



Home Inspection Report



18279 Hidden Valley Road, Hidden Valley Lake , CA 95467

Inspection Date:

Monday August 14, 2023

Prepared For:

Enea Strora & Hayley Perry

Prepared By:

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

Report Number:

5543

Inspector:

Dustin Wallace

License/Certification #:

CA--1052482

Inspector Signature:

Report Overview

Scope of Inspection

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

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

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

Main Entrance Faces

North

State of Occupancy

Vacant

Weather Conditions

Sunny

Recent Rain

No

Ground Cover

Dry

Report Overview

Approximate Age

43 Years of Age

Report Summary

Items Of Concern

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

Structural Summary

There are no major concerns with the structural integrity of this home. I have found no vertical cracks on the perimeter foundation or cold joint horizontal cracks (lack of bonding between concrete pours.) There are no concerns with movement on the interior portion of the foundation (post and pier layout). I have found no need to include more lateral bracing from bottom of the column support to girder members of the home as no significant movement is shown on the footings in relation to the columns, meaning no leaning or out of plumb columns. There are also no piercing cracks that penetrate from interior perimeter to exterior perimeter. There are no significant structural dips on the perimeter wall that will show concerns. Mudsill is also showing no moisture damage or splits and there are no evidence of moisture damage on the structural underfloor of the home.

Roof & Gutter Summary

There are two different roof types on this home TPO Membrane (Rear Deck Cover) and 30-Year Asphalt Dimensional Shingle which is installed on the home. Both roofs appear to most likely be between 1 - 5 years of age and both are in satisfactory condition and do not require any additional ventilation requirements. Ridge ventilation is not needed as the second floor (Master Bedroom / Master Bathroom) are vaulted and "non-venting". The left side when facing the front of the home (above the kitchen location) is vented from the eaves to interior frame wall as well as the center of the home or the main attic location also has proper ventilation based on meeting the minimum 150 per sq vent location as well as the readings recorded on the thermal reader. The issue is gutters. Gutters (not including the TPO Membrane location) should have been replaced when a new roof was installed. The cost of installing a roof for this size would be around \$20,000 - \$23,000 and gutter costs would be around \$2,000 - \$2,500 and based on the conditions these should be replaced immediately.

Potential Safety Hazards

The main panel box and both subpanels are a Sylvania brand. Zinsco and Sylvania are one in the same as in 1973 Sylvania bought out Zinsco. The two major issues that the panel box s do have is the material used to construct the panels and breakers. I only take note of a major concern when I see burn or melting areas in the panel box or corrosion at the breakers. The breakers are also known to not trip as they are known to allow far more amperage than allowed. 25% of all Zinsco / Sylvania panel boxes are known to fail where the normal rate is 1% to 4% on other panel boxes. The plastics on the breakers are also an issue; the plastics often break down causing the breaker to still be energized when it appears to be off.

Improvement Items

Recommend having a mini ductless unit (dual head) instead to both support the master bedroom / bathroom location as well as the loft location this is due to excessive heat at these locations. I would recommend having all Sylvania panel boxes replaced prior to installing a dual head ductless system. Contacting Mike from Cool-Air prior to ordering to see what options are good to go with 707-277-7332.

Report Summary

Items To Monitor

There is a concern with regards to rodent intrusion in the crawl space. Repairs are needed on the siding to properly seal the underfloor from continuous rodent intrusion and damage. There are only two noted floor vents that do not provide cross flow ventilation which is perfectly fine for an underfloor that doesn't have insulation installed between the joist. If new insulation batts were to be installed then additional vents would be needed and because of the house layout, the rear deck and slab there is no possible way to provide adequate cross flow without significant work. Therefore, I would recommend removing all insulation batts that are installed between the joists that way no added vents would be needed.

Deferred Cost Items

COST TO CURE are considered unsolicited when asked by the client to provide cost numbers. However, I am the final decision on what and how much to ask for as it is my license. As an Active Licensed General Contractor I am able to give estimated costs. The estimated costs are just estimates and do not reflect the actual bid for service or repairs as unforeseen areas of concerns when furtherly examined could raise estimates. Furthermore, I am not allowed to perform the service or work myself for 12-months due to a Conflict of Interest being a Licensed General Contractor performing Home Inspections. These costs that are provided are accurate. Having a General B Contractor License my numbers can be provided for Electrical, Plumbing, HVAC, Roofing, Concrete. Etc, anything that requires carpentry involved. (For example, drilling a hole in a block counts as the carpentry for electrical) These are general costs for credit or price reductions before closing. The actual bid for repairs will come from the General Contractor or Subcontractor who is hired.

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

It is important to understand these are just costs provided and are for negotiating and do not guarantee anything. The negotiations are between the realtors whom represent their clients. It is also important to understand many realtors set a price based on knowledge knowing various key components do need to be repaired or replaced. Therefore, these are for negotiations only and like stated before do not guarantee anything.

1. Replace noted gutters **\$2,000 - \$2,500**
2. Replace both the main panel box and subpanel boxes **\$4,000 - \$4,500** (*This cost has been provided by Big Canyon Electric*)
3. Repair Left Deck **\$2,000 - \$2,500**
4. Repair Rear Balcony **\$1,200 - \$1,500**

Referrals:

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

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

Report Summary

Deferred Cost Items

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

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

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

Roofing Repairs: Contact Michael Salas 707-416-9055

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Insulation: Contact Turner Insulation at 707-279-1800

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

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

Report Summary

Deferred Cost Items

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

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

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

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

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

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

Receipt/Invoice

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

**Property Address
18279 Hidden Valley Road
Hidden Valley Lake , CA 95467**

Date: Aug 14, 2023

Inspection Number: 5543

Inspected By: Dustin Wallace

Payment Method: Cash

Client: Enea Strora & Hayley Perry

Inspection	Fee
Home Inspection	\$375.00

Total	\$375.00
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Grounds

Hidden Valley Road

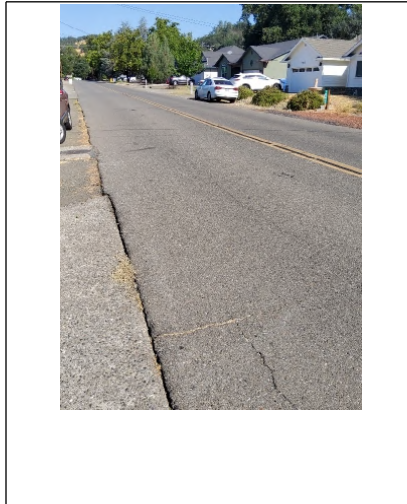
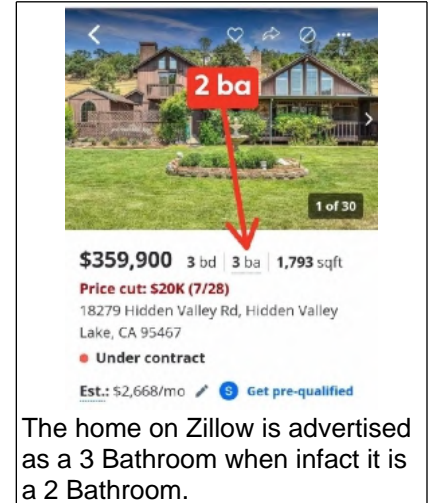
None Not Visible

Material Asphalt Flagstone Gravel Brick Other: .

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

Comments

Photos

\$359,900 3 bd | 3 ba | 1,793 sqft
 Price cut: \$20K (7/28)
 18279 Hidden Valley Rd, Hidden Valley Lake, CA 95467
 Under contract
 Est.: \$2,668/mo [Get pre-qualified](#)

The home on Zillow is advertised as a 3 Bathroom when infact it is a 2 Bathroom.

Driveway

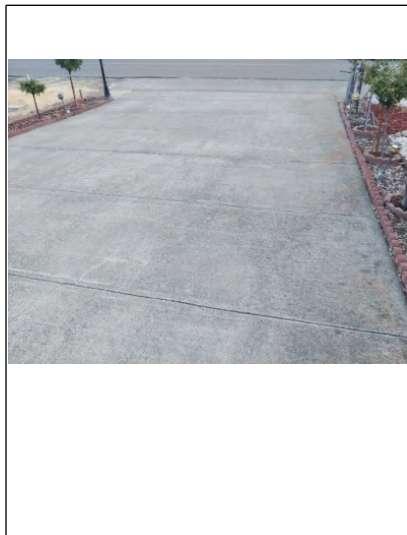
None Not Visible

Material Concrete Asphalt Gravel/Dirt Brick Other: .

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

Comments

Photos




Recommend having damaged portion of concrete slab removed and repoured by a Licensed Contractor.

Entry Walkways

None Not Visible

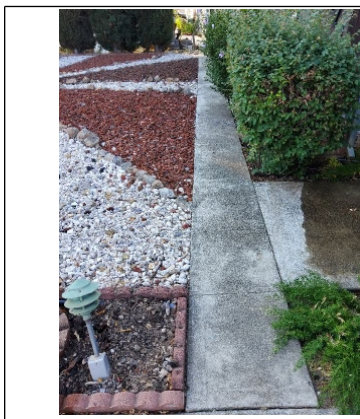
Grounds

Entry Walkways cont.

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 1. There are noted tripping hazards between different pours at the expansion joint locations. These areas should be resurfaced by a Licensed Contractor .

Photos



Recommend filling crack with gray polyurethane self leveling concrete crack sealant. (Comes in a caulking tube)



Tripping hazard



Tripping hazard



Front Porch

None Not Visible
Condition Satisfactory Marginal Poor Railing/Balusters recommended
Support Pier Concrete Wood Other: .
Floor Satisfactory Marginal Poor Safety Hazard

Comments

Photos

Grounds



Front Porch Cover

None

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

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

Comments

Photos



Right Walkway

None Not Visible

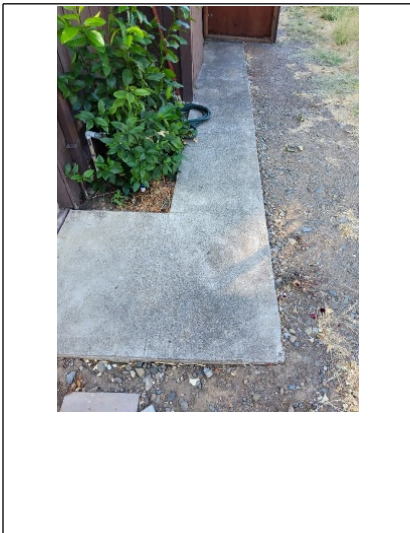
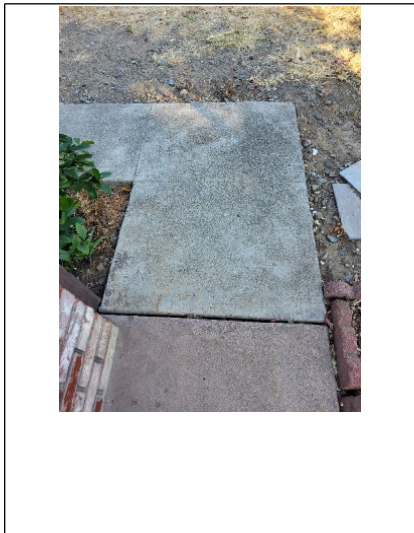
Material Concrete Asphalt Gravel/Dirt Brick Other: .

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

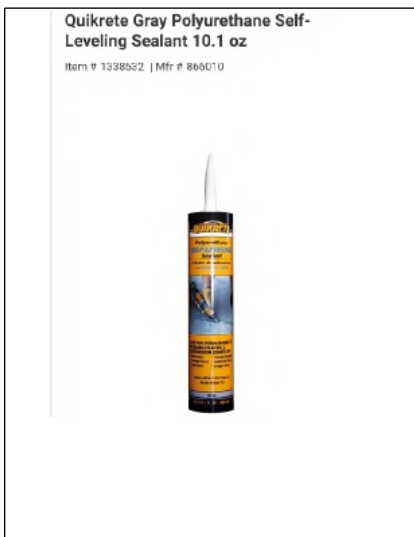
Comments

Photos

Grounds



Recommend filling crack with gray polyurethane self leveling concrete crack sealant. (Comes in a caulking tube)



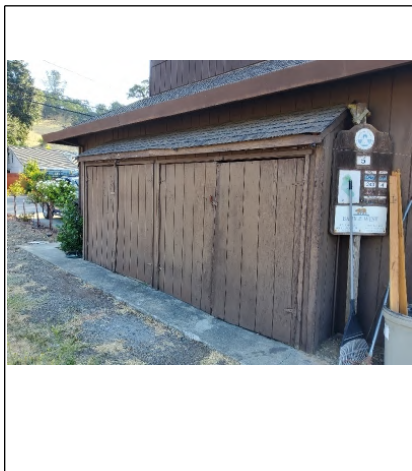
Storage Room

- None
Condition Satisfactory Marginal Poor Posts/Supports need Repair Earth to wood contact
 Moisture/Insect damage
Recommend Metal Straps/Bolts/Nails/Flashing Improper attachment to house Refer to Pictures

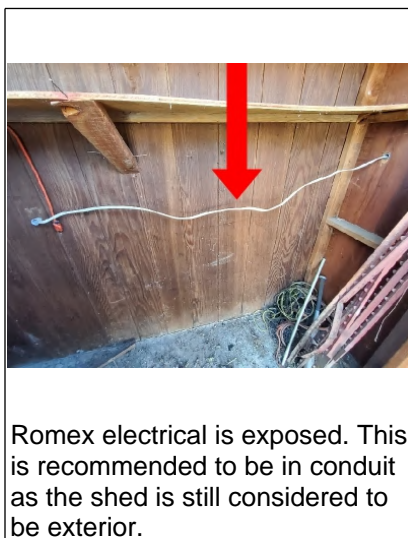
Comments

Photos

Grounds



Recommend replacing damaged hinge.



Romex electrical is exposed. This is recommended to be in conduit as the shed is still considered to be exterior.

Rear Gate

Not evaluated None

Type Brick Block Wood Metal Chain Link Rusted Vinyl

Condition Satisfactory Marginal Poor Typical cracks Loose Blocks/Caps

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

Comments **1. Gate is rubbing concrete slab. Recommend having gate properly releveled as well as having hinges replaced.**

Photos

Grounds



Recommend installing a new 2x4 pressure treated lateral brace from top plate to bottom plate. 1. Make sure to put a 2' level on top plate. 2. shim up bottom plate. 3. Cut the 2x4 on an angle and use 3" exterior deck screws to tie into all four frame members.



Recommend replacing gate hinges.



Loose gate hinge



Gate is rubbing concrete slab. Recommend having gate properly releveled as well as having hinges replaced.

Rear Walkway

None Not Visible

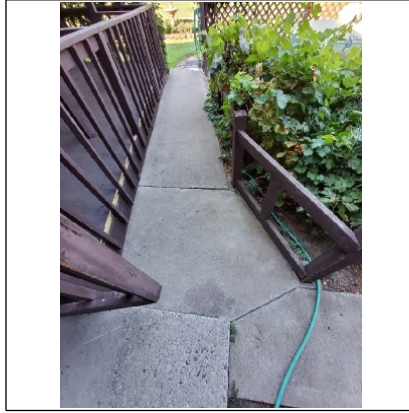
Material Concrete Asphalt Gravel/Dirt Brick Other: .

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

Comments

Photos

Grounds



Rear Balcony

None Not Visible

Material Wood Metal Composite Railing/Balusters recommended

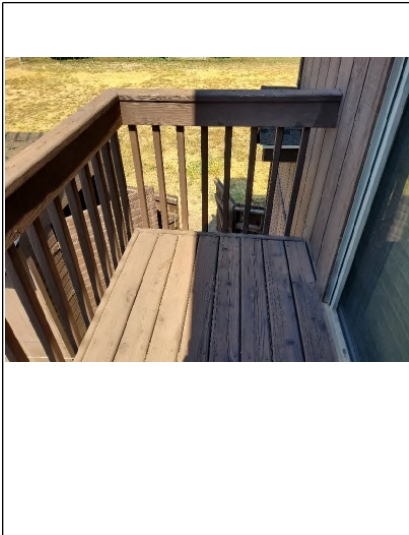
Condition Satisfactory Marginal Poor Wood in contact with soil

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

Comments **1. Recommend having a Licensed Contractor install ledger blocks between the cantilever joists as well as install 2x6 pressure treated joists to meet the minimum 2' on center joist layout for standard 1-1/2" wood tread members.**

2. Plank members are loose. Recommend removing existing nails and refastening with 4" exterior screws.

Photos



Plank members are loose. Recommend removing existing nails and refastening with 4" exterior screws.



Grounds



Joist layout is 32" on center which exceeds the minimum layout requires of 1-1/2" standard tread wood member layout.



Recommend having a Licensed Contractor install ledger blocks between the cantilever joists as well as install 2x6 pressure treated joists to meet the minimum 2' on center joist layout for standard 1-1/2" wood tread members.

Rear Deck

None Not Visible

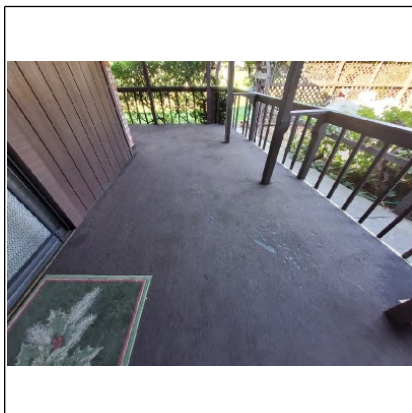
Material Wood Metal Composite Railing/Balusters recommended

Condition Satisfactory Marginal Poor Wood in contact with soil

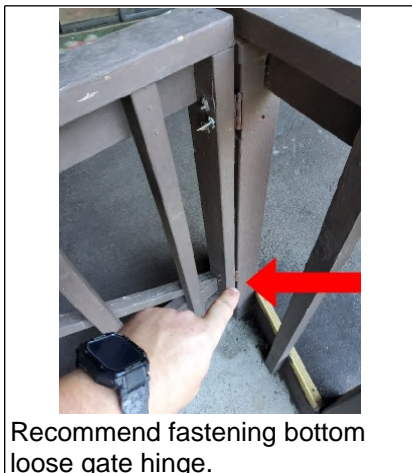
Finish Treated Painted/Stained Other: Safety Hazard Improper attachment to house
 Railing loose Not Applicable

Comments *Per Residential Building Code R312.1.1 a railing is not required as tread to dirt level is less than 30*

Photos



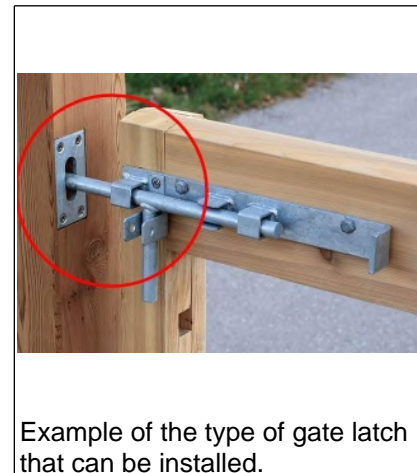
Grounds



Recommend fastening bottom loose gate hinge.



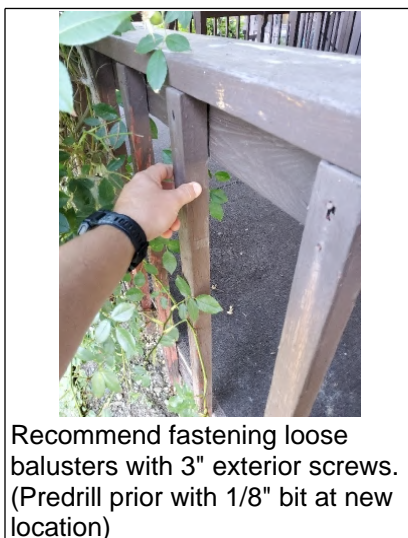
Gate is missing a latch



Example of the type of gate latch that can be installed.



Missing baluster



Recommend fastening loose balusters with 3" exterior screws. (Predrill prior with 1/8" bit at new location)



Recommend replacing damaged baluster



Moisture damage is evident on section of deck planking members.



Recommend having Simpson Strong-Ties installed on girder to post locations (for 4x4 posts) one on each side of the girder.

Grounds



Recommend replumbing "re-leveling" all out of level posts.

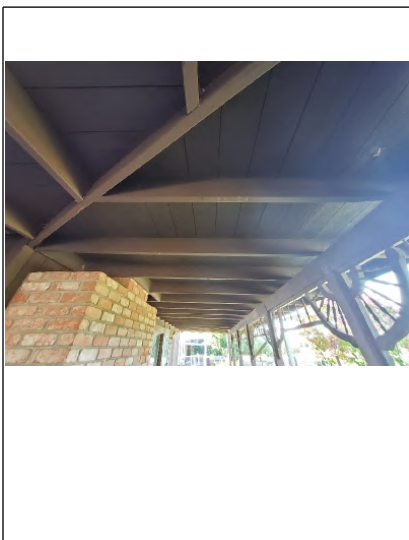


Rear Deck Cover

- None
- Condition** Satisfactory Marginal Poor Posts/Supports need Repair Earth to wood contact Moisture/Insect damage
- Recommend** Metal Straps/Bolts/Nails/Flashing Improper attachment to house None

Comments

Photos



This is not of structural concern do not touch. This is T and G planking and the bottom female lip is just slightly damaged.

Storage Shed

- None
- Condition** Satisfactory Marginal Poor Posts/Supports need Repair Earth to wood contact Moisture/Insect damage
- Recommend** Metal Straps/Bolts/Nails/Flashing Improper attachment to house Refer to Pictures

Comments

Photos

Grounds



Rodent intrusion location. Recommend putting a new exterior vent cover on



Missing screw on gate latch.



Recommend cutting down bottom portion of door flush to the bottom plate in order to properly swing door.



Reference to prior slide.



Loose lags

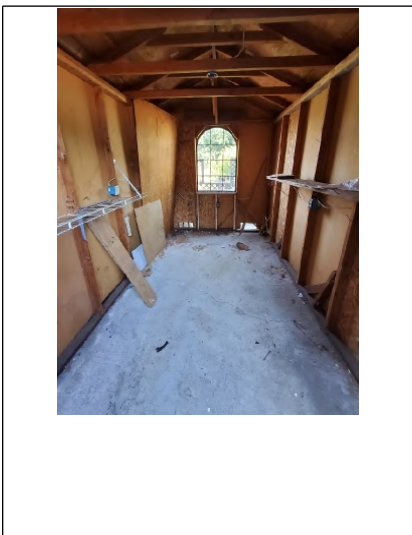
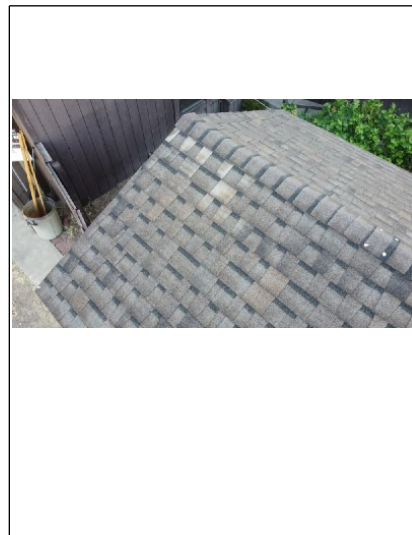


Loose hinge

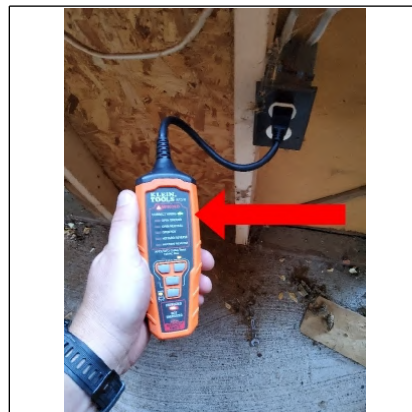


Missing screw on conduit cover.

Grounds



Electrical outlet shows proper operation, grounding and polarity.



Electrical outlet shows proper operation, grounding and polarity.



Electrical outlet has reverse polarity. Recommend having further evaluated and repaired by a Licensed Electrician.

Left Deck

None Not Visible

Material

Wood Metal Composite Railing/Balusters recommended

Grounds

Left Deck cont.

- Condition** Satisfactory Marginal **Poor** Wood in contact with soil
- Finish** Treated Painted/Stained Other: **Safety Hazard** Improper attachment to house
- Railing loose Not Applicable

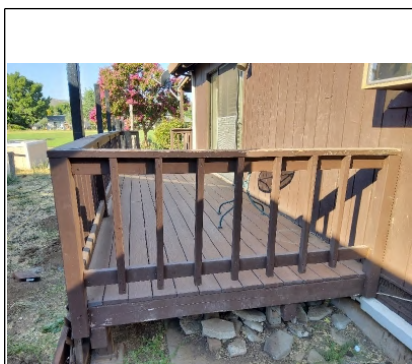
Comments *Per Residential Building Code R312.1.1 a railing is not required as tread to dirt level is less than 30*

1. With 5-4 or 1 Composite planking joist spans cannot exceed 16 on center without reinforcing by adding joist members at 1 on center if existing joist span is 2 on center. There is a decking company called WearDeck that does have planking that does span 24 on center but requires fiberglass on both the top and bottom.

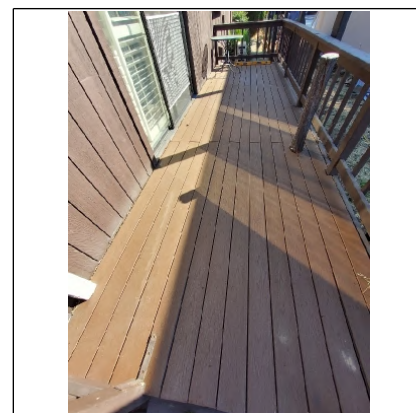
2. The deck is currently installed over the neighbors property line. Recommend contacting Hidden Valley Lake Association for proper deck set backs if an answer cannot be provided contact the Lake County Building Department.

3. Recommend having steps replaced by a Licensed Contractor. Stringer space should not exceed 2' on center for standard wood tread members and is not installed or build correctly.

Photos



Recommend having steps replaced by a Licensed Contractor. Stringer space should not exceed 2' on center for standard wood tread members and is not installed or build correctly.



With 5-4 or 1 Composite planking joist spans cannot exceed 16 on center without reinforcing by adding joist members at 1 on center if existing joist span is 2 on center. There is a decking company called WearDeck that does have planking that does span 24 on center but requires fiberglass on both the top and bottom.

Grounds



Joist layout is 2' on center.



Poor quality work



No flashing was installed on the ledger board prior to installing the Trex composite deck.



Railing is loose and should be properly refastened to the rim member of the deck but is also not required to have.

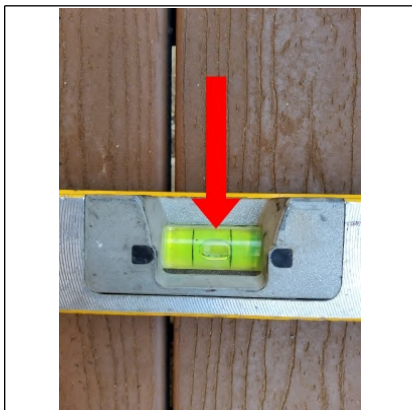


Refasten all loose posts



4' level is placed on top of the deck to show the deck is leaning towards the home.

Grounds



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



The deck is currently installed over the neighbors property line. Recommend contacting Hidden Valley Lake Association for proper deck set backs if an answer cannot be provided contact the Lake County Building Department.



Refasten loose railing with 3" exterior screws.



Fungus is evident on both joist and girder members. Recommend having properly treated and removed by a Licensed Pest Control Company.



No footing appears to be present below pier blocks.

Landscaping affecting foundation

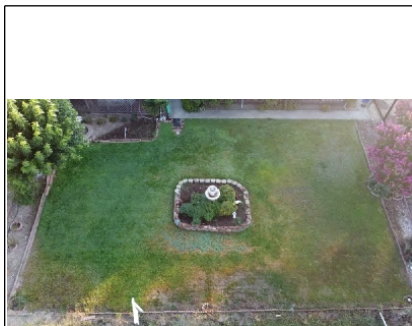
N/A

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

Comments

Photos

Grounds



There is a rip in the irrigation line. However, this could be in purpose to water this bush.



Recommend trimming back tree growth



Leak on irrigation line



Damaged irrigation line

Hose bibs

N/A

Condition

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

Operable

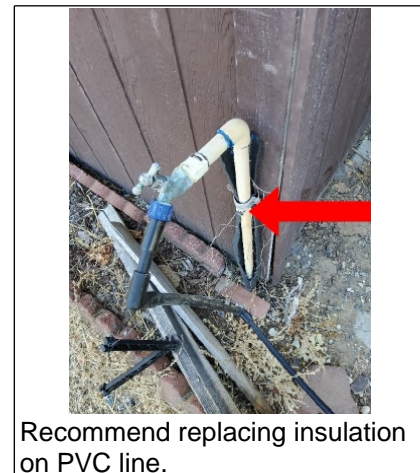
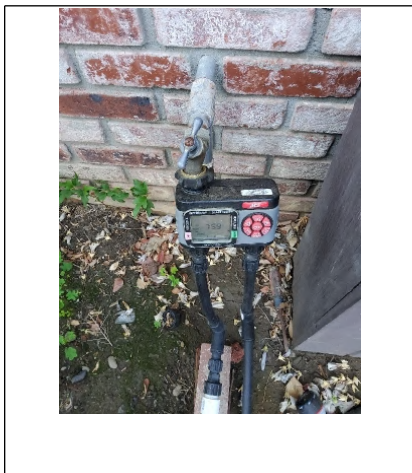
Yes No Not Tested Not On

Comments

1. Recommend replacing damaged and or leaking hose bibs that are noted in the pictures.

Photos

Grounds



Recommend replacing corroded hose bib.

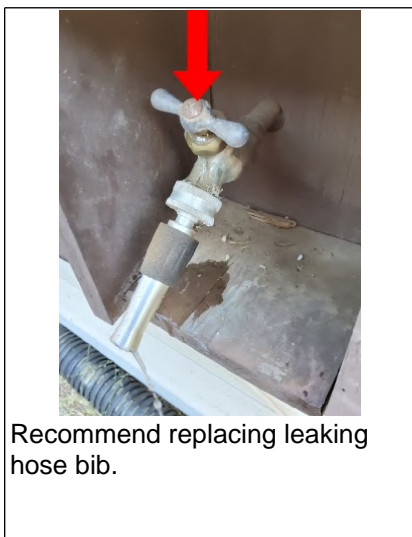
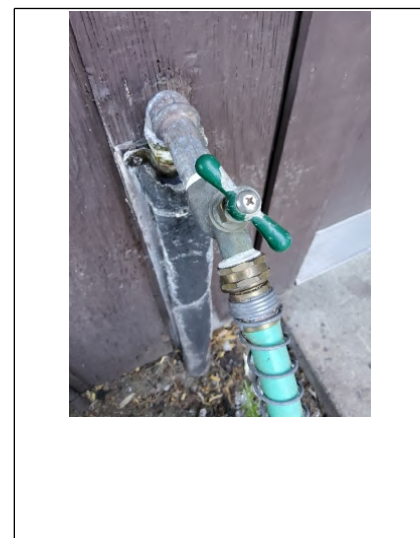
Recommend replacing insulation on PVC line.



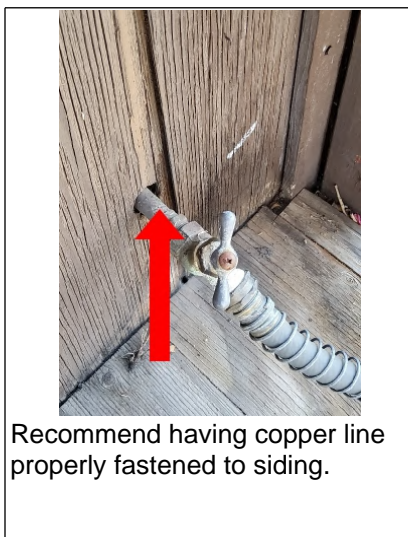
Recommend having damaged water line which has an active leak repaired by a Licensed Plumber.



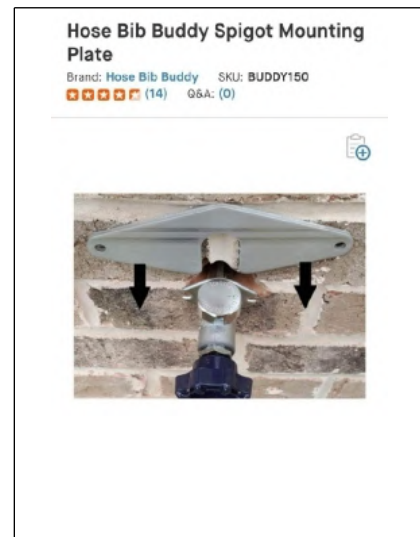
Reference location for prior slide.



Recommend replacing leaking hose bib.



Recommend having copper line properly fastened to siding.



Roof

General

Visibility None All Partial Limited By: .

Inspected From Roof Ladder at eaves Drone With Binoculars

Photos



Inspected by drone



Inspected by walking on roof covering.



Exterior temperatures when walking on the roof.

Style of Roof

Type Gable Hip Mansard Shed Flat Other: .

Pitch Low Medium Steep Flat

Roof #1 Type:30-Year Asphalt Dimensional Shingle
 Layers:1 Layer
 Age:1-5 Years of Age
 Location:Home

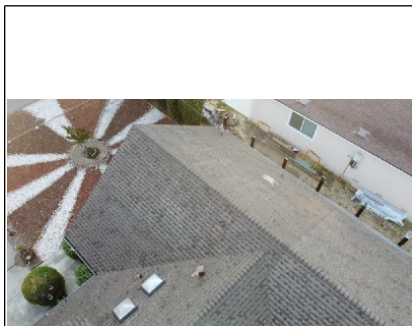
Roof #2 None
 Type:TPO Membrane
 Layers:1+ Layers
 Age:1 - 5 Years of Age
 Location:Rear Deck Cover

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

Comments

Photos

Roof



30-Year Asphalt Dimensional Shingle



TPO Membrane



1-Layer is properly installed over a starter roll.



There is a proper 1" overlap over the flashing.

Ventilation System

None N/A

Type Eve Ridge Gable Roof Turbine Powered Other: .

Comments

Photos



Roof



These locations are non venting locations at the ridge and are to not be vented.

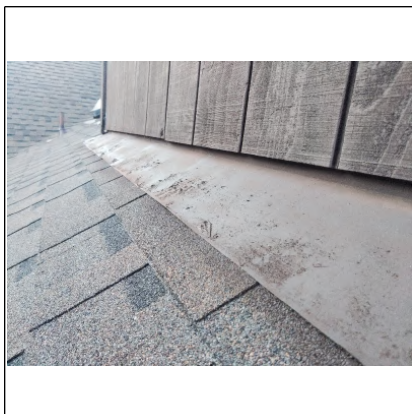
Flashing

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 **1. The roof shingles were never properly masked off. Overspray from spray paint is evident on shingles around the flashing. For now this is of no concern but will age the shingle locations significantly.**

Photos



Valleys

N/A

Roof

Valleys cont.

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

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

Photos



Condition of Roof Coverings 1

- 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

Comments

Photos



This is an accurate representation of the conditions of the roof shingles which are of satisfactory condition.

Roof

Condition of Roof Coverings 2

Roof #2 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 **1. The ponding location that is noted in the pictures should be repaired by a Licensed General B Contractor or Licensed C39 Roofing Contractor.**

Photos



This is a ponding location and should be addressed and properly pitched by a Licensed Contractor.



This ponding location is of concern as there is no proper pitch to the gutters at this location.

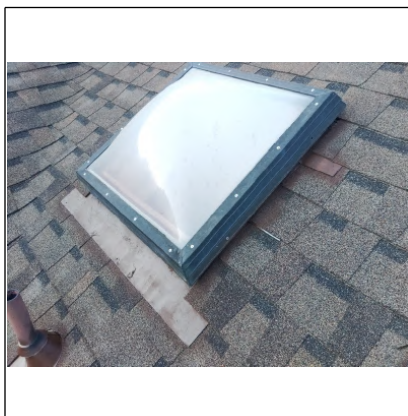
Skylights

N/A Not Visible

Condition Cracked/Broken Satisfactory Marginal Poor

Comments **1. The roof shingles were never properly masked off. Overspray from spray paint is evident on shingles around the flashing. For now this is of no concern but will age the shingle locations significantly.**

Photos



Plumbing Vents

Not Visible Not Present

Condition Satisfactory Marginal Poor

Comments **1. The roof shingles were never properly masked off. Overspray from spray paint is evident on**

Roof

Plumbing Vents cont.

Comments cont. **shingles around the roof jacks. For now this is of no concern but will age the shingle locations significantly.**

Photos



Exterior

Chimney 1

None

Location(s) Living Room

Viewed From Roof Ladder at eaves Drone 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

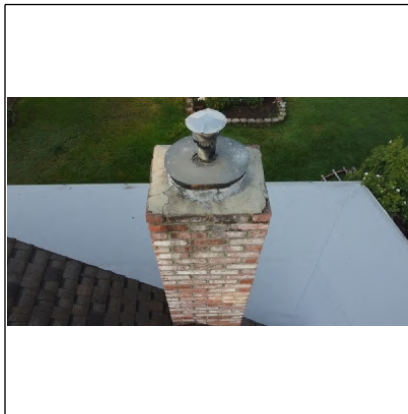
Flue Tile Metal Unlined Not Visible

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 **1. Mortar cracks are evident on chimney chase. Recommend having repaired by a Licensed Chimney Specialist.**

Photos



Mortar cracks are evident on chimney chase. Recommend having repaired by a Licensed Chimney Specialist.

Exterior



Chimney 2

Capped Off

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

Photos



Gutters/Scuppers/Eavestrough

None

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

Exterior

Gutters/Scuppers/Eavestrough cont.

- Material** Copper Vinyl/Plastic Galvanized/Aluminum Other: .
- Leaking** Corners Joints Hole in main run No apparent leaks
- Attachment** Loose Missing spikes Improperly sloped Satisfactory
- Extension needed** North South East West Refer to Pictures

Comments **1. Recommend having all gutters and downspouts noted on the drone diagram replaced by a Licensed Gutter Specialist.**

Photos



Recommended gutter replacement locations.



Recommend having a new gutter run installed on fascia member.



Loose downspout



Active leak



Active leak



Active leak

Exterior



Active leak



Missing downspout elbow



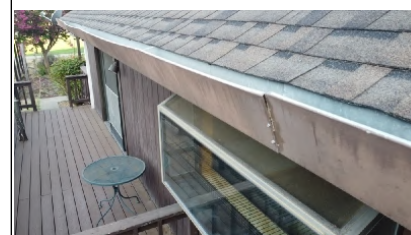
Loose downspout



Damaged elbow



Loose downspout



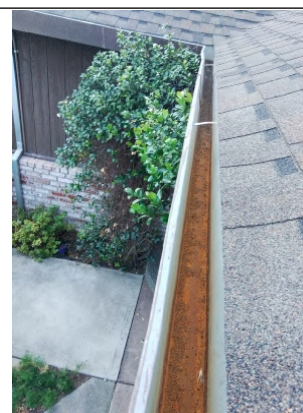
Damaged gutter run



Gutter run has significant rust.



Gutter run has significant rust.



Gutter run has significant rust.

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

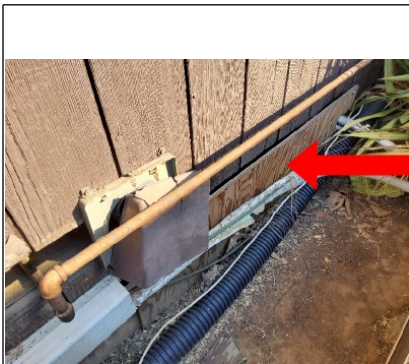
1. Plywood should be replaced with T1-11 siding and showed be properly fastened. This location is also an open area for rodent intrusion.

Photos

Exterior



Woodpecker holes are evident on siding.



Plywood should be replaced with T1-11 siding and should be properly fastened. This location is also an open area for rodent intrusion.



Recommend removing hangnail

Exterior



Moisture damage is evident at this section of siding.
Recommend cutting back damaged sections of siding place new z-bar and install a 1x4 bottom exterior trim member 1/2" off the TPO covering.

Trim

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

Condition Satisfactory Marginal Poor

Comments

Photos



Recommend removing hangnail



Recommend removing existing top trim member and install galvanized flashing above the existing casing trim.

Exterior



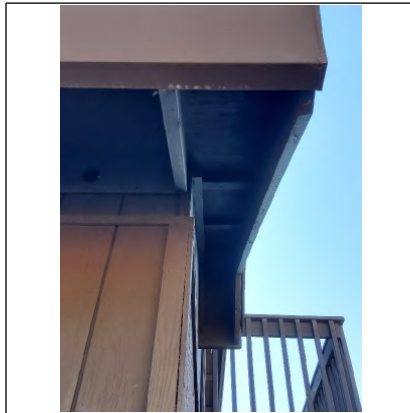
Recommend additional paint be applied on trim members.

Soffit

- None
- Material** Wood Fiberboard Aluminum/Steel Vinyl Stucco Recommend repair/painting
 Damaged wood Other: .
- Condition** Satisfactory Marginal Poor

Comments

Photos



Exterior

Fascia

None

Material

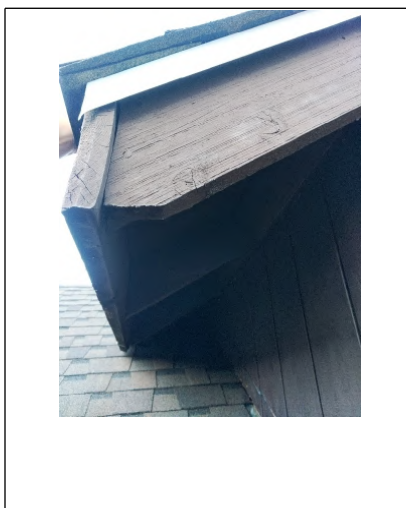
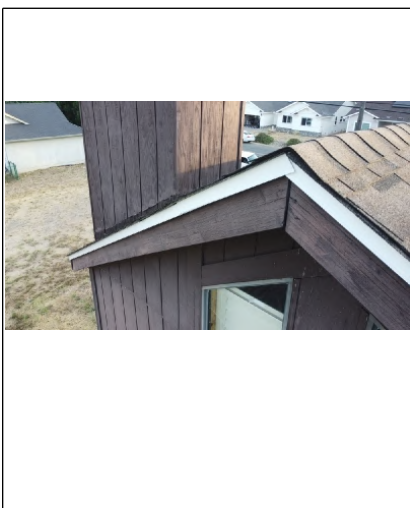
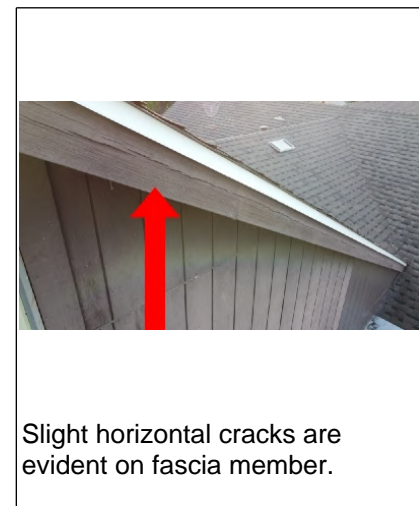
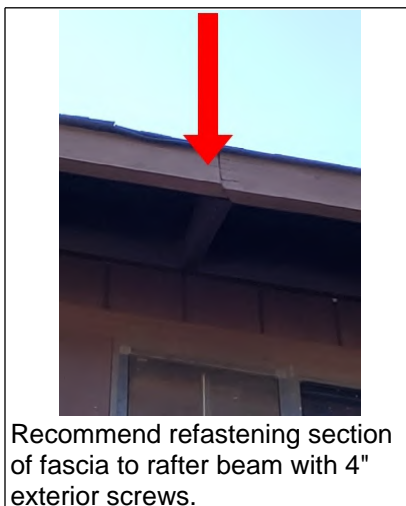
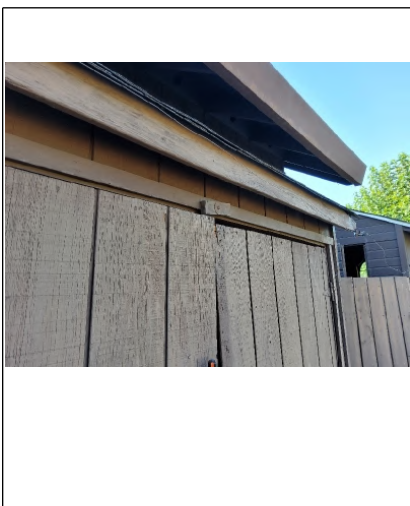
Wood Fiberboard Aluminum/Steel Vinyl Stucco Recommend repair/painting
 Damaged wood Other: .

Condition

Satisfactory Marginal Poor

Comments

Photos



Flashing

None

Material

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

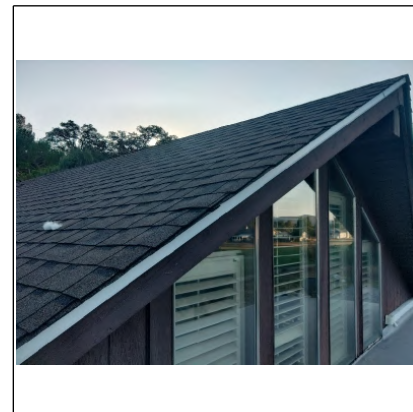
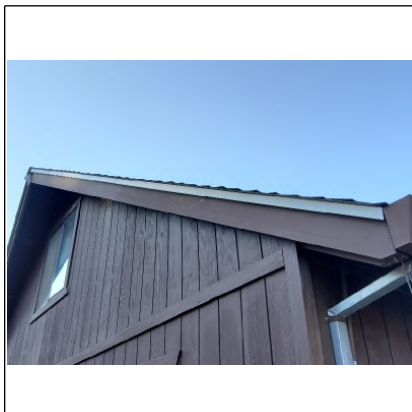
Condition

Satisfactory Marginal Poor

Comments

Photos

Exterior



Caulking

None

Condition

Satisfactory Marginal Poor

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

Comments

Photos



**AMP Advanced
Modified Polymer
All Weather
Window, Door and
Siding Sealant**



Recommend caulking holes

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

Photos

Exterior



Slab-On-Grade/Foundation

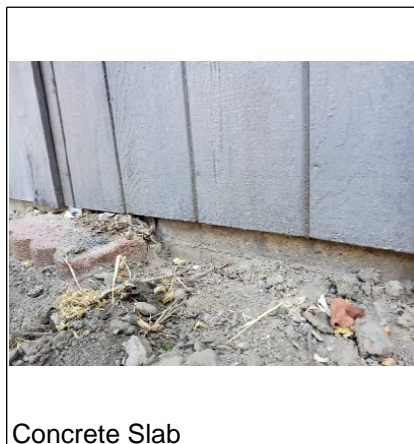
Foundation Wall Concrete block Poured concrete Post-Tensioned concrete Not Visible Other: .

Condition Satisfactory Marginal Monitor Have Evaluated Not Evaluated

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

Comments

Photos



Concrete Slab



Foundation Wall

Service Entry

Location Underground Overhead

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

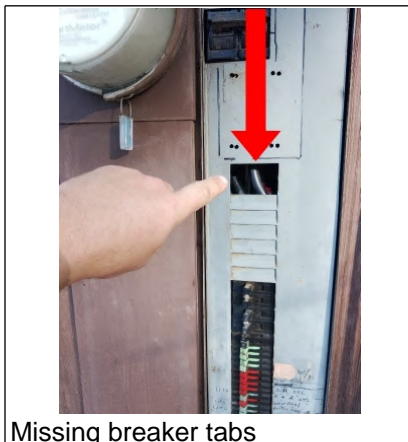
Exterior receptacles Yes No Operable: Yes No Condition: Satisfactory Marginal Poor

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

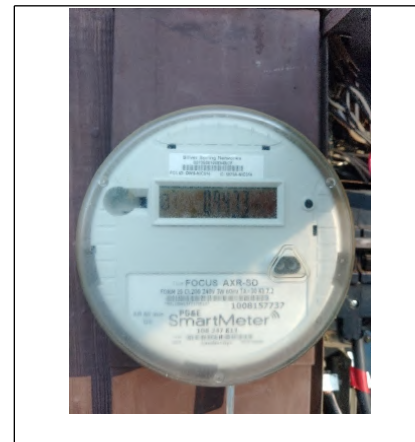
Comments 1. Refer to pictures with regards to comments.

Photos

Exterior



Missing breaker tabs



Electrical outlet is inoperable. Recommend having further evaluated and repaired by a Licensed Electrician.



Missing exterior cover



Exposed low voltage wires. Recommend having installed in a solid exterior junction box.



Electrical outlet is inoperable. Recommend having further evaluated and repaired by a Licensed Electrician.

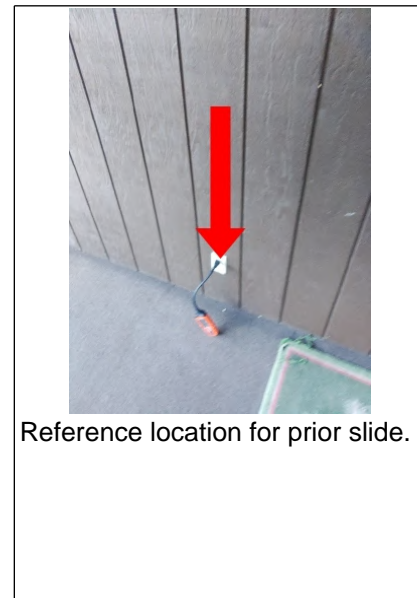
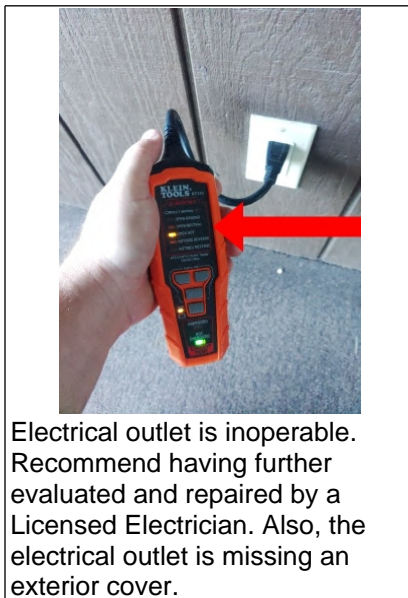
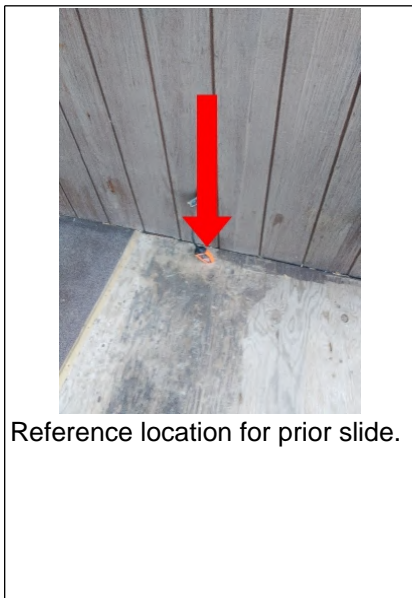


Reference location for prior slide.



Electrical outlet is inoperable. Recommend having further evaluated and repaired by a Licensed Electrician.

Exterior



Building(s) Exterior Wall Construction

Type Not Visible Framed Masonry Other: .

Condition Not Visible Satisfactory Marginal Poor

Comments

Photos

Exterior



Front Door

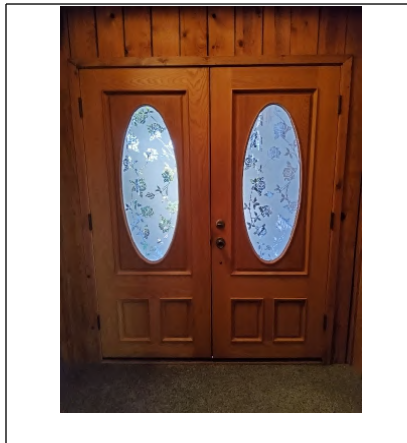
Main Entrance N/A Weatherstripping: Satisfactory Marginal Poor Missing Replace Door condition: Satisfactory Marginal Poor

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

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

1. Doorbell is inoperable

Photos



Doorbell is inoperable

Exterior



Recommend replacing weatherstripping.



Missing rubber stopper on door stop.

Mini Ductless Compressor

Unit #1

N/A

Location: Left of Home

Brand: Mitsubishi

Model #:

Serial #:

Approximate Age:

Condition

Satisfactory

Marginal

Poor

Cabinet/housing rusted

Energy source

Electric

Gas

Other:

Unit type

Air cooled

Water cooled

Geothermal

Heat pump

Outside Disconnect

Yes

No

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

Improperly sized fuses/breakers

Level

Yes

No

Recommend re-level unit

Condenser Fins

Damaged

Need cleaning

Damaged base/pad

Damaged Refrigerant Line

Satisfactory

Insulation

Yes

No

Replace

Improper Clearance (air flow)

Yes

No

Comments

Due to exterior temperatures the mini ductless unit was only tested on "Fan" and "Cool" settings.

Photos



Interior

Fireplace

Not Tested

Location(s) Living Room

Type Gas Wood Solid fuel burning stove Electric Pellet

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

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 1

None

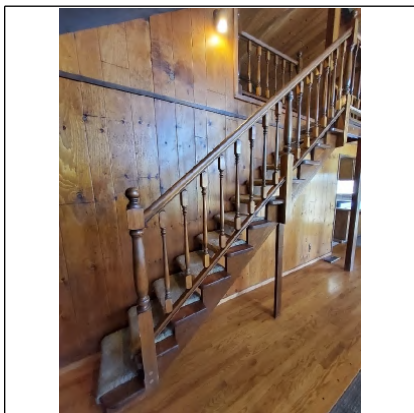
Condition Satisfactory Marginal Poor Loose/Missing

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

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

Comments

Photos



Interior

Stairs/Steps/Balconies 2

- 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

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 1. Recommend replacing existing smoke detectors in all bedrooms (Recommend smoke detectors that also operate as CO2 detectors)

Photos



Indoor humidity and temperature levels during time of inspection.

Attic/Structure/Framing/Insulation

- N/A
Access Stairs Pulldown Scuttlehole/Hatch No Access Other: . Access limited by:
Inspected from Access panel In the attic Other
Location Hallway Bedroom Closet Garage Other

Interior

Attic/Structure/Framing/Insulation cont.

- 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

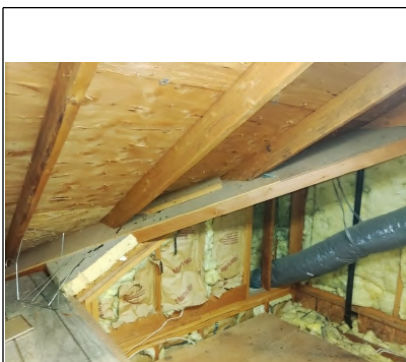
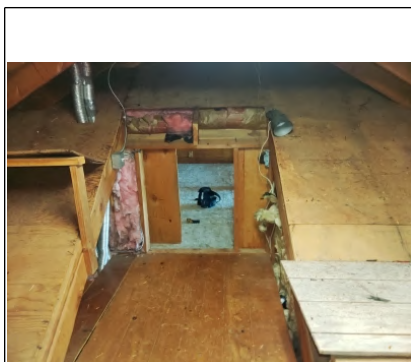
Photos



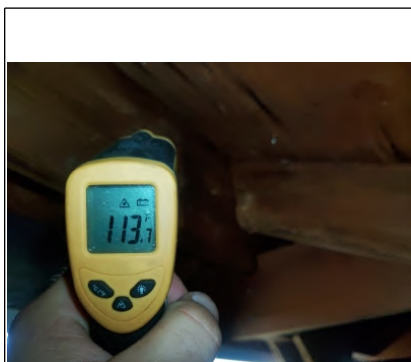
Interior



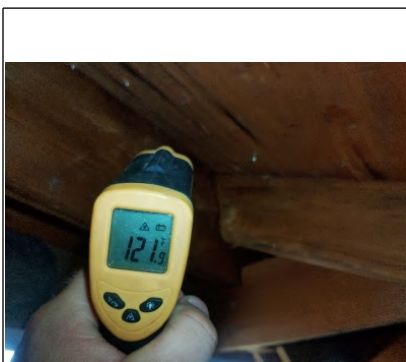
Old water stains from prior roof.



Exterior Temperatures when doing Thermal Readings during time of inspection.



Thermal Reader shows 113.7 Degrees F at the ridge vent location this shows there is proper ventilation and a satisfactory heat index.



Thermal Reader shows 121.9 Degrees F at the ridge vent location this shows there is proper ventilation and a satisfactory heat index.



Thermal Reader shows 107.7 Degrees F at the roof vent location this shows there is proper ventilation and a satisfactory heat index.

Interior Frame

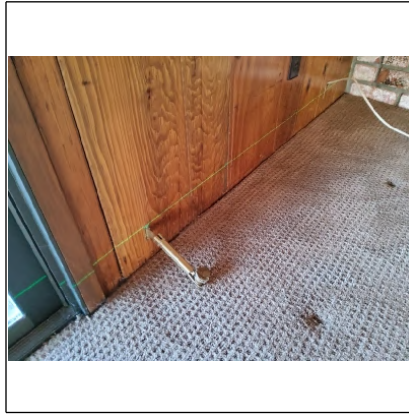
Type Not Visible Framed Masonry Other: .

Condition Not Visible Satisfactory Marginal Poor

Comments **Laser level was placed at the center of the home with no structural dips or concerns at the tested locations.**

Photos

Interior



Plumbing

Water service

Main shut-off location Right of Garage

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 **1. Recommend having corroded water pressure regulator replaced by a Licensed Plumber.**

Photos



Water Meter location

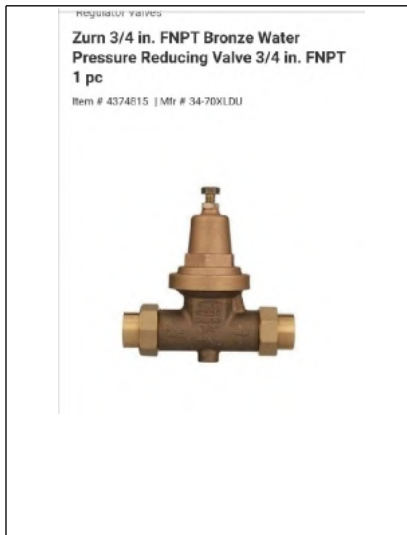


Water shut off location

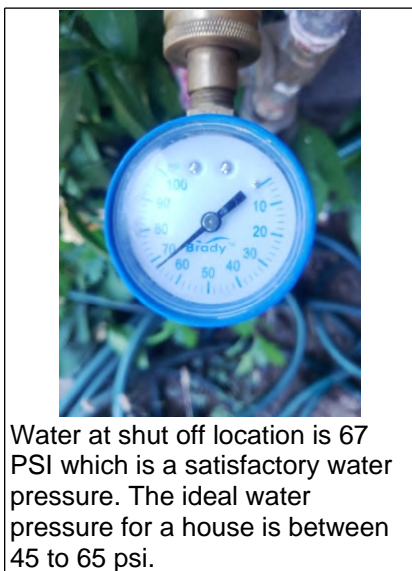
Plumbing



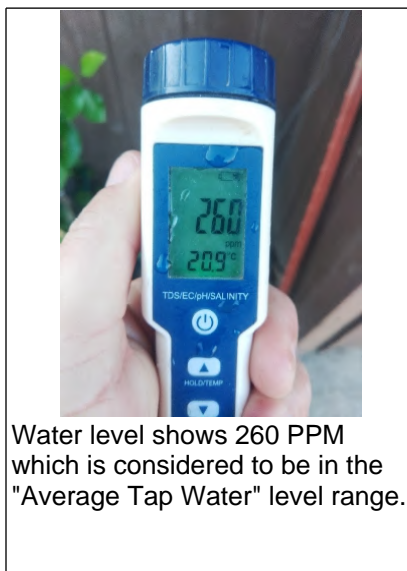
Recommend having corroded water pressure regulator replaced by a Licensed Plumber.



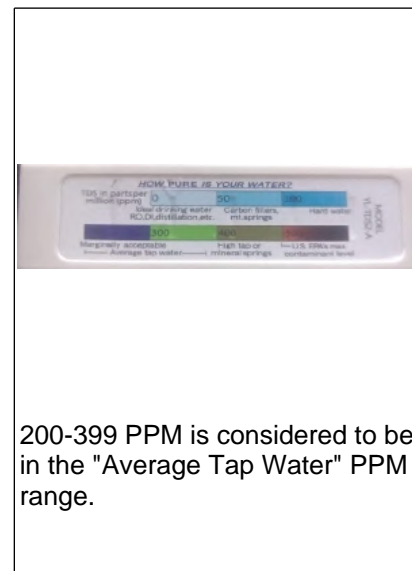
Drain and waste clean out location



Water at shut off location is 67 PSI which is a satisfactory water pressure. The ideal water pressure for a house is between 45 to 65 psi.



Water level shows 260 PPM which is considered to be in the "Average Tap Water" level range.



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

Main fuel shut-off location

N/A

Location Left of Home

Comments

Photos

Plumbing



No leaks were detected on shut off valve.



Propane tank is 70 percent full during time of inspection.



No leaks were detected on shut off valve.

Generator

Not Tested

Location

Comments

Photos



Water heater

N/A

General

Brand Name: Reliance

Plumbing

Water heater 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

Photos



Missing junction box cover.



Water softener

Recommend Licensed Plumber

Loop installed Yes No

Plumbing hooked up Yes No

Plumbing leaking Yes No

Comments **1. This was tested for a couple seconds when the breaker was turned on. However, recommend having further evaluated by a Licensed Plumber.**

Photos

Plumbing



Electrical System

Main panel

Location Left of Home

Condition Satisfactory **Poor**

Adequate Clearance to Panel Yes No

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

Breakers/Fuses Breakers Fuses

Appears grounded Yes No Not Visible

GFCI breaker Yes No Operable: Yes No

AFCI breaker Yes No Operable: Yes No Not Tested

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

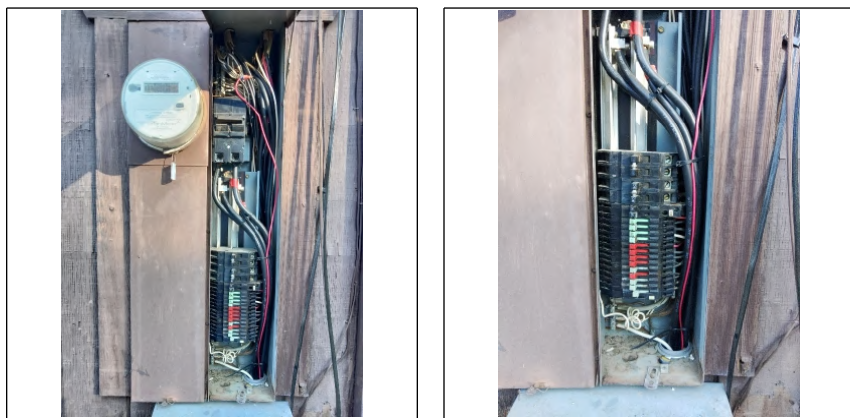
Branch wire Copper Aluminum Solid Branch Aluminum Wiring Not Visible Safety Hazard

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

Reason:

Comments 1. The main panel box is a Sylvania brand. Zinsco and Sylvania are one in the same as in 1973 Sylvania bought out Zinsco. The two major issues that the panel box s do have is the material used to construct the panels and breakers. I only take note of a major concern when I see burn or melting areas in the panel box or corrosion at the breakers. The breakers are also known to not trip as they are known to allow far more amperage than allowed. 25% of all Zinsco / Sylvania panel boxes are known to fail where the normal rate is 1% to 4% on other panel boxes. The plastics on the breakers are also an issue; the plastics often break down causing the breaker to still be energized when it appears to be off.

Photos



Sub panel 1

None apparent

Location(s) Location 1: Left of Home
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:

Electrical System

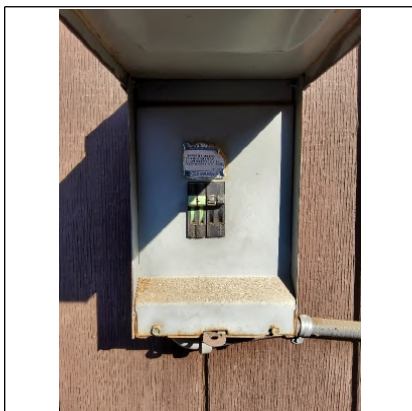
Sub panel 1 cont.

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

Condition Satisfactory Marginal **Poor**

Comments **1. Recommend having subpanel replaced by a Licensed Electrician.**

Photos



Sub panel 2

None apparent

Location(s) Location 1: Garage

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 **1. Recommend having subpanel replaced by a Licensed Electrician.**

Photos



Kitchen

Countertops

Condition Satisfactory Marginal Recommend repair/caulking

Comments

Photos



Cabinets

Condition Satisfactory Marginal Recommend repair/adjustment

Comments

Photos



Plumbing

Faucet Leaks Yes No

Pipes leak/corroded Yes No

Kitchen

Plumbing cont.

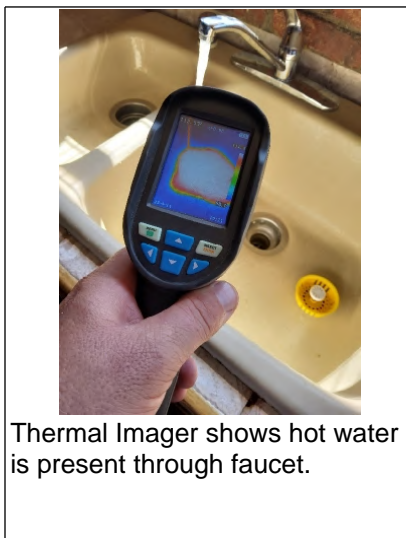
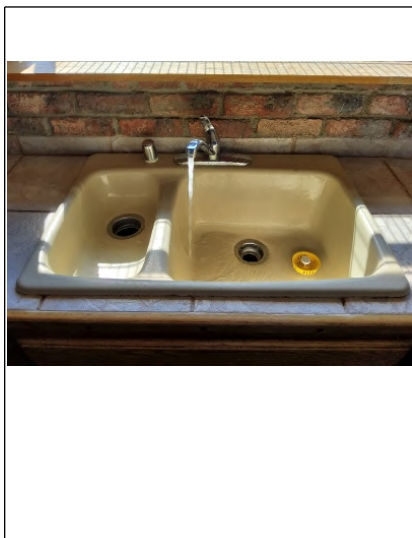
Sink/Faucet Satisfactory Corroded Chipped Cracked Recommend repair

Functional drainage Satisfactory Marginal Poor

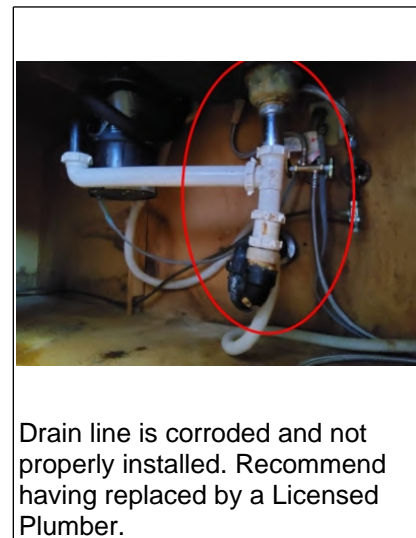
Functional flow Satisfactory Marginal Poor

Comments **1. Drain line is corroded and not properly installed. Recommend having replaced by a Licensed Plumber.**

Photos



Thermal Imager shows hot water is present through faucet.



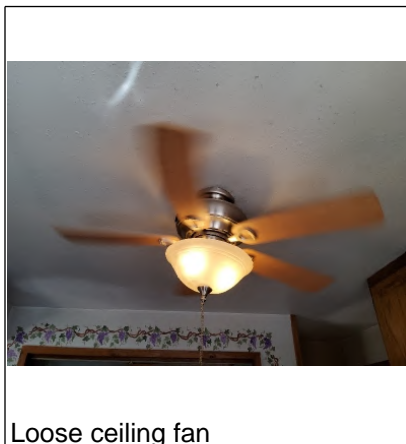
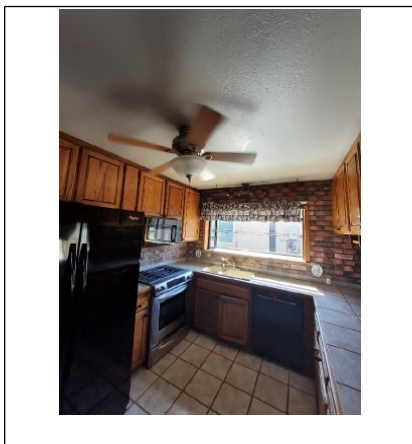
Drain line is corroded and not properly installed. Recommend having replaced by a Licensed Plumber.

Walls & Ceiling

Condition Satisfactory Marginal Poor Typical cracks Moisture stains

Comments **1. Ceiling fan is loose. Recommend having repaired by a Licensed Electrician.**

Photos



Loose ceiling fan

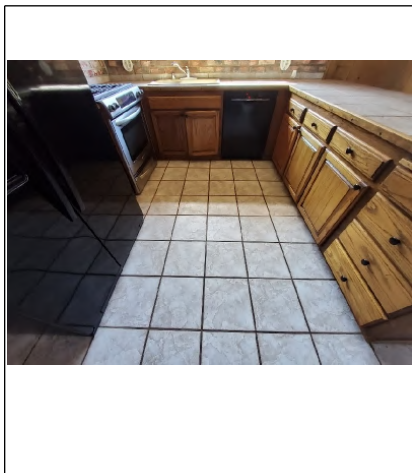
Floor

Condition Satisfactory Marginal Poor Sloping Squeaks

Comments

Photos

Kitchen



Laser level shows the floor is properly level.

Appliances

- Disposal** N/A Not tested Operable: Yes No
- Oven** N/A Not tested Operable: Yes No
- Range** N/A Not tested Operable: Yes No
- Dishwasher** N/A Not tested Operable: Yes No
- Trash Compactor** N/A Not tested Operable: Yes No
- Exhaust fan** N/A Not tested Operable: Yes No
- Refrigerator** N/A Not tested Operable: Yes No
- Microwave** N/A Not tested Operable: Yes No
- Other** Operable: Yes No

Dishwasher airgap Yes No

Dishwasher drain line looped Yes No

Receptacles present Yes No Operable: Yes No

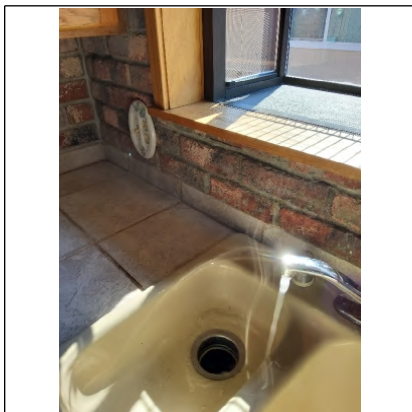
GFCI Yes No Operable: Yes No Recommend GFCI Receptacles: Yes No
 Potential Safety Hazard(s)

Open ground/Reverse polarity: Yes No Potential Safety Hazard

Comments **1. Noted burner has a low flame. Recommend having repaired by an Appliance Specialist.**

Photos

Kitchen



Garbage disposal shows proper operation



3 of the 4 burners show proper operation on the stove top.



Noted burner has a low flame. Recommend having repaired by an Appliance Specialist.



Thermal Imager shows oven properly operates.



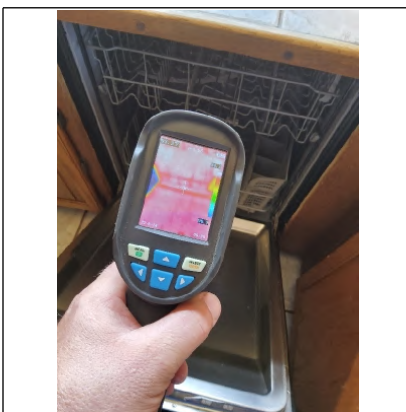
Microwave shows proper operation



Exhaust fan shows proper operation.



Dishwasher dials show proper operation.



Thermal Imager shows dishwasher properly operates.



Thermal Reader shows 78.1 Degrees F on refrigerator. This is most likely just on a high setting as its not being used.

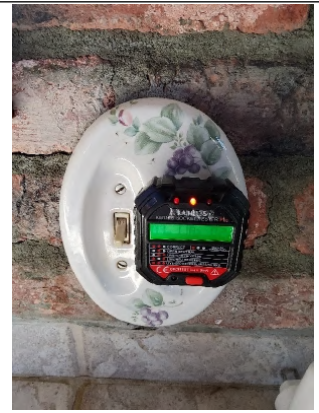
Kitchen



Thermal Reader shows 56.1 degrees F on freezer. This is most likely just on a high setting as its not being used.



Missing coverplate



Electrical outlet shows proper operation, grounding and polarity.

Living Room

Living Room

Location First Floor

Walls & Ceiling Satisfactory Marginal Poor Typical cracks Damage

Moisture stains Yes No

Where:

Floor Satisfactory Marginal Poor Squeaks Slopes Tripping hazard

Ceiling fan None Satisfactory Marginal Poor Recommend repair/replace

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

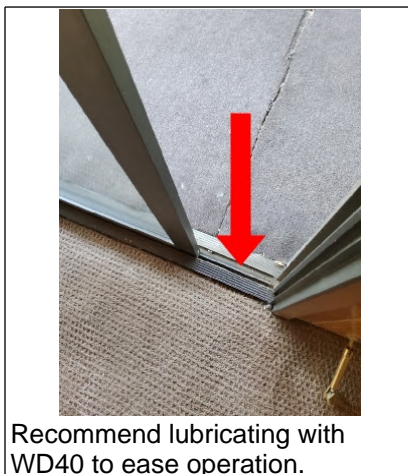
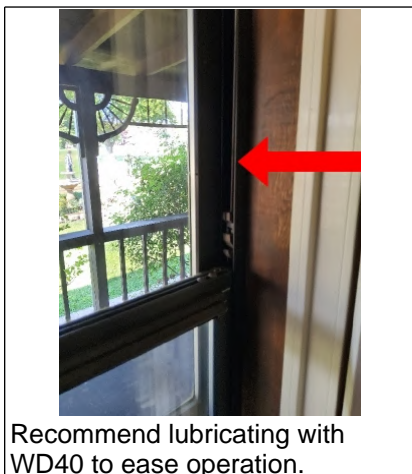
Heating source present Yes No Holes: Doors Walls Ceilings

Doors None Satisfactory Marginal Poor Cracked glass Broken/Missing hardware

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

Comments

Photos



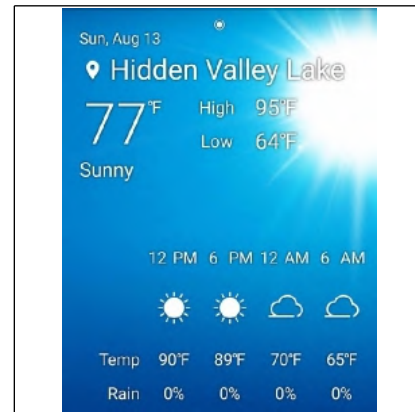
Living Room



Recommend refastening loose door latch.



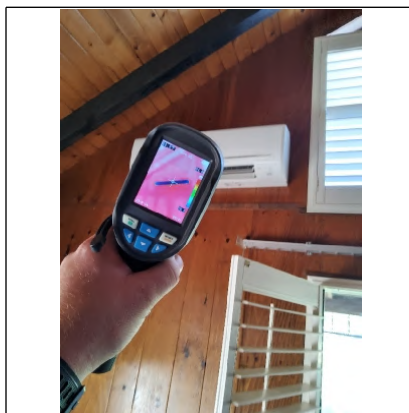
Electrical outlet shows proper operation, grounding and polarity.



Exterior Temperatures when testing Air Handler on "Cool" setting.



Remote Control shows proper operation when operating the air handler.



Thermal Reader shows air handler shows proper operation on "Cool" setting.

Bedroom 1

Room

Location First Floor

Type BEDROOM

Walls & Ceiling Satisfactory Marginal Poor Typical cracks Damage

Moisture stains Yes No
Where:

Floor Satisfactory Marginal Poor Squeaks Slopes Tripping hazard

Ceiling fan None Satisfactory Marginal Poor Recommend repair/replace

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

Heating source present Yes No Holes: Doors Walls Ceilings

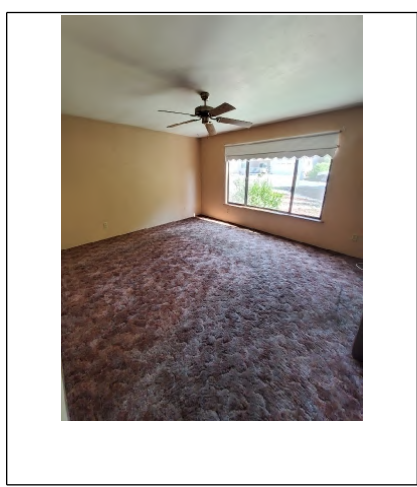
Bedroom Egress restricted N/A Yes No

Doors None Satisfactory Marginal Poor Cracked glass Broken/Missing hardware

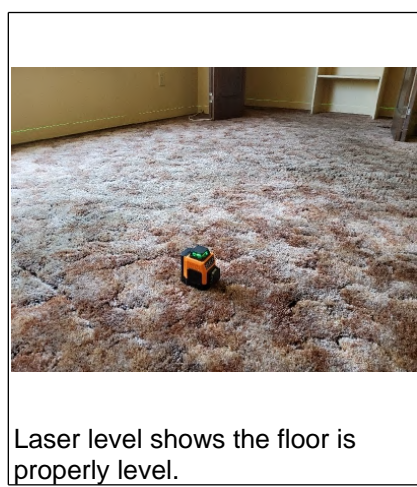
Windows None Satisfactory Marginal Poor Cracked glass Evidence of leaking insulated glass
 Broken/Missing hardware

Comments 1. Ceiling fan is inoperable. Recommend having further evaluated by a Licensed Electrician.

Photos



Recommend installing door stop.



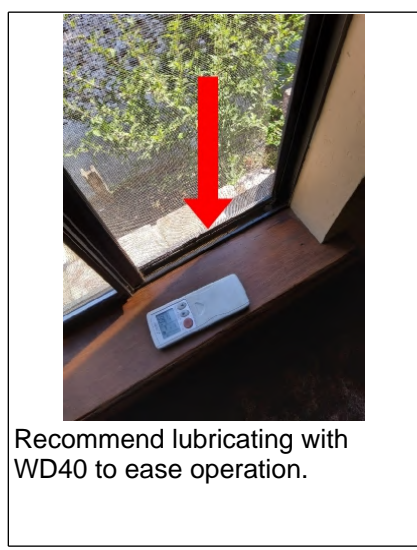
Laser level shows the floor is properly level.



Ceiling fan is inoperable. Recommend having further evaluated by a Licensed Electrician.



Recommend having damaged electrical outlet replaced by a Licensed Electrician.



Recommend lubricating with WD40 to ease operation.

Bedroom 1



Recommend lubricating with WD40 to ease operation.

WD-40 Specialist General Purpose Silicone Lubricant 11 oz
Item # 8399392 | Mfr # 300012



Electrical outlet shows proper operation, grounding and polarity.



Exterior Temperatures when testing Air Handler on "Cool" setting.



Remote Control shows proper operation when operating the air handler.



Thermal Reader shows air handler shows proper operation on "Cool" setting.



Bedroom measures 15' long. (Not including closet)



Bedroom measures 12'04" wide. (Not including closet)

Bedroom 2

Room

Location First Floor

Type BEDROOM

Walls & Ceiling Satisfactory Marginal Poor Typical cracks Damage

Moisture stains Yes No

Where:

Floor Satisfactory Marginal Poor Squeaks Slopes Tripping hazard

Ceiling fan None Satisfactory Marginal Poor Recommend repair/replace

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

Heating source present Yes No Holes: Doors Walls Ceilings

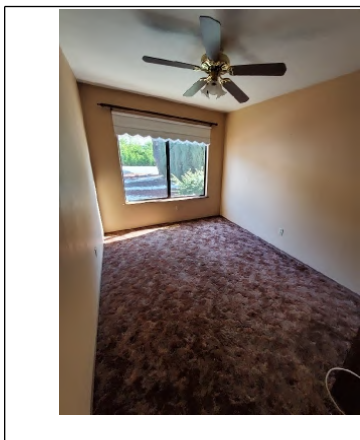
Bedroom Egress restricted N/A Yes No

Doors None Satisfactory Marginal Poor Cracked glass Broken/Missing hardware

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

Comments 1. Ceiling fan is noisy. Recommend having repaired by a Licensed Electrician.

Photos



Recommend installing door stop.



Loose door handle

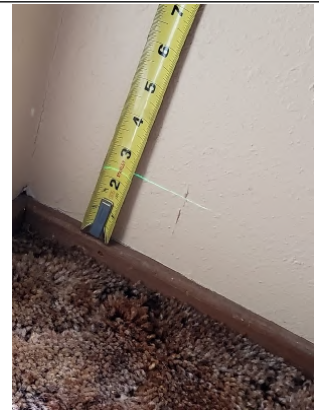
Bedroom 2



Laser level and 4' level were placed in the center of the room to show there is a 1" settling dip at the arrow location. There isn't much that can be done about that would bring any gain. Just get used to a slightly sloped floor.



Left side measures 3-1/4"



Right side measures 2-1/4"



Ceiling fan is noisy. Recommend having repaired by a Licensed Electrician.



Recommend lubricating with WD40 to ease operation.

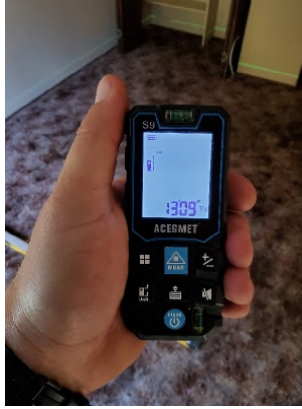
WD-40 Specialist General Purpose
Silicone Lubricant 11 oz
Item # 839392 | Mfr # 300012



Bedroom 2



Electrical outlet shows proper operation, grounding and polarity.



Bedroom measures 13'09" long. (Including closet).



Bedroom measures 8'07" wide.

Common Bathroom

Bath

Location First Floor

Sinks Faucet leaks: Yes No Pipes leak: Yes No

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

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

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

Whirlpool Yes No Operable: Yes No Water not tested No access door GFCI: Yes No
 Jets only tested

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

Skylight None Satisfactory Marginal Poor

Receptacles present Yes No Operable: Yes No

GFCI Yes No Operable: Yes No Recommend GFCI

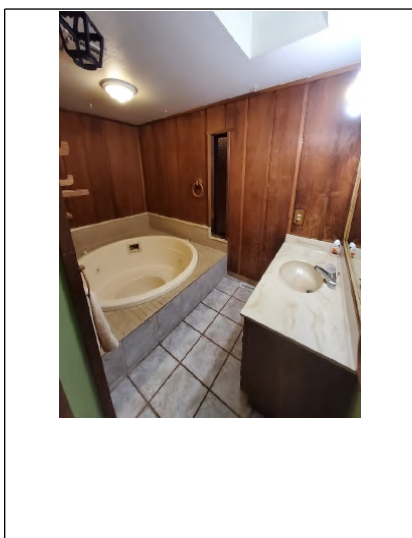
Open ground/Reverse polarity Yes No Unknown

Heat source present Yes No

Exhaust fan Yes No Operable: Yes No Noisy

Comments **1. Electrical outlet is inoperable. Recommend having further evaluated and repaired by a Licensed Electrician.**

Photos



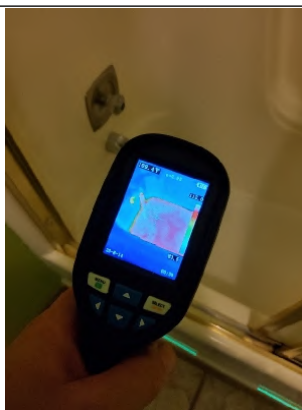
Common Bathroom



Thermal Imager shows hot water is present through faucet.



Electrical outlet is inoperable. Recommend having further evaluated and repaired by a Licensed Electrician.



Thermal Imager shows hot water is present through spout.



Drain is clogged



Jets were operable when testing. However, water was not tested on hot tub.



Recommend additional grout silicone be applied.

Common Bathroom

Custom Building Products Polyblend
Haystack Siliconized Acrylic Tile Caulk
10.5 oz

Shop all Custom Building Products Item #
1605856 | Mfr # PC39010S-6



Recommend cleaning exhaust
fan

Master Bedroom

Room

Location Second Floor

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

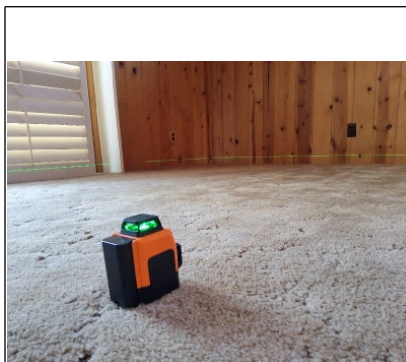
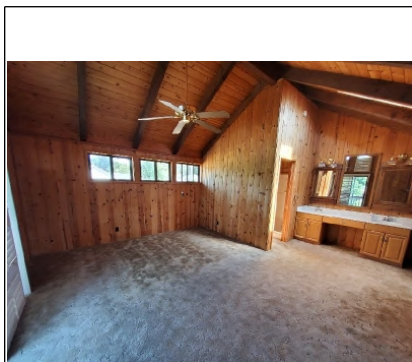
Doors None Satisfactory Marginal Poor Cracked glass Broken/Missing hardware

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

Comments **1. Ceiling fan is both loose and inoperable. Recommend having repaired by a Licensed Electrician.**

2. Noted Electrical Outlets are inoperable. Recommend having further evaluated and repaired by a Licensed Electrician.

Photos



Laser level shows the floor is properly level.



Ceiling fan is both loose and inoperable. Recommend having repaired by a Licensed Electrician.

Master Bedroom



Electrical outlet is inoperable. Recommend having further evaluated and repaired by a Licensed Electrician.



Electrical outlet is inoperable. Recommend having further evaluated and repaired by a Licensed Electrician.



Noted electrical outlets are inoperable. Recommend having further evaluated and repaired by a Licensed Electrician.



Electrical outlet shows proper operation, grounding and polarity.



Master Bedroom measures 15'03" long to the closet.



Master Bedroom measures 13'02" wide to the master bathroom wall.

Master Bathroom

Bath

Location Second Floor

Sinks Faucet leaks: Yes No Pipes leak: Yes No

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

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

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

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

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

Drainage Satisfactory Marginal Poor

Water flow Satisfactory Marginal Poor

Moisture stains present Yes No Walls Ceilings Cabinetry

Doors Satisfactory Marginal Poor

Window None Satisfactory Marginal Poor

Receptacles present Yes No Operable: Yes No

GFCI Yes No Operable: Yes No Recommend GFCI

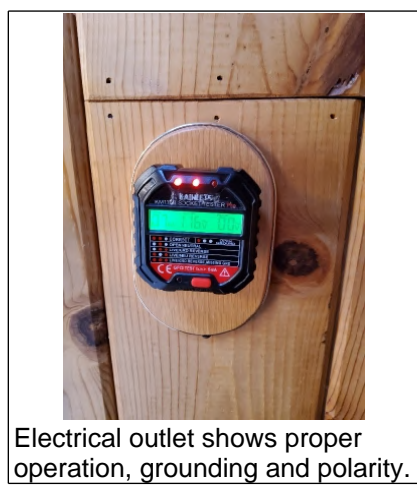
Open ground/Reverse polarity Yes No Potential Safety Hazard

Heat source present Yes No

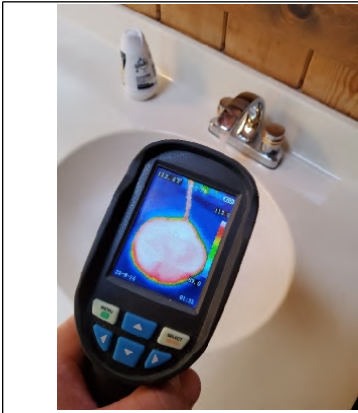
Exhaust fan Yes No Operable: Yes No Noisy

- Comments**
1. Sink drain line is not straight. Recommend having repaired by a Licensed Plumber.
 2. Toilet is loose at the base. Recommend having properly fastened to the floor from a Licensed Plumber.
 3. Recommend having aerator replace on faucet by a Licensed Plumber.

Photos



Master Bathroom



Thermal Imager shows hot water is present through faucet.



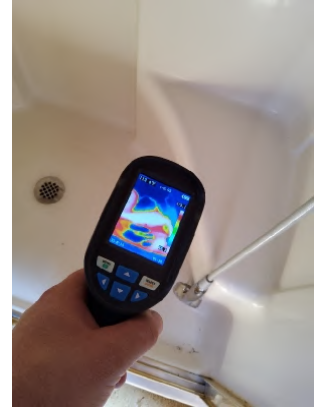
Sink drain line is not straight. Recommend having repaired by a Licensed Plumber.



Thermal Imager shows hot water is present through shower head.



Recommend having aerator replace on faucet by a Licensed Plumber.



Thermal Imager shows hot water is present through shower head.



Toilet is loose at the base. Recommend having properly fastened to the floor from a Licensed Plumber.

Loft

Room

Location Second Floor

Type LOFT

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

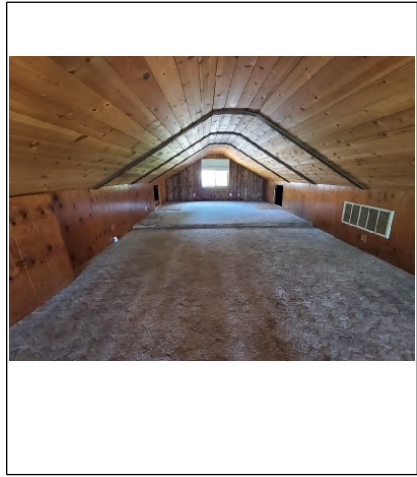
Bedroom Egress restricted N/A Yes No

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 1. **Noted Electrical Outlets are inoperable. Recommend having further evaluated and repaired by a Licensed Electrician.**

Photos

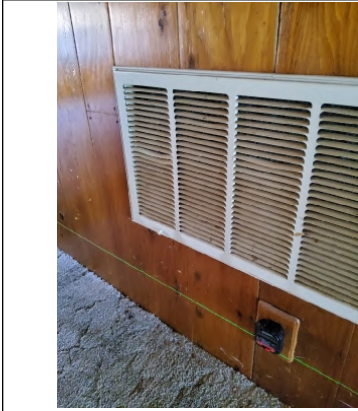


Laser level shows the floor is properly level.



Electrical outlet shows proper operation, grounding and polarity.

Loft



Electrical outlet is inoperable. Recommend having further evaluated and repaired by a Licensed Electrician.



Electrical outlet is inoperable. Recommend having further evaluated and repaired by a Licensed Electrician.



Electrical outlet is inoperable. Recommend having further evaluated and repaired by a Licensed Electrician.

Laundry

Laundry

Laundry sink Yes

Faucet leaks Yes No

Pipes leak Yes No Not Visible

Cross connections Yes No Potential Safety Hazard

Heat source present Yes No

Room vented Yes No

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

Electrical Open ground/reverse polarity: Yes No Safety hazard

GFCI present Yes No Operable: Yes No Recommend GFCI Receptacles

Appliances Washer Dryer Water heater 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 **1. Recommend having damaged leaking faucet replaced by a Licensed Plumber.**

Photos



Washer not tested



Thermal Imager shows hot water is present through faucet.



Recommend having damaged leaking faucet replaced by a Licensed Plumber.



Dryer door



Dryer shows proper operation



Dryer door will not open properly at its current location.

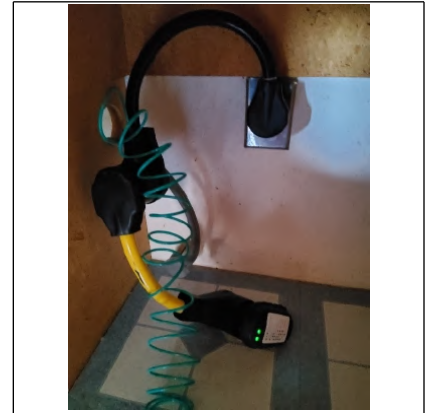
Laundry



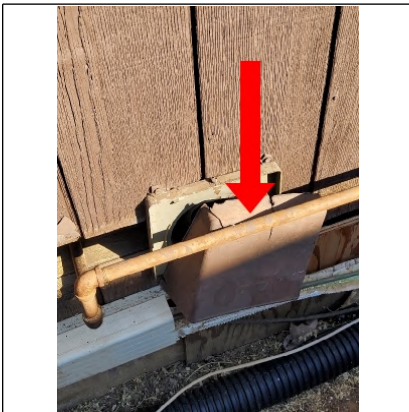
Missing baseboard



Electrical outlet shows proper operation, grounding and polarity.



30-Amp outlet shows proper operation. However, recommend having upgraded to a grounded 4-prong outlet.



Recommend replacing damaged dryer vent cover.

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 with drone

Comments

Photos



Foundation walls

Condition Satisfactory Marginal Have Evaluated Monitor Cracks Movement

Material Concrete block Poured concrete Stone ICF Wood Brick

Comments

Photos

Crawl Space



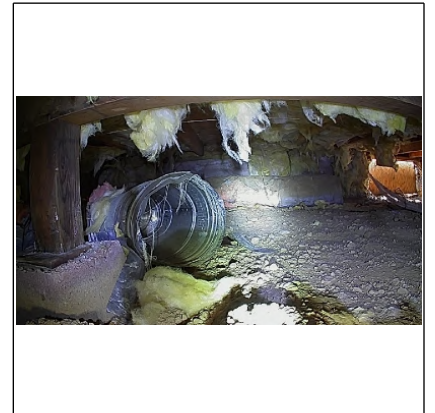
Floor

Material Concrete Gravel Dirt Other: .

Condition Typical cracks Not Visible Vapor barrier present

Comments 1. Recommend having all debri and loose insulation removed from the floor.

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

Photos



Crawl Space

Ventilation

N/A

Location Wall vents Power vents None apparent

Condition Additional ventilation recommended Satisfactory

Comments 1. Recommend sealing off open vent location.

Photos



Recommend sealing off open vent location.



Girders/Beams/Columns

Material Steel Wood Masonry

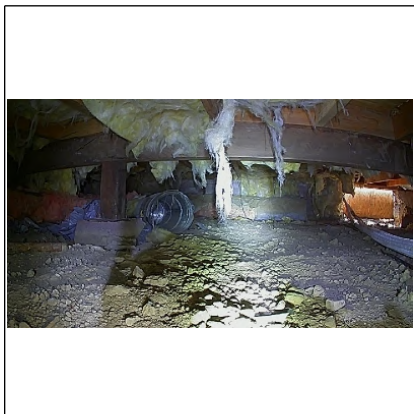
Condition Satisfactory Marginal Poor Not Visible Sagging/Altered

Comments

Photos



Crawl Space



Joists

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

Condition Satisfactory Marginal Poor

Comments

Photos



Subfloor

3/4" Plywood

Condition Indication of moisture stains/rotting

Comments

Photos



Crawl Space

Insulation

None

Type Fiberglass Cellulose Rockwool Foam Not Visible

Location Walls Between floor joists Other: .

Comments **1. Recommend removing all insulation to provide proper ventilation in the crawl space. If new insulation batts are to be added then more vents will need to be installed to meet the minimum 1 vent per 150 sq ft.**

Photos



Garage

Type

None

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

Comments

Photos



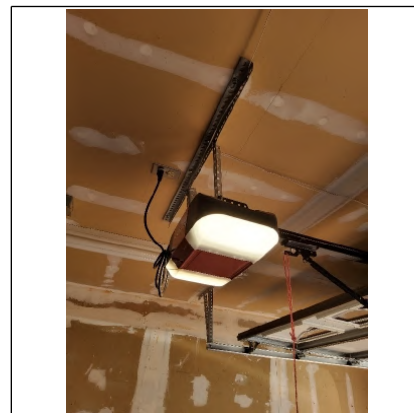
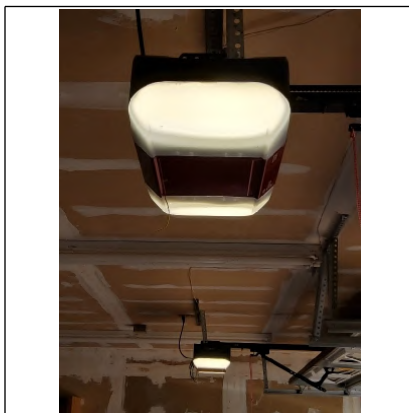
Automatic Opener

None N/A

Operation Operable Inoperable

Comments

Photos



Safety Reverse

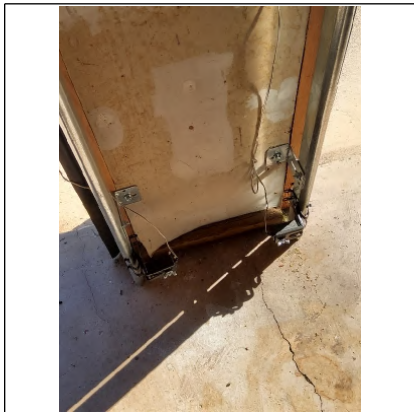
None N/A

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

Comments

Photos

Garage



Floor

Material Concrete Gravel Asphalt Dirt Other: .

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

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

Comments

Photos



Garage floor measures 23'04" wide.



Garage floor measures 23'03" long.

Garage

Sill Plates

None Not Visible

Type Floor level Elevated

Condition Rotted/Damaged Recommend repair

Comments

Photos



Overhead Door(s)

N/A

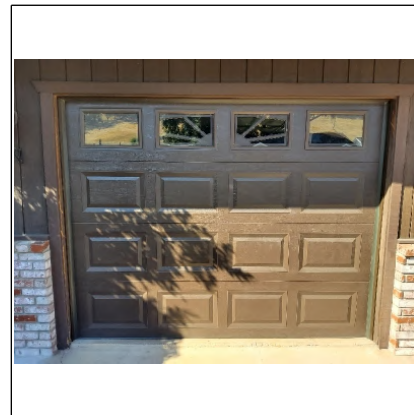
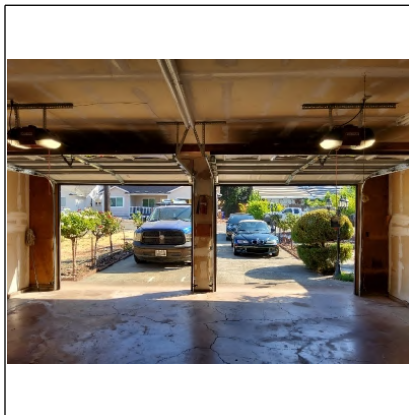
Material Wood Fiberglass Masonite Metal Recommend repair

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

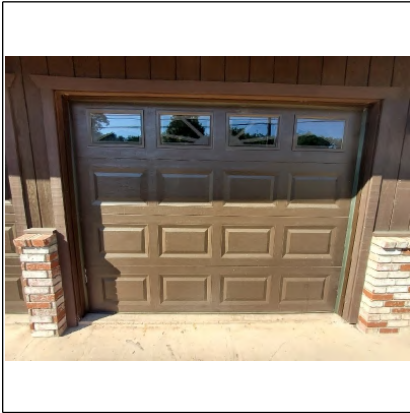
Recommend Priming/Painting Inside & Edges Yes No

Comments

Photos



Garage



Garage opening measures 8'10" wide.



Garage opening measures 6'11" tall.

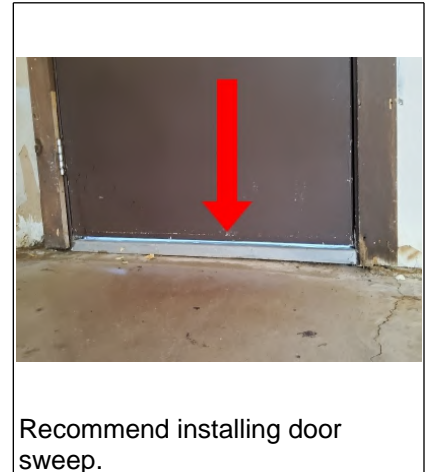
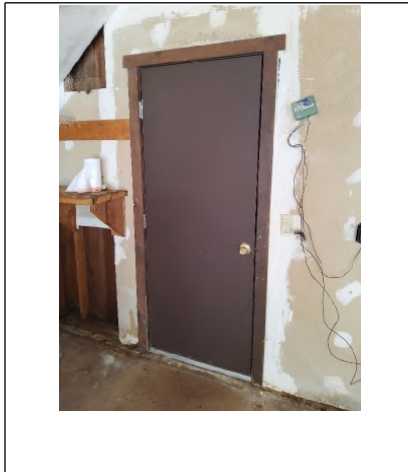
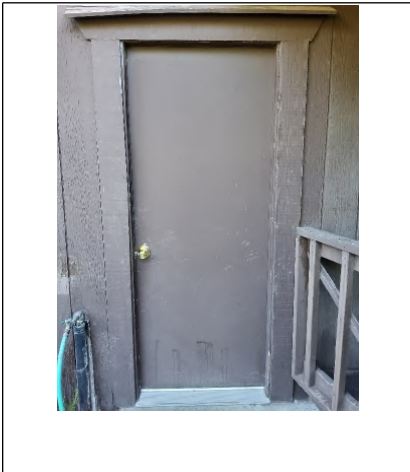
Exterior Service Door

None

Condition Satisfactory Marginal Poor Damaged/Rusted

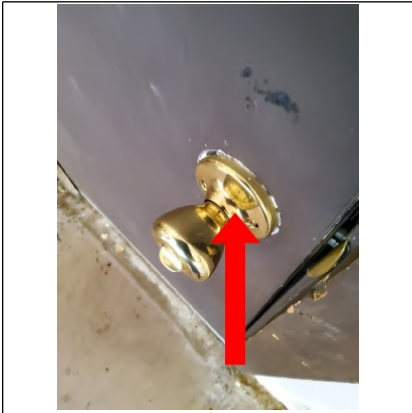
Comments

Photos



Recommend installing door sweep.

Garage



Recommend fastening loose door handle.

Electrical Receptacles

Yes No Not Visible Operable: Yes No

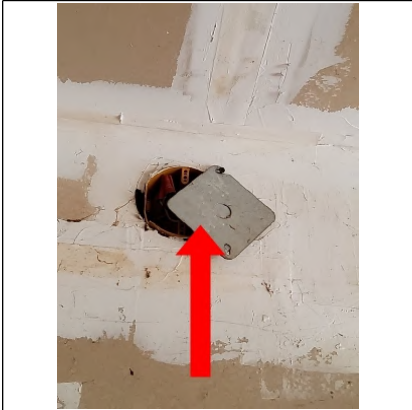
Reverse polarity Yes No

Open ground Yes No Safety Hazard

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

Comments **1. Refer to Pictures**

Photos



Incorrect cover



Loose switch cover



Missing coverplate

Garage



Electrical outlet shows proper operation, grounding and polarity.

Fire Separation Walls & Ceiling

N/A Present Missing Recommend repair

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

Moisture Stains Present Yes No

Typical Cracks Yes No

Fire door Not verifiable Not a fire door Needs repair Satisfactory

Self closure N/A Satisfactory Inoperative Missing

Comments

Photos



Recommend drywall patch work



Reference location for prior slide.



Garage



Recommend moving strike plate to the left to properly latch door. This will require you to predrill with 1/8" drill bit with new screws minimum 2".