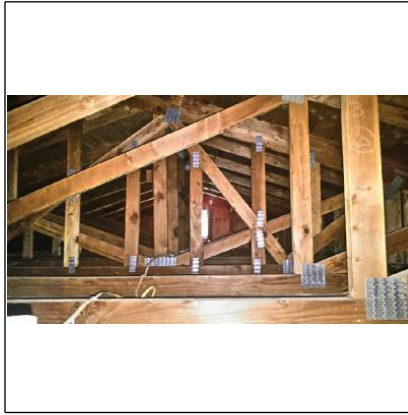
Firewall between units ☐ N/A ☒ Yes ☐ No ☐ Needs repair/sealing

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

Comments

Photos

Interior



Plumbing

Water service

Main shut-off location Under front porch entry

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



I would add additional insulation on all copper lines up to the spicket.



Main fuel shut-off location

☒ N/A

Location

Comments

Plumbing

Well pump

☒ N/A

Type ☐ Submersible ☐ In basement ☐ Well house ☐ Well pit ☐ Shared well

Pressure gauge operable ☐ Yes ☐ No Well pressure: ☐ Not Visible

Comments

Sanitary/Grinder pump

☒ N/A Operable: ☐ Yes ☐ No

Sealed Crock Sealed crock: ☐ Yes ☐ No

Check Valve Check valve: ☐ Yes ☐ No

Shut-off Valve Shut-off valve: ☐ Yes ☐ No

Vented ☐ Yes ☐ No

Comments

Water heater #1

☐ N/A

General Brand Name: Reliance
Serial #: J05J052108
Capacity: 30 Gallon
Approx. age: 15-20+

Type ☐ Gas ☒ Electric ☐ Oil ☐ LP Other: .

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

Seismic restraints needed ☐ Yes ☒ No ☐ N/A

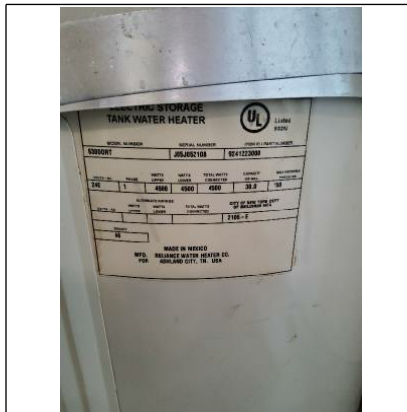
Relief valve ☒ Yes ☐ No Extension proper: ☐ Yes ☒ No ☐ Missing ☐ Recommend repair
☐ Improper material

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

Condition ☐ Satisfactory ☒ Marginal ☐ Poor

Comments Recommend replacing with new hot water heater. I would upgrade to a Rheem 50 gallon and have my plumber put it in.

Photos



Water heater #2

☒ N/A

General Brand Name:

Plumbing

Water heater #2 cont.

General cont. Serial #:

Capacity:

Approx. age:

Type ☐ Gas ☐ Electric ☐ Oil ☐ LP Other: .

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

Seismic restraints needed ☐ Yes ☐ No ☐ N/A

Relief valve ☐ Yes ☐ No Extension proper: ☐ Yes ☐ No ☐ Missing ☐ Recommend repair
☐ Improper material

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

Condition ☐ Satisfactory ☐ Marginal ☐ Poor

Comments

Water softener

☒ None

Loop installed ☐ Yes ☐ No

Plumbing hooked up ☐ Yes ☐ No

Plumbing leaking ☐ Yes ☐ No

Comments

Electric/Cooling System

Main panel

Location Exterior wall

Condition ☒ Satisfactory ☐ Poor

Adequate Clearance to Panel ☒ Yes ☐ No

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

Breakers/Fuses ☒ Breakers ☐ Fuses

Appears grounded ☒ Yes ☐ No ☐ Not Visible

GFCI breaker ☒ Yes ☐ No Operable: ☒ Yes ☐ No

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

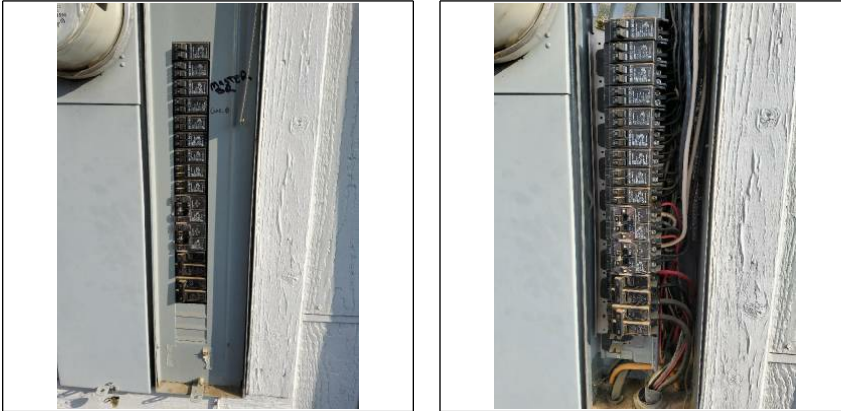
Main wire ☒ Copper ☐ Aluminum ☐ Not Visible ☐ Double tapping of the main wire Condition: ☒ Satisfactory
☐ Marginal ☐ Poor

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

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

Comments

Photos



Sub panel(s)

☐ None apparent

Location(s) Location 1: Unit 2

Location 2:

Location 3:

Evaluation ☐ Panel not accessible ☒ Not evaluated

Reason:

☐ Recommend separating/isolating neutrals ☐ Recommend electrician repair/evaluate box

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

Condition ☒ Satisfactory ☐ Marginal ☐ Poor

Comments

Photos

Electric/Cooling System



Evaporator Coil Section Unit #1

☒ N/A

General

☐ Central system ☐ Wall unit

Location:

Age:

Evaporator coil ☐ Satisfactory ☐ Not Visible ☐ Needs cleaning ☐ Damaged

Refrigerant lines ☐ Leak/Oil present ☐ Damage ☐ Insulation missing ☐ Satisfactory

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

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

Operation Differential:

Condition ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Recommend HVAC technician examine/clean/service
☐ Not operated due to exterior temperature

Comments

Evaporator Coil Section Unit #2

☒ N/A

General

☐ Central system ☐ Wall unit

Location:

Age:

Evaporator coil ☐ Satisfactory ☐ Not Visible ☐ Needs cleaning ☐ Damaged

Refrigerant lines ☐ Leak/Oil present ☐ Damage ☐ Insulation missing ☐ Satisfactory
☐ Recommend/Replace damaged/missing insulation

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

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

Operation Differential:

Condition ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Recommend HVAC technician examine/clean/service
☐ Not operated due to exterior temperature

Comments

Living Room (Unit 1)

Living Room

Location Unit 1

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

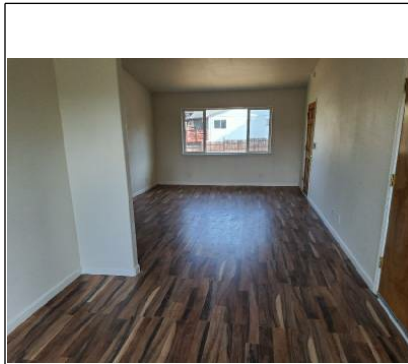
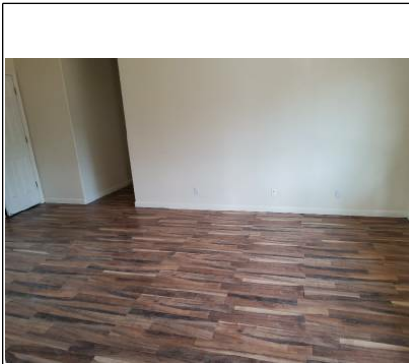
Heating source present ☒ Yes ☐ No Holes: ☐ Doors ☐ Walls ☐ Ceilings

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



Dining Room

Dining Room

Location Unit 1

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

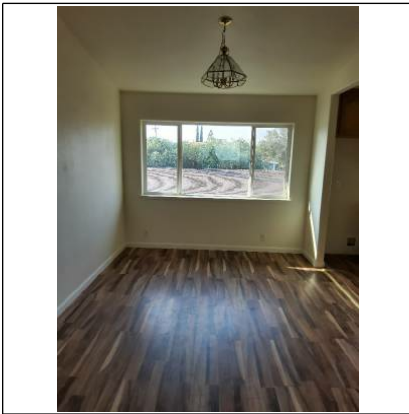
Heating source present ☒ Yes ☐ No Holes: ☐ Doors ☐ Walls ☐ Ceilings

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



Garage

Type

☐ None

Type

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

Comments

Garage door des not have any overhead. I have recommended in the beginning of the report my garage door guy to install an overhead operator.

Photos



Automatic Opener

☒ None ☐ N/A

Operation

☐ Operable ☐ Inoperable

Comments

Safety Reverse

☒ None ☐ N/A

Operation

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

Comments

Roofing

Material

☒ Same as house

Type:

Approx. age: Approx. layers:

Comments

Gutters/Eavestrough

Condition

☒ Satisfactory ☐ Marginal ☐ Poor ☐ Same as house

Comments

Siding

☐ N/A

Material

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

Condition

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

Comments

Trim

☐ N/A

Material

☒ Same as house ☐ Wood ☐ Aluminum ☐ Vinyl

Garage

Trim cont.

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

Comments

Floor

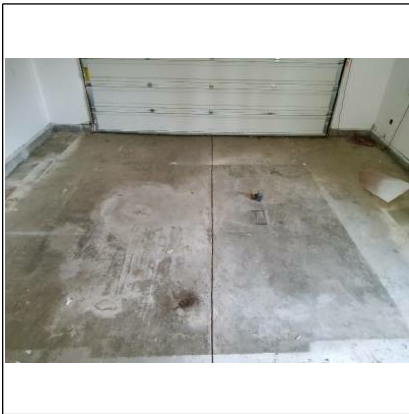
Material ☒ Concrete ☐ Gravel ☐ Asphalt ☐ Dirt Other: .

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

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

Comments I would recommend a platform built 18" above the ground for the hot water heater to be placed upon but it is not required since it is a not a living area.

Photos



Sill Plates

☒ None ☐ Not Visible

Type ☐ Floor level ☐ Elevated

Condition ☐ Rotted/Damaged ☐ Recommend repair

Comments

Overhead Door(s)

☐ N/A

Material ☐ Wood ☒ Fiberglass ☐ Masonite ☐ Metal ☐ Recommend repair

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

Recommend Priming/Painting Inside & Edges ☐ Yes ☒ No

Comments

Exterior Service Door

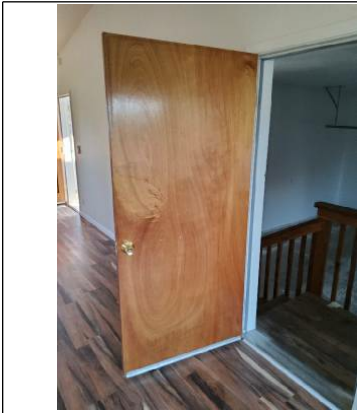
☐ None

Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Damaged/Rusted

Comments Needs to be a self closer

Photos

Garage



Replace this with a self closing hinge they sell them at the local hardware store.

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 GFCI is properly working.

Photos



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

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 Foundation is structurally sound with very little issues if any to worry about.

Photos

Crawl Space



areas of wood that are not treated that are in direct contact with concrete should be treated with copper-green.

Floor

Material ☐ Concrete ☐ Gravel ☒ Dirt Other:
Condition ☐ Typical cracks ☒ Not Visible ☐ Vapor barrier present

Comments

Photos



debris needs to be removed.



Clean mechanical work on the Forced-Air unit



Proper insulation and well strapped ducting.

Seismic bolts

☐ N/A ☐ None visible
Condition ☒ Appear satisfactory ☐ Recommended evaluation

Comments

Drainage

Sump pump ☐ Yes ☒ No Operable: ☐ Yes ☐ No ☐ Pump not tested
Standing water ☐ Yes ☒ No ☐ Not Visible
Evidence of moisture damage ☐ Yes ☒ No

Comments

Photos

Crawl Space



Proper fall noted (1/4" per 1') on
ABS waste lines

Ventilation

☐ N/A

Location ☒ Wall vents ☐ Power vents ☐ None apparent

Condition ☒ Additional ventilation recommended ☐ Evidence of moisture damage

Comments there is proper ventilation. This program makes me pick need more ventilation.

Girders/Beams/Columns

Material ☐ Steel ☒ Wood ☐ Masonry

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

Comments

Photos



Joists

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

Condition ☒ Satisfactory ☐ Marginal ☐ Poor

Comments

Subfloor

☒ Not Visible

Condition ☐ Indication of moisture stains/rotting

Comments

Crawl Space

Insulation

☐ None

Type

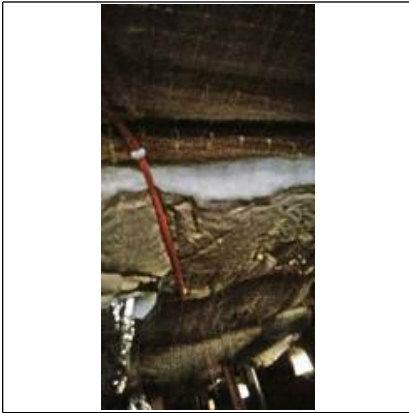
☒ Fiberglass ☐ Cellulose ☐ Rockwool ☐ Foam ☐ Not Visible

Location

☐ Walls ☒ Between floor joists Other: .

Comments

Photos



Vapor barrier

Present

☐ Yes ☒ No ☐ Not Visible ☐ Improperly installed

Material

☐ Kraft/foil faced ☐ Plastic ☒ Not Visible Other: .

Condition

☒ Satisfactory ☐ Marginal ☐ Poor

Comments

Master Bathroom

Bath

Location Unit 1

Sinks Faucet leaks: ☐ Yes ☒ No Pipes leak: ☐ Yes ☒ No

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

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

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

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

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

Drainage ☒ Satisfactory ☐ Marginal ☐ Poor

Water flow ☒ Satisfactory ☐ Marginal ☐ Poor

Moisture stains present ☐ Yes ☐ No ☐ Walls ☐ Ceilings ☒ Cabinetry

Doors ☒ Satisfactory ☐ Marginal ☐ Poor

Window ☐ None ☒ Satisfactory ☐ Marginal ☐ Poor

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

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

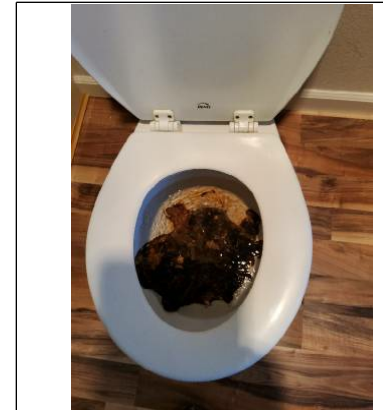
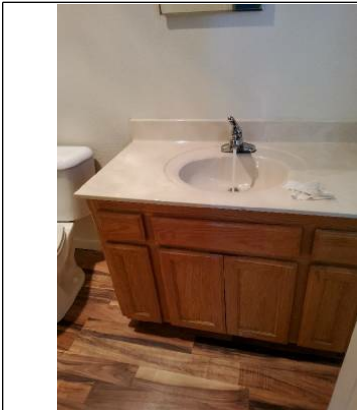
Open ground/Reverse polarity ☐ Yes ☒ No ☐ Potential Safety Hazard

Heat source present ☒ Yes ☐ No

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

Comments

Photos



Replace toilet non-operable

Master Bathroom



I shut off the valve so the toilet
wouldnt keep running.



Bathroom 1

Bath

Location Unit 1

Sinks Faucet leaks: ☐ Yes ☒ No Pipes leak: ☐ Yes ☒ No

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

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

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

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

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

Drainage ☒ Satisfactory ☐ Marginal ☐ Poor

Water flow ☒ Satisfactory ☐ Marginal ☐ Poor

Moisture stains present ☐ Yes ☒ No ☐ Walls ☐ Ceilings ☐ Cabinetry

Doors ☒ Satisfactory ☐ Marginal ☐ Poor

Window ☒ None ☐ Satisfactory ☐ Marginal ☐ Poor

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

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

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

Heat source present ☒ Yes ☐ No

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

Comments Recommend replacing the flex lines. Replacing the toilet.

Photos



I have adjusted flex lines underneath to be turned on and still no water. Recommend when having hot water heater replaced have plumber check this out. Could be clogged o ring



Recommend replacing toilet.

Master Bedroom

Room

Location Unit 1

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



Missing light fixtures in two openings.

Bedroom 1

Room

Location Unit 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

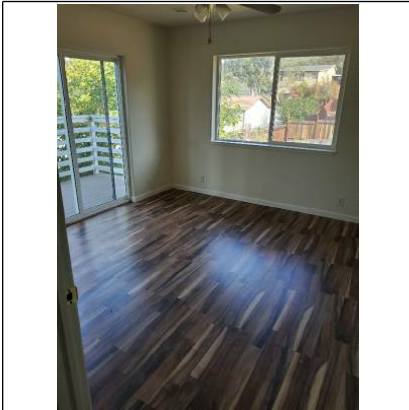
Bedroom Egress restricted ☐ N/A ☐ Yes ☒ No

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



Office

Room

Location Unit 1

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

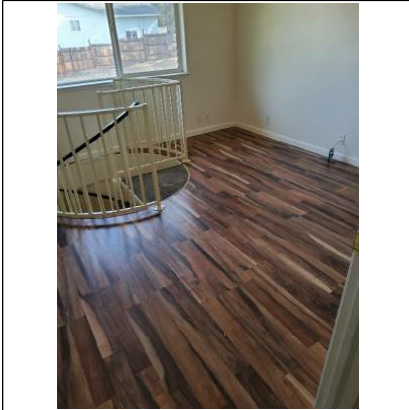
Bedroom Egress restricted ☒ N/A ☐ Yes ☐ No

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 This looks to be a converted bedroom to possible "Office"? These were originally two separate units and spiral staircase was needed to join both living areas without having a structural engineer permit a staircase.

Photos



Living Room (Unit 2)

Room

Location Unit 2

Type LIVING ROOM
DINING ROOM
FAMILY 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

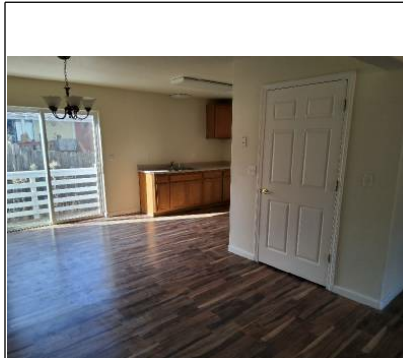
Bedroom Egress restricted ☒ N/A ☐ Yes ☐ No

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

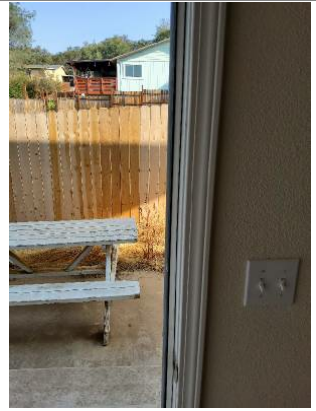


Disconnected flex line
recommended adding new flex
line to sink

Living Room (Unit 2)



Dining light needs to be reattached and adjusted.



Replace the weather stripping with a thicker weather stripping to make up for the warping of the door.

Bathroom (Unit 1)

Bath

Location Unit 2

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

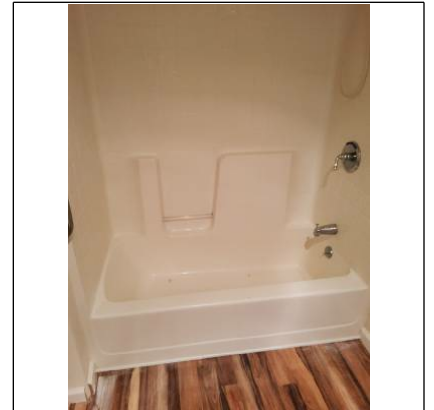
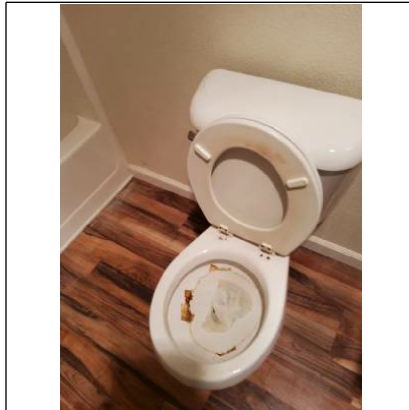
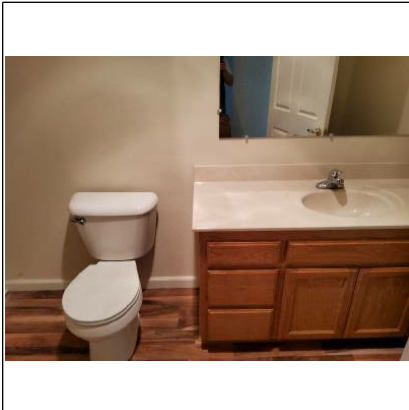
Open ground/Reverse polarity ☐ Yes ☒ No ☐ Potential Safety Hazard

Heat source present ☒ Yes ☐ No

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

Comments Recommend replacing the toilet like the other two I recommended.

Photos



Bathroom (Unit 1)



Bedroom 1 (Unit 2)

Room

Location Unit 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

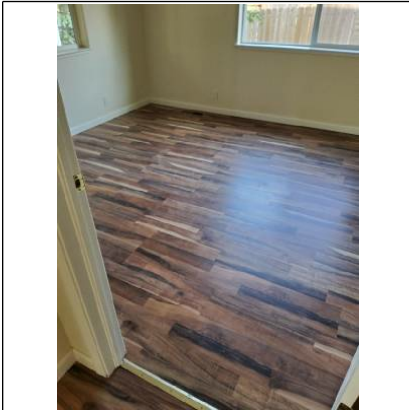
Bedroom Egress restricted ☐ N/A ☐ Yes ☒ No

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



Bedroom 2 (Unit 2)

Room

Location Unit 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



Very often these tracks need to be greased for ease of operation. Recommend WD40 spray on the track and move back and forth until smoother operation.