

# Home Inspection Report



16289 Ponderosa Dr., Cobb, CA 95426

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**Inspection Date:**

Saturday February 29, 2020

**Prepared For:**

Stephanie Vandagriff

**Prepared By:**

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

**Report Number:**

2

**Inspector:**

Dustin Wallace

**License/Certification #:**

CA--1052482

**Inspector Signature:**



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# Report Overview

## Scope of Inspection

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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

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East

## State of Occupancy

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## Weather Conditions

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Sunny

## Recent Rain

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No

## Ground Cover

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Dry

## Approximate Age

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11 years

# Report Summary

## Items Not Operating

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None apparent

## Major Concerns

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There are some apparent concerns after crawling the house. for more detail please refer to the crawl space portion of the inspection. The joist on the parameter foundation was shimmed up to be leveled for the subfloor / framing I would suggest another layer between the joist and mudsill to span the length of the parimeter foundation for structural support to the rim as OSB has no structural integrity to support this amount of weight. Also Insulation must be installed between joists bays below conditioned rooms "living area. I am aware that this house split level and the "basement"portion is considered to not be a living location. The post holding the girder at the front entry way is leaning to avoid the anchor bolt this is not a safe structural installation "hack job". Temporary braces were noted along with debre. You dont have to remove the braces however sawing a portion out that touches the concrete is needed. Sheerwall is also noted to having direct contact with concrete, Copper Green could be used to help deter potential rotting. I suggested to potential buyers to soak the bottom of the sheerwall with Copper Green. I have noted some vertical cracks in the foundation. Along with a moisture spot at the high end and low end locations of the parimeter foundation. i would suggest proper drainage upfront horizontal like a french drain to the the front wall. Since there has not been any rain recently there should not be any wet spots near the area of concern. The Main Panel Box's wires are exposed to outside elements suggest to be better sealed on the upper and bottom areas of the panel box. Most of the major concerns regarding this home are from the subfloor down to the foundation.

## Potential Safety Hazards

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Landing pads and steps for exterior floor level doors. Attic light is needed

## Deferred Cost Items

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Insulation below conditioned areas  
Proper Drainage around foundation footings  
Landing Steps and Stairs  
Other items would be noted in the inspection report.

## Improvement Items

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## Items To Monitor

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Foundation needs to be monitored after the next rain. There is clearly not a proper drainage setup to avoid future erosion on this house. Refer to photos in the crawl space inspection for more details

# Receipt/Invoice

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

**Property Address**  
16289 Ponderosa Dr.  
Cobb, CA 95426

Date: Feb 29, 2020

Inspection Number: 2

Inspected By: Dustin Wallace

Payment Method: Cash

Client: Stephanie Vandagriff

<b>Inspection</b>	<b>Fee</b>
Home Inspection	\$350.00

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<b>Total</b>	<b>\$350.00</b>
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# Grounds

## Service Walks

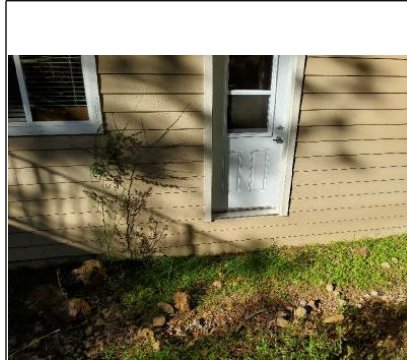
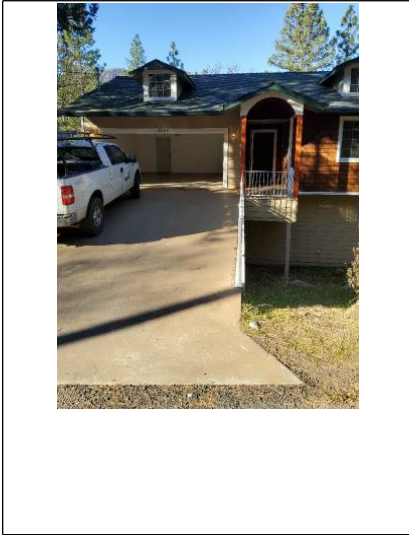
None  Not Visible

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

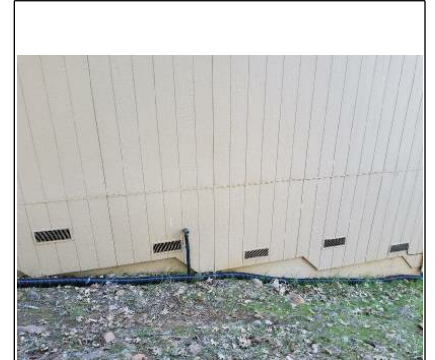
**Condition**  Satisfactory  Marginal  Poor  Trip hazard  Typical cracks  Pitched towards home  
 Settling cracks  Public sidewalk needs repair

**Comments** Outside door needs steps for safety. Recommend pressure treated exterior steps. Some smoke damage from fireplace. Exterior weather head should extended out of siding.

## Photos



steps must be added and a landing



siding must be 6 inches from ground level. Any areas that siding is closer then six inches must be fixed.



suggest addressing this smoke damage along with repainting

## Driveway/Parking

None  Not Visible

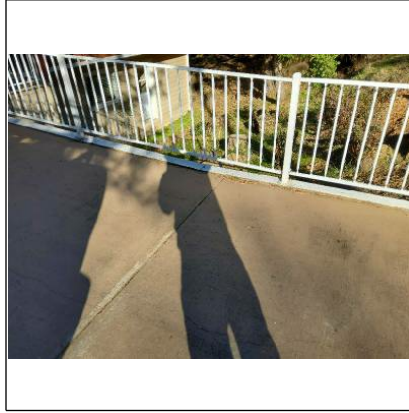
**Material**  Concrete  Asphalt  Gravel/Dirt  Brick Other: .

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

**Comments**

## Photos

# Grounds



## Porch

None  Not Visible

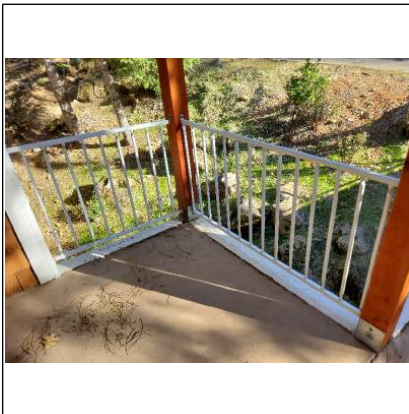
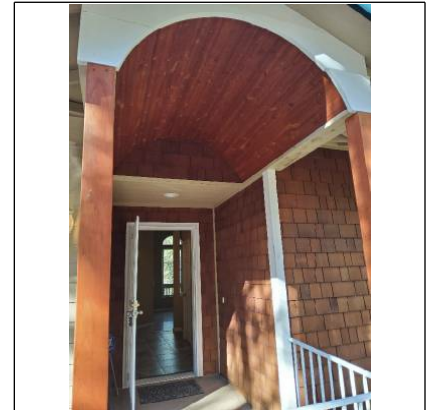
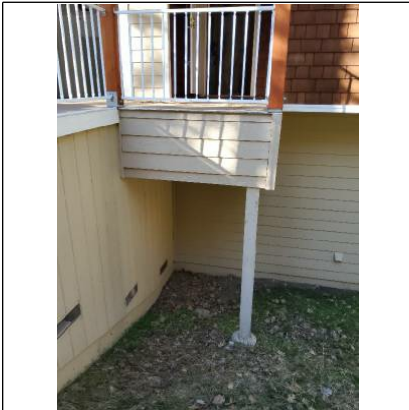
**Condition**  Satisfactory  Marginal  Poor  Railing/Balusters recommended

**Support Pier**  Concrete  Wood Other: .

**Floor**  Satisfactory  Marginal  Poor  Safety Hazard

**Comments** Excellent structural support. Railing in good shape.

## Photos



## Stoops/Steps

None

**Material**  Concrete  Wood Other:  Railing/Balusters recommended

**Condition**  Satisfactory  Marginal  Poor  Safety Hazard  Uneven risers  Rotted/Damaged



# Grounds

## Stoops/Steps cont.

**Condition cont.**  Cracked  Settled

### Comments

## 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

## Deck/Balcony

None  Not Visible

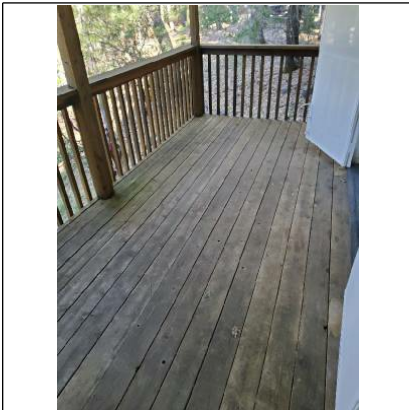
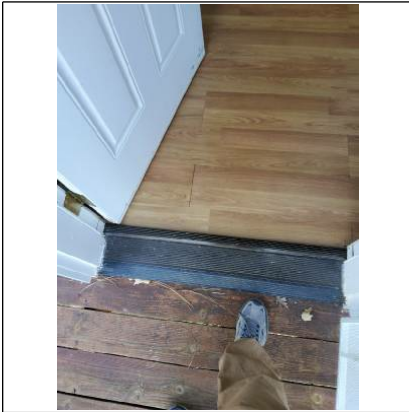
**Material**  Wood  Metal  Composite  Railing/Balusters recommended

**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** Some squeeks. Recommend painting or treating wood. Small repairs. Railing could be fastened better. Bracing is showing structural support for posts. Which is critical.

### 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** Good condition

### Photos



## Fence/Wall

Not evaluated  None

**Type**  Brick  Block  Wood  Metal  Chain Link  Rusted  Vinyl

**Condition**  Satisfactory  Marginal  Poor  Typical cracks  Loose Blocks/Caps

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

### Comments

## Landscaping affecting foundation

N/A

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

### Comments

## Retaining wall

None

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

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

### Comments

## Hose bibs

N/A

**Condition**  Satisfactory  Marginal  Poor  No anti-siphon valve  Recommend Anti-siphon valve

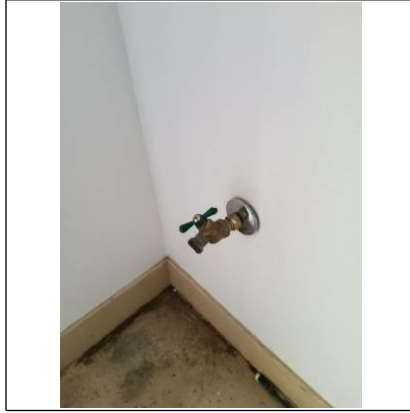
**Operable**  Yes  No  Not Tested  Not On

**Comments** Loose hose bib. Minor

### Photos



# Grounds



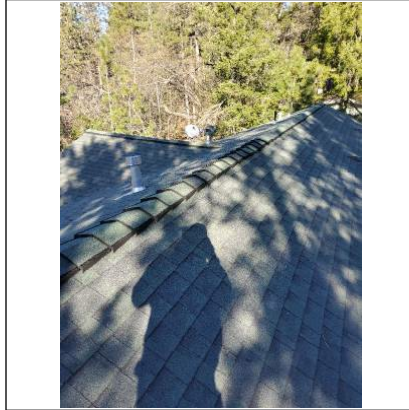
# Roof

## General

**Visibility**     None    All    Partial   Limited By: .

**Inspected From**    Roof    Ladder at eaves    Ground    With Binoculars

## Photos



## Style of Roof

**Type**     Gable    Hip    Mansard    Shed    Flat   Other: .

**Pitch**     Low    Medium    Steep    Flat

**Roof #1**    Type:Asphalt  
Layers:1 Layer  
Age:5-10+  
Location:East

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

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

## Comments

## Ventilation System

None    N/A

**Type**     Soffit    Ridge    Gable    Roof    Turbine    Powered   Other: .

**Comments**    Looks like ridge vent  
Ridge

## Photos

# Roof

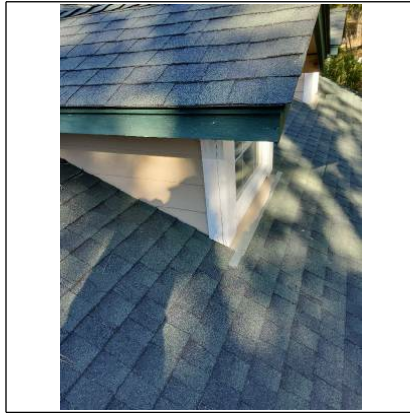
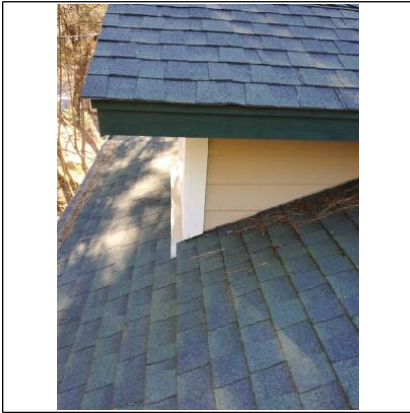


## Flashing

- 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



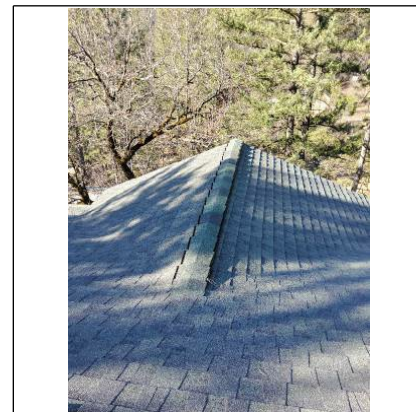
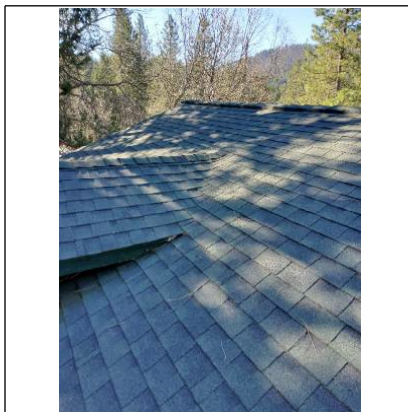
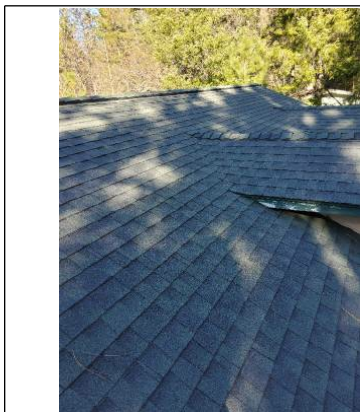
## Valleys

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

## Comments

### Photos

# Roof

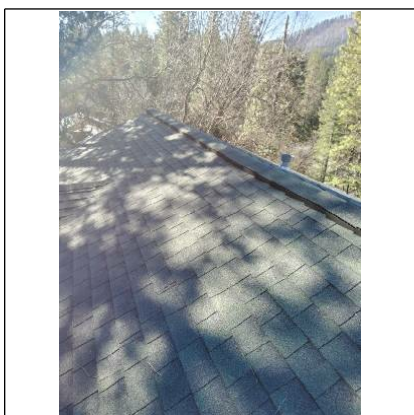


## Condition of Roof Coverings

- Roof #1**  Satisfactory  Marginal  Poor  Curling  Cracking  Ponding  Burn Spots  
 Broken/Loose Tiles/Shingles  Nail popping  Granules missing  Alligating  Blistering  
 Missing Tabs/Shingles/Tiles  Moss buildup  Exposed felt  Cupping  
 Incomplete/Improper Nailing  Recommend roofer evaluate  Evidence of Leakage
- Roof #2**  N/A  Satisfactory  Marginal  Poor  Curling  Cracking  Ponding  Burn Spots  
 Broken/Loose Tiles/Shingles  Nail popping  Granules missing  Alligating  Blistering  
 Missing Tabs/Shingles/Tiles  Moss buildup  Exposed felt  Cupping  
 Incomplete/Improper Nailing  Recommend roofer evaluate  Evidence of Leakage
- Roof #3**  N/A  Satisfactory  Marginal  Poor  Curling  Cracking  Ponding  Burn Spots  
 Broken/Loose Tiles/Shingles  Nail popping  Granules missing  Alligating  Blistering  
 Missing Tabs/Shingles/Tiles  Moss buildup  Exposed felt  Cupping  
 Incomplete/Improper Nailing  Recommend roofer evaluate  Evidence of Leakage

## Comments

## Photos



## Skylights

- N/A  Not Visible
- Condition**  Cracked/Broken  Satisfactory  Marginal  Poor

## Comments

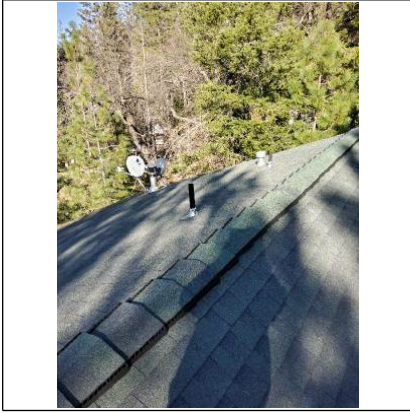
## Plumbing Vents

- Not Visible  Not Present
- Condition**  Satisfactory  Marginal  Poor

## Comments

## Photos

# Roof





# Exterior

## Chimney(s)

None

**Location(s)** West

**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** Recommend antennas moved

## Photos



Suggest contacting Satellite provider and moving these to a different location.

## Gutters/Scuppers/Eavestrough

None

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

**Material**  Copper  Vinyl/Plastic  Galvanized/Aluminum Other: .

**Leaking**  Corners  Joints  Hole in main run  No apparent leaks

**Attachment**  Loose  Missing spikes  Improperly sloped  Satisfactory

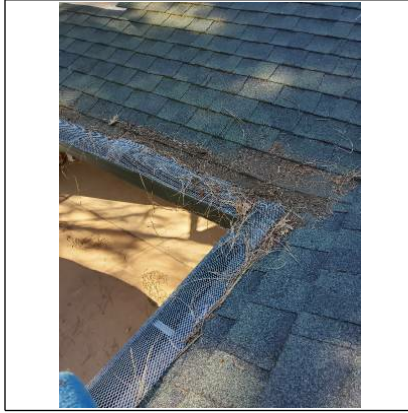
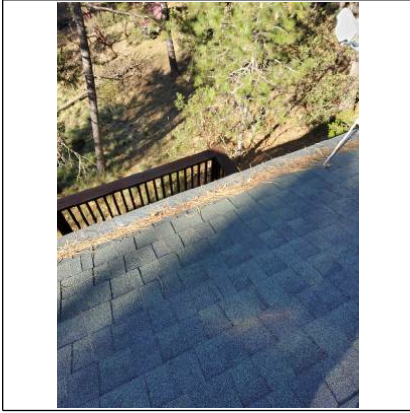
**Extension needed**  North  South  East  West  N/A

**Comments**

## Photos



# Exterior



## 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

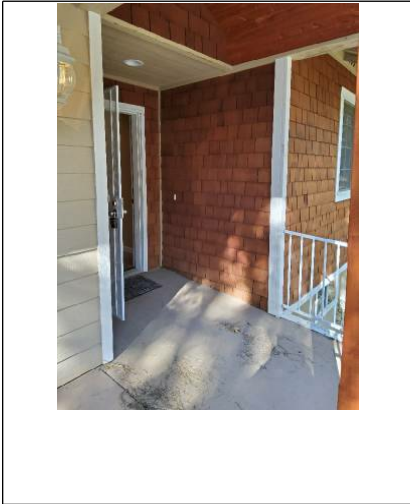
### Condition

- Satisfactory  Marginal  Poor  Recommend repair/painting

### Comments

Recommend steps and landing for door access

### Photos



No Possible Drain Tile?  
recommend a diversion away  
from the foundation of the house



Steps are needed for access

# Exterior

## Trim

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

**Condition**  Satisfactory  Marginal  Poor

**Comments** Just paint and chalking

### Photos



## Soffit

None

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

**Condition**  Satisfactory  Marginal  Poor

**Comments**

## 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**

## 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

# Exterior

## Windows/Screens cont.

**Condition cont.**  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

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

**Comments** Driveway only slab. Perimeter foundation in good condition

## 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** Outside plug not gfci or connected by ac

**Photos**

# Exterior



## Building(s) Exterior Wall Construction

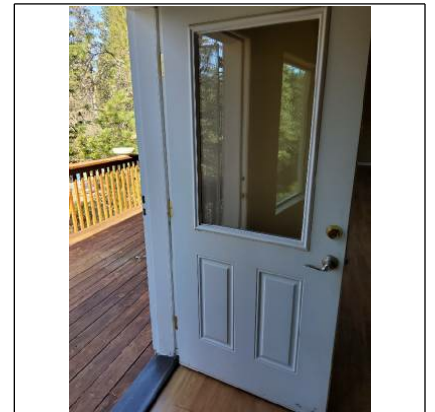
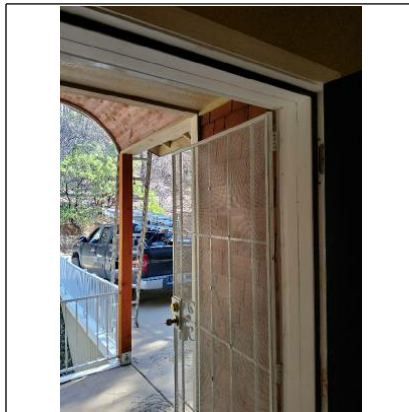
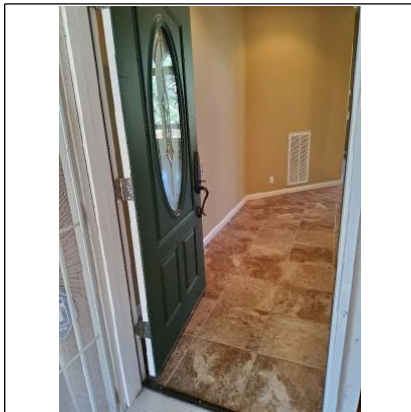
**Type**  Not Visible  Framed  Masonry Other: .  
**Condition**  Not Visible  Satisfactory  Marginal  Poor  
**Comments**

## Exterior Doors

**Main Entrance**  N/A Weatherstripping:  Satisfactory  Marginal  Poor  Missing  Replace Door condition:  
 Satisfactory  Marginal  Poor  
**Patio**  N/A Weatherstripping:  Satisfactory  Marginal  Poor  Missing  Replace Door condition:  
 Satisfactory  Marginal  Poor  
**Rear door**  N/A Weatherstripping:  Satisfactory  Marginal  Poor  Missing  Replace Door condition:  
 Satisfactory  Marginal  Poor  
**Other door**  N/A Weatherstripping:  Satisfactory  Marginal  Poor  Missing  Replace Door condition:  
 Satisfactory  Marginal  Poor

**Comments**

**Photos**



## Exterior A/C - Heat pump #1

**Unit #1**  N/A  
 Location: Side of house on same wall as panel box  
 Brand: Payne  
 Model #: PY3PNA060115NB  
 Serial #: 1108G11727  
 Approximate Age: 5-10+  
**Condition**  Satisfactory  Marginal  Poor  Cabinet/housing rusted



# Exterior

## Exterior A/C - Heat pump #1 cont.

**Energy source**  Electric  Gas Other: \_\_\_\_\_

**Unit type**  Air cooled  Water cooled  Geothermal  Heat pump

**Outside Disconnect**  Yes  No Maximum fuse/breaker rating (amps): 230 Fuses/Breakers installed (amps):  
 Improperly sized fuses/breakers

**Level**  Yes  No  Recommend re-level unit

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

**Insulation**  Yes  No  Replace

**Improper Clearance (air flow)**  Yes  No

**Comments**

**Photos**



## Exterior A/C - Heat pump #2

**Unit #2**  N/A  
 Location: \_\_\_\_\_  
 Brand: \_\_\_\_\_  
 Model #: \_\_\_\_\_  
 Serial #: \_\_\_\_\_  
 Approx. Age: \_\_\_\_\_

**Energy source**  Electric  Gas Other: \_\_\_\_\_

**Unit type**  Air cooled  Water cooled  Geothermal  Heat pump

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

**Level**  Yes  No  Recommend re-level unit

**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**

# Garage/Carport

## Type

None

## Type

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

## Comments

## 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

## Photos



## Roofing

## Material

Same as house

Type:

Approx. age:    Approx. layers:

## Comments



# Garage/Carport

## 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

**Condition**  Satisfactory  Marginal  Poor  Recommend repair/replace  Recommend painting

**Comments**

## Floor

**Material**  Concrete  Gravel  Asphalt  Dirt Other: .

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

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

**Comments**

**Photos**



## Sill Plates

None  Not Visible

**Type**  Floor level  Elevated

**Condition**  Rotted/Damaged  Recommend repair

**Comments**

## Overhead Door(s)

N/A

**Material**  Wood  Fiberglass  Masonite  Metal  Recommend repair

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

# Garage/Carport

## Overhead Door(s) cont.

Recommend Priming/Painting Inside & Edges  Yes  No

Comments

Photos



## Exterior Service Door

None

Condition  Satisfactory  Marginal  Poor  Damaged/Rusted

Comments

## Electrical Receptacles

Yes  No  Not Visible Operable:  Yes  No

Reverse polarity  Yes  No

Open ground  Yes  No  Safety Hazard

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

Comments

## 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/Carport



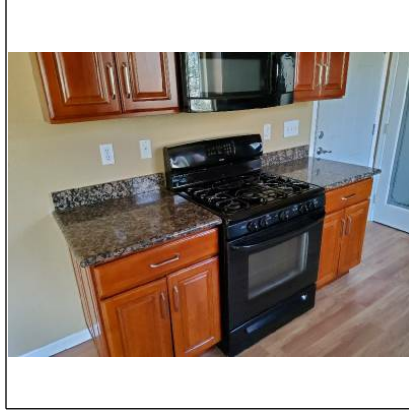
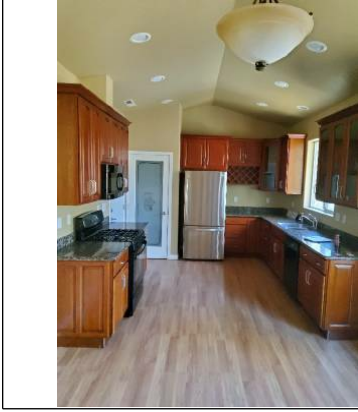
# Kitchen

## Countertops

**Condition**  Satisfactory  Marginal  Recommend repair/caulking

**Comments**

**Photos**

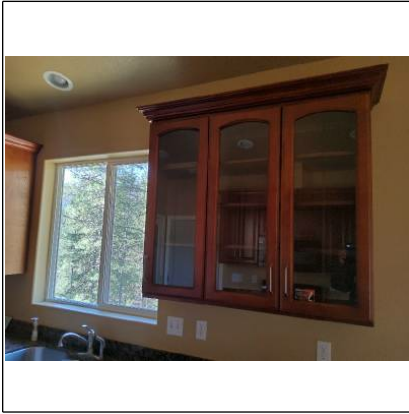


## Cabinets

**Condition**  Satisfactory  Marginal  Recommend repair/adjustment

**Comments** Cabinets in excellent condition

**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

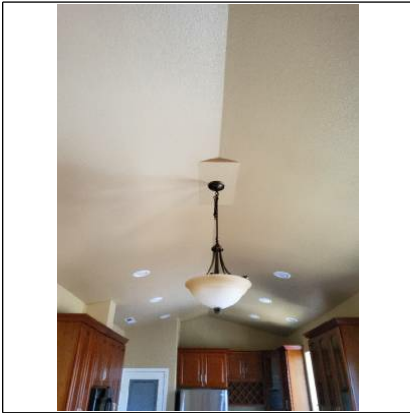


## Walls & Ceiling

Condition  Satisfactory  Marginal  Poor  Typical cracks  Moisture stains

Comments

Photos

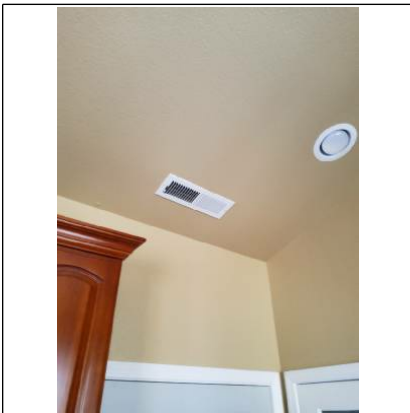


## Heating/Cooling Source

Yes  No

Comments

Photos



## Floor

Condition  Satisfactory  Marginal  Poor  Sloping  Squeaks

Comments

Photos

# Kitchen

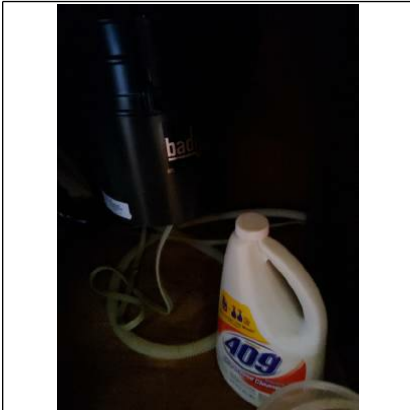


## Appliances

- 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

## Photos





# Kitchen



# Laundry Room

## Laundry

**Laundry sink**  N/A

**Faucet leaks**  Yes  No

**Pipes leak**  Yes  No  Not Visible

**Cross connections**  Yes  No  Potential Safety Hazard

**Heat source present**  Yes  No

**Room vented**  Yes  No

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

**Electrical** Open ground/reverse polarity:  Yes  No  Safety hazard

**GFCI present**  Yes  No Operable:  Yes  No  Recommend GFCI Receptacles

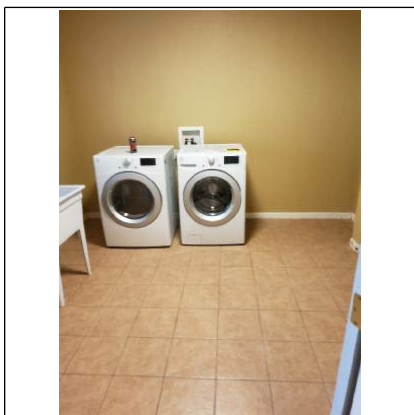
**Appliances**  Washer  Dryer  Water heater  Furnace/Boiler

**Washer hook-up lines/valves**  Satisfactory  Leaking  Corroded  Not Visible

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

**Comments** Recommend support to wall on sink

## Photos



# 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



## Stairs/Steps/Balconies

None

**Condition**  Satisfactory  Marginal  Poor  Loose/Missing

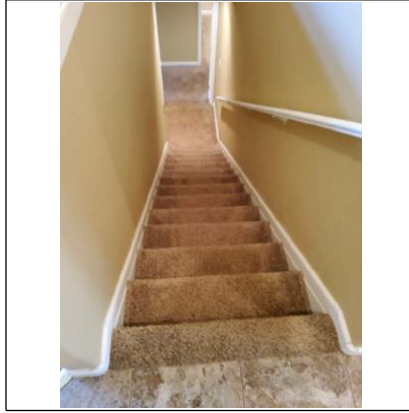
**Handrail**  Satisfactory  Marginal  Poor  Safety hazard  Hand Rail/Railing/Balusters recommended

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

**Comments** Need step and landing on exterior front door of Master

### Photos

# Interior



## Smoke/Carbon Monoxide detectors

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

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

## Comments

## Attic/Structure/Framing/Insulation

N/A

**Access**  Stairs  Pulldown  Scuttlehole/Hatch  No Access Other: Ladder 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

# Interior

## Attic/Structure/Framing/Insulation cont.

**Comments** Need switch at access and a light for attic

### Photos



# Plumbing

## Water service

**Main shut-off location** Outside at curbside

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

**Lead other than solder joints**  Yes  No  Unknown  Service entry

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

**Condition**  Satisfactory  Marginal  Poor

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

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

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

**Condition**  Satisfactory  Marginal  Poor

**Support/Insulation**  N/A  
 Type:

**Traps proper P-Type**  Yes  No  P-traps recommended

**Drainage**  Satisfactory  Marginal  Poor

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

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

**Condition**  N/A  Satisfactory  Marginal  Poor  Recommend plumber evaluate

**Comments**

**Photos**



## Main fuel shut-off location

N/A

**Location** On the side exterior wall

**Comments** Propane tank on exterior of house.

**Photos**



# Plumbing



## Well pump

N/A

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

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

**Comments**

## Sanitary/Grinder pump

N/A   Operable:    Yes    No

**Sealed Crock**   Sealed crock:    Yes    No

**Check Valve**   Check valve:    Yes    No

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

**Vented**       Yes    No

**Comments**

**Photos**



Crack on the side



# Plumbing

## Water heater #2 cont.

### General

Brand Name:

Serial #:

Capacity:

Approx. age:

### Type

 Gas  Electric  Oil  LP Other:

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

**Seismic restraints needed**  Yes  No  N/A

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

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

**Condition**  Satisfactory  Marginal  Poor

### Comments

## Water softener

 None

**Loop installed**  Yes  No

**Plumbing hooked up**  Yes  No

**Plumbing leaking**  Yes  No

### Comments

# Heating System

## Heating system

**Unit #1** Brand name: Payne  
 Approx. age: 5-10+  
 Unknown Model #: PY3PNA060115NB Serial #: 1108G11727  Satisfactory  Marginal  Poor  
 Recommended HVAC technician examine

**Unit #2**  None  
 Brand name: Payne  
 Approx. age: 5-10+  
 Unknown  
 Model #: PY3PNA060115NB  
 Serial #: 1108G11727  Satisfactory  Marginal  Poor  Recommended HVAC technician examine

**Energy source**  Gas  LP  Oil  Electric  Solid fuel

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

**Heat exchanger**  N/A  Sealed  Not Visible  Visual w/mirror  Flame distortion  Rusted  
 Carbon/soot buildup

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

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

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

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

**Flue piping**  N/A  Satisfactory  Rusted  Improper slope  Safety hazard  Recommend repair/replace

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

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

**Heat pump**  N/A  Supplemental electric  Supplemental gas

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

**System not operated due to**  N/A  Exterior temperature Other: .

**Comments**

## Boiler system

N/A

**General** Brand name:  
 Approx. age:  
 Model #:  
 Serial #:

**Energy source**  Gas  LP  Oil  Electric  Solid fuel

**Distribution**  Hot water  Baseboard  Steam  Radiator  Radiant floor

**Circulator**  Pump  Gravity  Multiple zones

**Controls** Temp/pressure gauge exist:  Yes  No Operable:  Yes  No

**Oil fired units** Disconnect:  Yes  No

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

**Relief valve**  Yes  No  Missing Extension proper:  Yes  No  Recommend repair/replace

# Heating System

## Boiler system cont.

**Operated** When turned on by thermostat:  Fired  Did not fire

**Operation** Satisfactory:  Yes  No  Recommend HVAC technician examine before closing

**Comments**

## Other systems

N/A

**Type**  Electric baseboard  Radiant ceiling cable  Gas space heater  Solid fuel burning stove

**Proper operation**  Yes  No

**System condition**  Satisfactory  Marginal  Poor  Recommend HVAC Technician Examine

**Comments**



# Electric/Cooling System

## Main panel

**Location** Exterior wall

**Condition**  Satisfactory  Poor

**Adequate Clearance to Panel**  Yes  No

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

**Breakers/Fuses**  Breakers  Fuses

**Appears grounded**  Yes  No  Not Visible

**GFCI breaker**  Yes  No Operable:  Yes  No

**AFCI breaker**  Yes  No Operable:  Yes  No  Not Tested

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

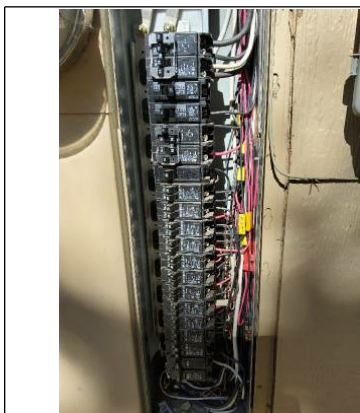
**Branch wire**  Copper  Aluminum  Solid Branch Aluminum Wiring  Not Visible  Safety Hazard

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

Reason:

**Comments** The Main Panel box must be sealed from outside elements. From the crawl space view clearly you can see daylight through the top and bottom of the panel box. Recommend proper trim and chalking

## Photos



this is open light behind the panel box in the crawl space this needs to be addressed





# Electric/Cooling System

## Sub panel(s)

None apparent

**Location(s)** Location 1:  
Location 2:  
Location 3:

**Evaluation**  Panel not accessible  Not evaluated

Reason:

Recommend separating/isolating neutrals  Recommend electrician repair/evaluate box

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

**Condition**  Satisfactory  Marginal  Poor

## Comments

## Evaporator Coil Section Unit #1

N/A

**General**  Central system  Wall unit

Location:

Age:

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

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

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

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

**Operation** Differential:

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

Not operated due to exterior temperature

## Comments

## Evaporator Coil Section Unit #2

N/A

**General**  Central system  Wall unit

Location:

Age:

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

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

Recommend/Replace damaged/missing insulation

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

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

**Operation** Differential:

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

Not operated due to exterior temperature

## Comments

# Living Room

## Living Room

**Location** Upstairs

**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** Crack in drywall entry into living room

### Photos



# Master Bath

**Bath**

**Location** Master bath

**Sinks** Faucet leaks:  Yes  No Pipes leak:  Yes  No

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

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

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

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

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

**Drainage**  Satisfactory  Marginal  Poor

**Water flow**  Satisfactory  Marginal  Poor

**Moisture stains present**  Yes  No  Walls  Ceilings  Cabinetry

**Doors**  Satisfactory  Marginal  Poor

**Window**  None  Satisfactory  Marginal  Poor

**Receptacles present**  Yes  No Operable:  Yes  No

**GFCI**  Yes  No Operable:  Yes  No  Recommend GFCI

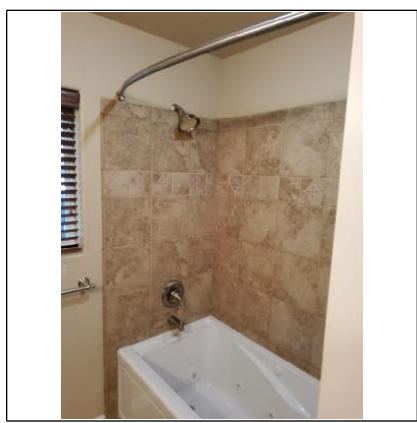
**Open ground/Reverse polarity**  Yes  No  Potential Safety Hazard

**Heat source present**  Yes  No

**Exhaust fan**  Yes  No Operable:  Yes  No  Noisy

**Comments**

**Photos**



# Bathroom

## Bath

**Location** First floor bath

**Sinks** Faucet leaks:  Yes  No Pipes leak:  Yes  No

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

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

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

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

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

**Drainage**  Satisfactory  Marginal  Poor

**Water flow**  Satisfactory  Marginal  Poor

**Moisture stains present**  Yes  No  Walls  Ceilings  Cabinetry

**Doors**  Satisfactory  Marginal  Poor

**Window**  None  Satisfactory  Marginal  Poor

**Receptacles present**  Yes  No Operable:  Yes  No

**GFCI**  Yes  No Operable:  Yes  No  Recommend GFCI

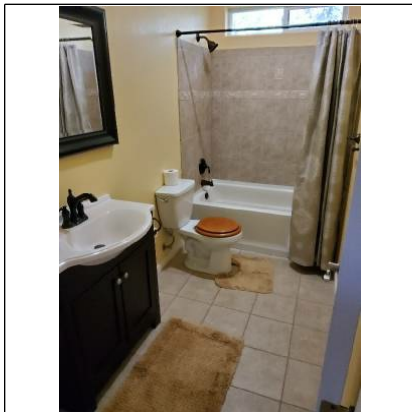
**Open ground/Reverse polarity**  Yes  No  Potential Safety Hazard

**Heat source present**  Yes  No

**Exhaust fan**  Yes  No Operable:  Yes  No  Noisy

**Comments**

**Photos**



# Room 1

## Room

**Location** First Floor 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**



# Room 2

## Room

**Location** First floor Second bedroom

**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**





# Master Bedroom

## Room

**Location** Downstairs

**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

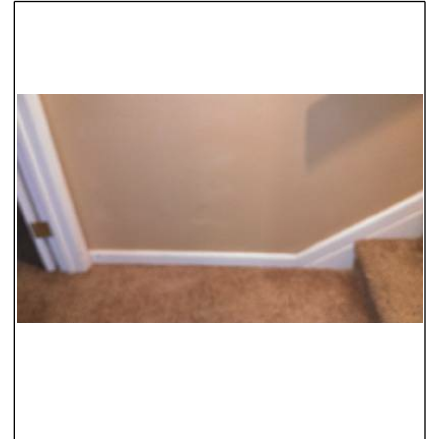
**Windows**  None  Satisfactory  Marginal  Poor  Cracked glass  Evidence of leaking insulated glass  
 Broken/Missing hardware

**Comments** Some drywall repairs needed

## Photos



Drywall Damage



Door Stopper makes it hard to open. Possibly do to new carpet being installed.

# Crawl Space (1)

## Crawl space

N/A

**Type**  Full crawlspace  Combination basement/crawl space/slab

**Conditioned (heated/cooled)**  Yes  No

**Comments** There are some concerns regarding the foundation of this home. Major issue is whether there is a proper drain tile i would suggest a French drain. The photos will go in complete detail of the issues that are noted in this inspection underneath the house.

## Access

**Location**  Exterior  Interior hatch/door  Via basement  No access

**Inspected from**  Access panel  In the crawl space

**Comments** There needs to be steps installed to get better access underneath the house. Clear Safety Issue

## Photos



Need steps and landing pad

## Foundation walls

**Condition**  Satisfactory  Marginal  Have Evaluated  Monitor  Cracks  Movement

**Material**  Concrete block  Poured concrete  Stone  ICF  Wood  Brick

**Comments** The foundation is experiencing water damage due to improper drain tile.

## Photos

# Crawl Space (1)



This is the beginning of the foundation. The foundation is out of square as the next photo will show how the joist was shimmed up with OSB which is not a structural support for this.



This is a shim holding up the joist off the mudsill. Clear structural issue. Suggest a ripped piece of wood to along the entire width of the mudsill to give proper structural support. This is at the other end of the foundation wall with support being from 2x4 blocks.



Double OSB shimmed with a painters shim between the joist and mudsill. As a licensed Contractor this completely unacceptable.



Painters shim

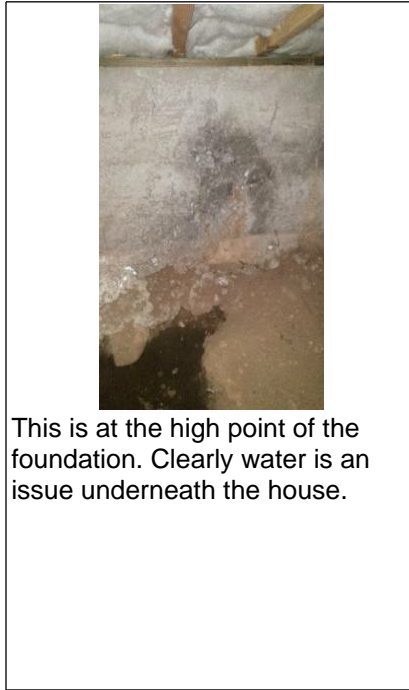


the foundation at the complete span on lowest level is an inch out of level. With note 2x OSB at half inch at a quarter of the span of the home.

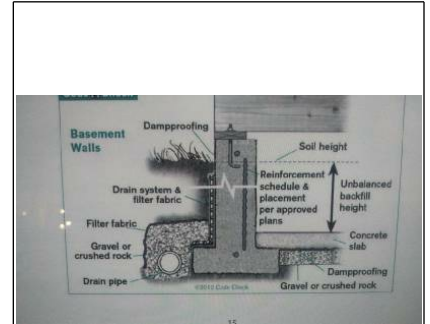


This is the bottom of the house where you can see water moisture. There has not been any rain in a month. This is a serious issue

# Crawl Space (1)



This is at the high point of the foundation. Clearly water is an issue underneath the house.



Code Check for Proper Draining

## Floor

**Material**      Concrete    Gravel    Dirt   Other: .

**Condition**    Typical cracks    Not Visible    Vapor barrier present

**Comments**   This is a perimeter foundation with dirt. Debris is an issue refer to photos for more detailed information.

## Photos



This should not be touching the ground. Duct work must always be off the ground. This is referred as handyman installing not from the builder.



Debris



Debris

# Crawl Space (1)



Debri



Debri (lots of Debri on the floor)

## Seismic bolts

N/A  None visible

**Condition**  Appear satisfactory  Recomed evaluation

**Comments** Cross braces used to plum line have not been removed. Recommend cutting a quarter inch off so the untreated wood does not have direct contact with the concrete

## Photos



## Drainage

**Sump pump**  Yes  No Operable:  Yes  No  Pump not tested

**Standing water**  Yes  No  Not Visible

**Evidence of moisture damage**  Yes  No

**Comments** Refer to the foundation wall review for this matter.

## Ventilation

N/A

**Location**  Wall vents  Power vents  None apparent

**Condition**  Additional ventilation recommended  Evidence of moisture damage

**Comments** Wall vents should never be blocked. Clearly this was to hide something.

## Photos



# Crawl Space (1)

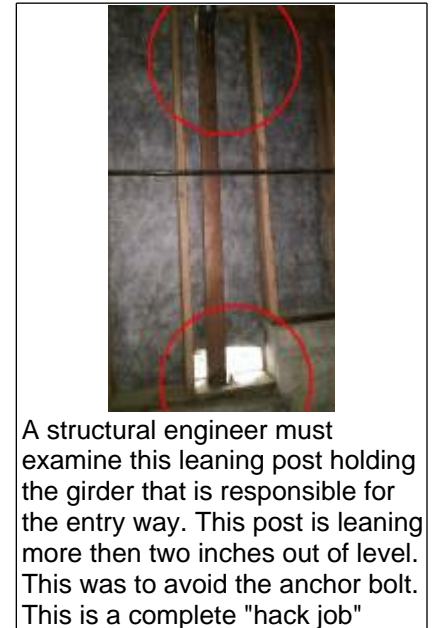
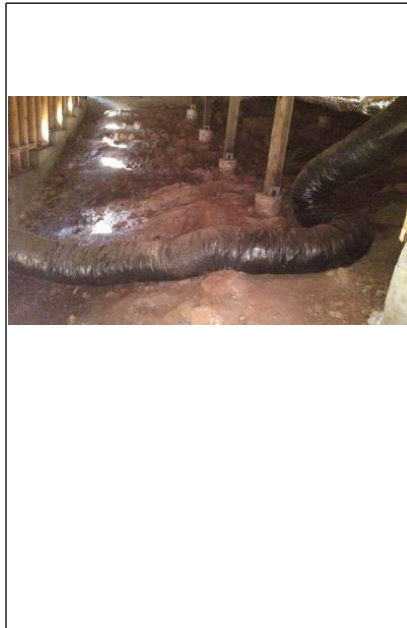
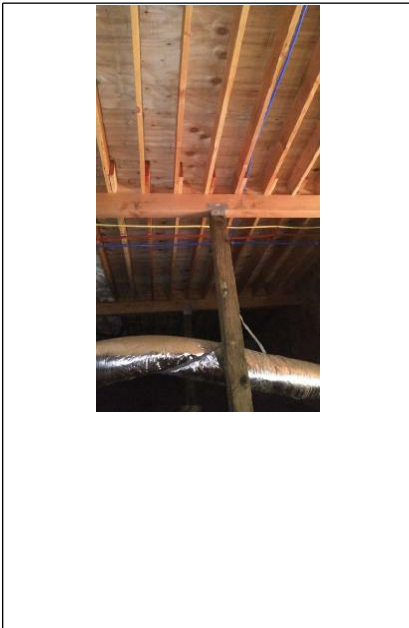


## Girders/Beams/Columns

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

**Comments**

**Photos**



A structural engineer must examine this leaning post holding the girder that is responsible for the entry way. This post is leaning more than two inches out of level. This was to avoid the anchor bolt. This is a complete "hack job"

## Joists

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

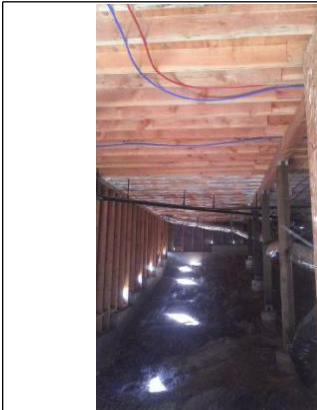
**Condition**  Satisfactory  Marginal  Poor

**Comments** most of the joists are in good condition. However any conditioned rooms "living area" must be insulated beneath the subfloor in joist bays.

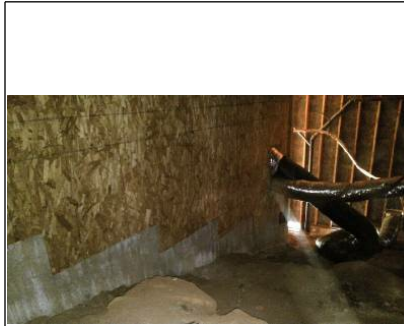
**Photos**



# Crawl Space (1)



Water lines are exposed to freezing. Recommend insulating the Pex lines and Proper Insulation installed between the joist.



Sheerwall is noted to having direct contact with concrete. Recommend Copper Green to help preserve wood.



OSB sheerwall direct contact with concrete recommend treating contact area with Copper Green or cut out the exposed part by saw



These joists were reused after being used as foundation forms. They should be treated as concrete will dry out the wood for structural support.



Joist should be treated due to reuse from concrete forms. This is an unacceptable practice as a way to cut corners. This is reused lumber. These joists should be treated with copper green.

## Subfloor

- Not Visible
- Indication of moisture stains/rotting

**Condition**

**Comments**

**Photos**

# Crawl Space (1)

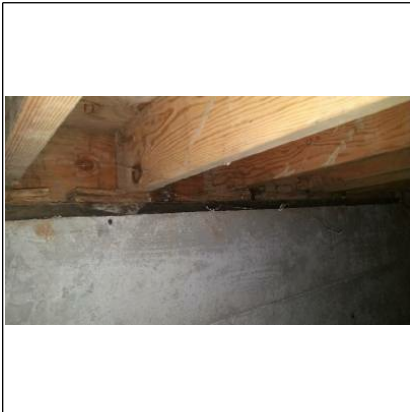


## Insulation

- Type**  None  
 Fiberglass  Cellulose  Rockwool  Foam  Not Visible
- Location**  Walls  Between floor joists Other: .

**Comments** Insulation missing underneath in areas that are below conditioned areas. All areas that are considered to be below a conditioned area must have insulation. The insulation that has been inspected is in good condition.

## Photos



## Vapor barrier

- Present**  Yes  No  Not Visible  Improperly installed
- Material**  Kraft/foil faced  Plastic  Not Visible Other: Fiberglass
- Condition**  Satisfactory  Marginal  Poor

**Comments**

**Photos**

## Crawl Space (1)



## Crawl Space (1) Photos



There is a serious issue with this location of the foundation wall. Water damage is noted on the foundation.



This is the result of either no drain system installed or clogged drain pipe. Either way a proper drain in front of the foundation must be installed.



This is a structural support leaned out of square by more than two inches that supporting the girder to the front entry porch. This needs to be addressed by a structural engineer. This was installed "hack job" to avoid the anchor bolt.



Water damage from lack of drain tile or clogged. General Contractor has structural liability for 10 years notify if a drain tile was installed during the new construction. However this home being built in 2009 would release liability.