



# Home Inspection Report



9472 Yaquima Drive, Kelseyville, CA 95451

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**Inspection Date:**

Wednesday July 22, 2020

**Prepared For:**

Li Xiaoling

**Prepared By:**

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

**Report Number:**

1008

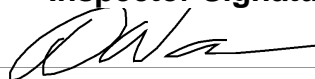
**Inspector:**

Dustin Wallace

**License/Certification #:**

CA--1052482

**Inspector Signature:**



# 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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South

## State of Occupancy

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Occupied

## 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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15-20 years

# Report Summary

## Items Not Operating

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No major appliances or items have been noted as unoperational. Some gates are in needed of repair but those are in detail throughout the report.

## Major Concerns

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The house needs a new roof immediately. The 3 Tab roofing that is directly below the Solar Panels has reached beyond its life span. The roofing is the original roofing and even for regular dimensional roofing 28 years would be at the end of its life cycle but it is 3 Tab which is very cheap roofing. The second layer of dimensional roofing that is at the ridge facing the sun has also reached the end of its life cycle. All homes that have a pitch of 4/12 have a max of two layers only for reroofing. The second layer of dimensional roofing that has applied would have to be removed in all areas if another layer of new roofing is added. Whenever anyone gets solar panels installed new roof shingles are always essential. The solar panels would have to be taken down for reroofing. Gutters also need to be replaced as they are rusted from the inside. These are the major issues that have been observed throughout the report

## Potential Safety Hazards

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Trim tree around electrical main

## Deferred Cost Items

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New roof contact Curtis Edwards roofing for a quote I would guest around 6k to 7k in replacing for material and labor.

## Improvement Items

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## Items To Monitor

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Hot Water Heater

# Receipt/Invoice

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

**Property Address**  
9472 Yaquima Drive  
Kelseyville, CA 95451

Date: Jul 22, 2020

Inspection Number: 1008

Inspected By: Dustin Wallace

Payment Method: Credit Card

Client: Li Xiaoling

<b>Inspection</b>	<b>Fee</b>
Home Inspection	\$450.00

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<b>Total</b>	<b>\$450.00</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**

**Photos**



## Driveway/Parking

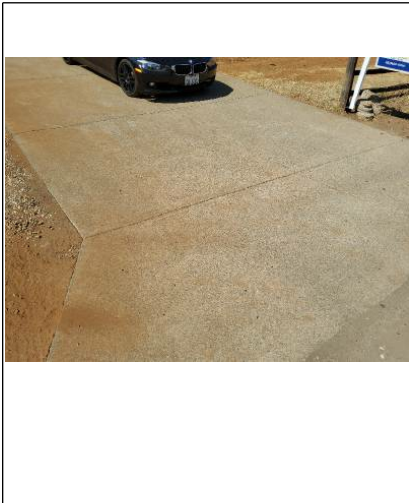
None  Not Visible

**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**



## Porch

None  Not Visible

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

**Support Pier**  Concrete  Wood Other: .

**Floor**  Satisfactory  Marginal  Poor  Safety Hazard

**Photos**

# Grounds



Refasten with 3 inch screws



Deck could be repainted but is cosmetic



This post can be refastened with 5 inch lags going into the rim of the decking.



Change out hinges on gate and refasten for better closing ability.



gate is sagging change out latch to a standard gate latch.



retighten 4x4 post with a lag into the rim (predrill first to avoid splitting).



use a jack and replace 4x4 post with pressure treated or DF on top of either cinderblock or post block



Refer to previous comment.

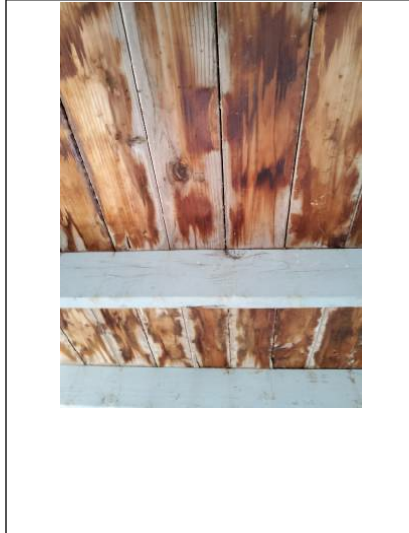


missing joist hanger nails.

# Grounds



Moisture damage. However being a covered porch this is not a major concern as the deck still has kept its structural integrity.



## Stoops/Steps

None

**Material**

Concrete  Wood Other:  Railing/Balusters recommended

**Condition**

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

**Comments**

Steps need to be resanded and repainted. Contact Xavier a professional painter for a bid 707-320-8876

**Photos**



this step is a trip hazard needs to be refastened.

## Patio

None

**Material**

Concrete  Flagstone  Kool-Deck  Brick Other: Wood

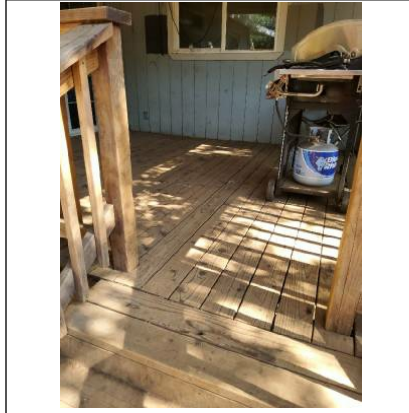
**Condition**

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

**Comments**

**Photos**

# Grounds



Install strong tie. (Simpson Strong-Tie 4x4)

## Deck/Balcony

None  Not Visible

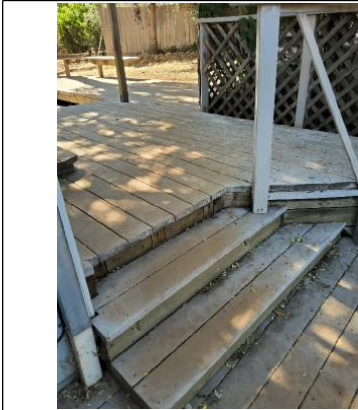
**Material**  Wood  Metal  Composite  Railing/Balusters recommended

**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

## Photos



Refasten the corners.



Refasten and predrill for a three inch screw from the side vertical latch board to the top horizontal board with the hinges.



# Grounds



Replace hinges (Rusted))



Not properly closing due hardware, installation and age.



## Deck/Patio/Porch Covers

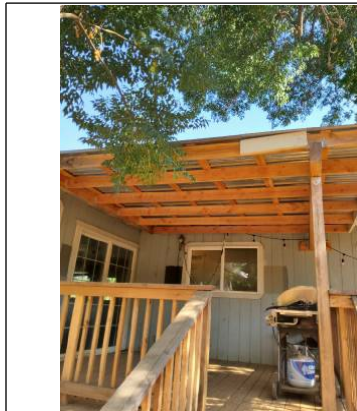
None

**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**



## Fence/Wall

Not evaluated  None

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

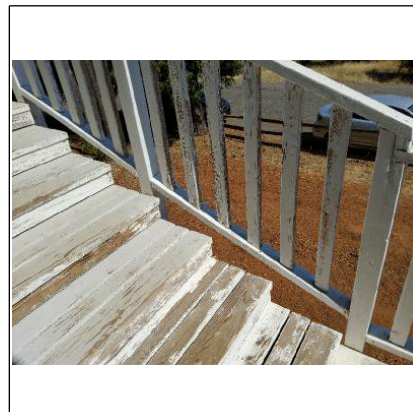
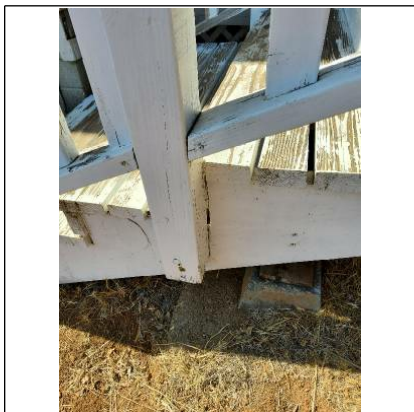
**Condition**  Satisfactory  Marginal  Poor  Typical cracks  Loose Blocks/Caps

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

**Comments** Railing just like steps need to be resanded or pressure washed and repainted.

**Photos**

# Grounds



## Landscaping affecting foundation

N/A

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

### Comments

## Retaining wall

None

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

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

### Comments

## Hose bibs

N/A

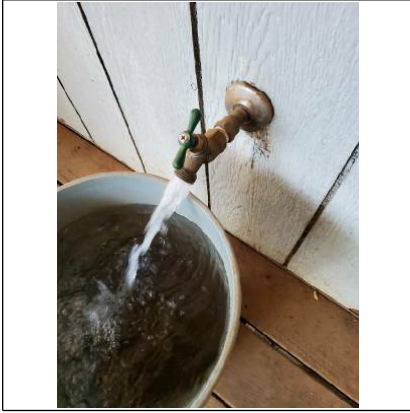
**Condition**  Satisfactory  Marginal  Poor  No anti-siphon valve  Recommend Anti-siphon valve

**Operable**  Yes  No  Not Tested  Not On

### Comments

### Photos

# Grounds



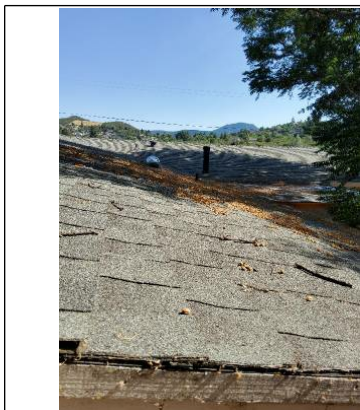
# Roof

## General

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

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

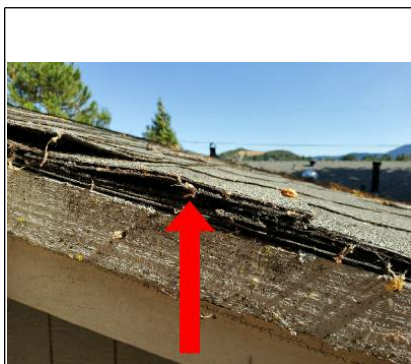
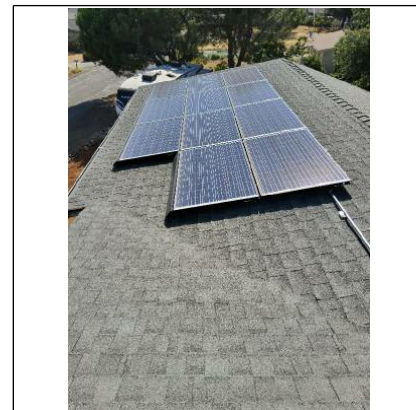
## Photos



Two Layers of roofing



This is the sun facing dimensional roofing second layer that was installed over the 3 Tab roofing. This is the end of its life cycle and must be torn out and replaced.



Two layers of roofing dimensional over 3 tab.



Roof needs to be replaced. In order for roofing to be replaced panels would have to be taken down. This 3 tab roofing life expectancy has been over for years.



## Style of Roof

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

**Pitch**     Low    Medium    Steep    Flat

**Roof #1**    Type:Asphalt  
 Layers:2+ Layers  
 Age:  
 20-25+  
 Location:

# Roof

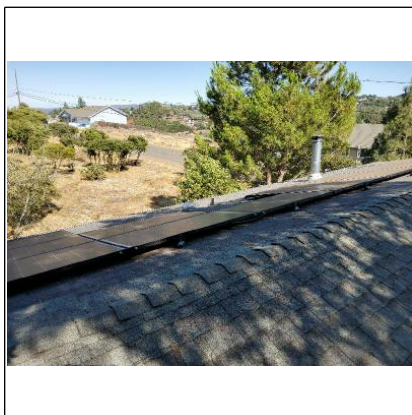
## Style of Roof cont.

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

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

## Comments

## Photos



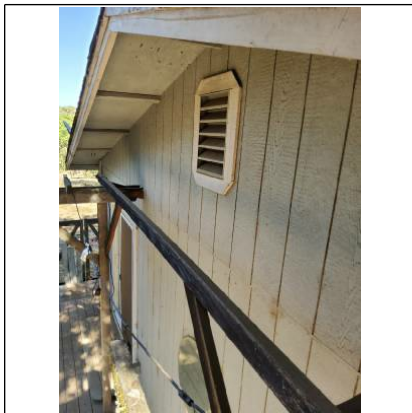
## Ventilation System

None  N/A

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

**Comments** Would require a controlled conditioned fan in the gable to operate for more proper air circulation.

## Photos



## Flashing

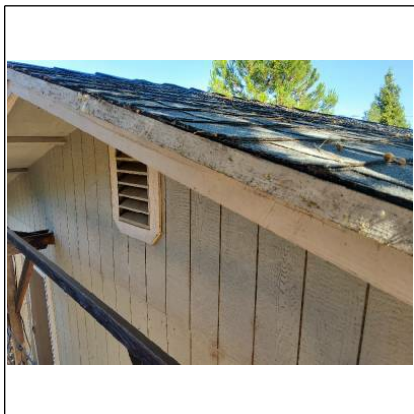
**Material**  Not Visible  Galv/Alum  Asphalt  Copper  Foam  Rubber  Lead Other: Wood

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

## Comments

## Photos

# Roof



## Valleys

N/A

### Material

Not Visible  Galv/Alum  Asphalt  Lead  Copper Other: .

### Condition

Not Visible  Satisfactory  Marginal  Poor  Holes  Rusted  Recommend Sealing

### Comments

### Photos



## Condition of Roof Coverings

### Roof #1

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

Being that it is summer months I cannot confirm or deny any evidence of leakage.

### Photos

# Roof



## Skylights

N/A  Not Visible

**Condition**  Cracked/Broken  Satisfactory  Marginal  Poor

**Comments**

**Photos**



Never use nails on exposed roof jacks replace with nails and renail since its already nailed and use a roof tar or flex seal over the opening to avoid leaks.

## Plumbing Vents

Not Visible  Not Present

**Condition**  Satisfactory  Marginal  Poor

**Comments** Roof jacks not installed properly but are functional.

**Photos**

# Roof



Again, rusted nails since nails are not to be used on exposed roof jacks. use a roofing tar over the nails to avoid future leaks.





# Roof Photos



# Exterior

## Chimney(s)

None

**Location(s)** East

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

**Rain Cap/Spark Arrestor**  Yes  No  Recommended

**Chase**  Brick  Stone  Metal  Blocks  Framed

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

**Flue**  Tile  Metal  Unlined  Not Visible

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

**Condition**  Satisfactory  Marginal  Poor  Recommend Repair

**Comments**

**Photos**



## Gutters/Scuppers/Eavestrough

None

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

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

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

**Attachment**  Loose  Missing spikes  Improperly sloped  Satisfactory

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

**Comments** Gutters need to be replaced they are rusted.

**Photos**

# Exterior



## Siding

### Material

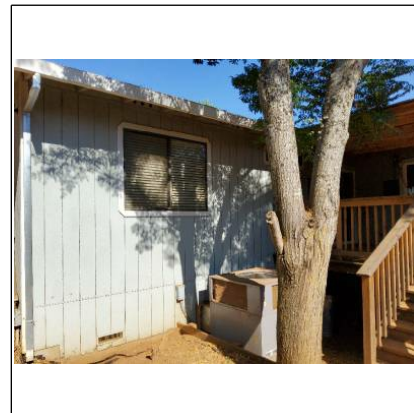
- Stone 
  Slate 
  Block/Brick 
  Fiberboard 
  Fiber-cement 
  Stucco 
  EIFS\* Not Inspected  
 Asphalt 
  Wood 
  Metal/Vinyl 
 Other:  Typical cracks 
  Peeling paint 
  Monitor 
  Wood rot  
 Loose/Missing/Holes

### Condition

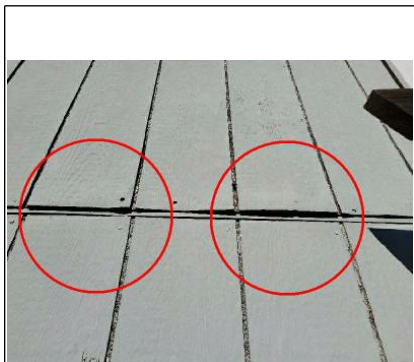
- Satisfactory 
  Marginal 
  Poor 
  Recommend repair/painting

### Comments

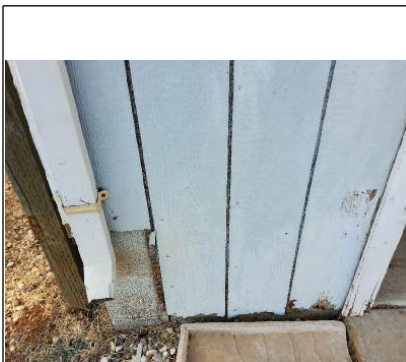
### Photos



# Exterior



side of garage replace the siding.



Siding and trim need to be replaced.

## Trim

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

**Condition**  Satisfactory  Marginal  Poor

**Comments** Trim had some deterioration recommend repair and painting

## Photos



## Soffit

None

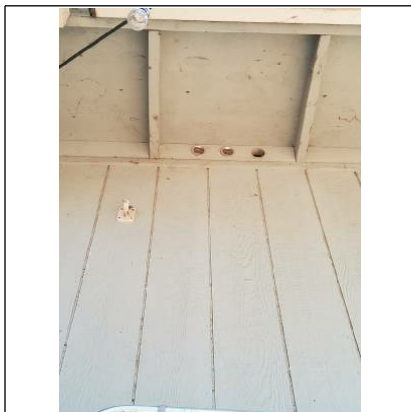
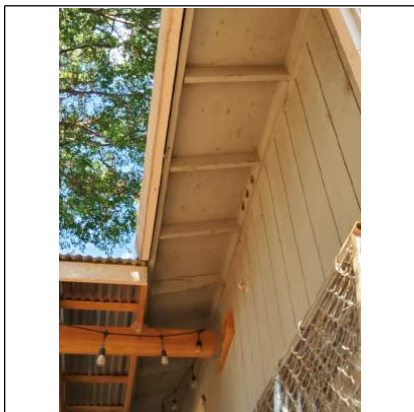
**Material**  Wood  Fiberboard  Aluminum/Steel  Vinyl  Stucco  Recommend repair/painting  
 Damaged wood Other: .

**Condition**  Satisfactory  Marginal  Poor

## Comments

## Photos

# Exterior



## Fascia

None

### Material

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

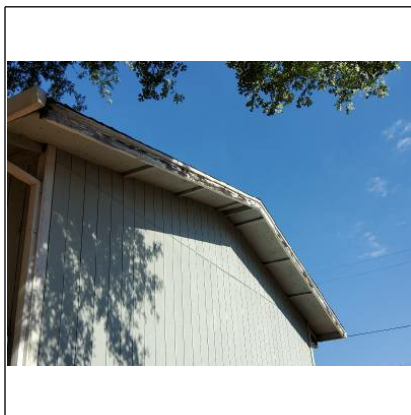
### Condition

Satisfactory  Marginal  Poor

### Comments

Facia needs to be repainted

### Photos



## 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

### Photos

# Exterior



Most notable area of needed chalking

## Windows/Screens

- Condition**  Satisfactory  Marginal  Poor  Wood rot  Recommend repair/painting  
 Recommend repair/replace damaged screens  Failed/fogged insulated glass
- Material**  Wood  Metal  Vinyl  Aluminum/Vinyl clad
- Screens**  Torn  Bent  Not installed  Satisfactory

**Comments**

**Photos**



## Storms Windows

- None  Not installed
- Condition**  Satisfactory  Broken/cracked  Wood rot  Recommend repair/painting
- Material**  Wood  Clad comb.  Wood/Metal comb.  Metal
- Putty**  Satisfactory  Needed  N/A

**Comments**

## Slab-On-Grade/Foundation

- Foundation Wall**  Concrete block  Poured concrete  Post-Tensioned concrete  Not Visible Other: .
- Condition**  Satisfactory  Marginal  Monitor  Have Evaluated  Not Evaluated
- Concrete Slab**  N/A  Not Visible  Satisfactory  Marginal  Monitor  Have Evaluated

**Comments**

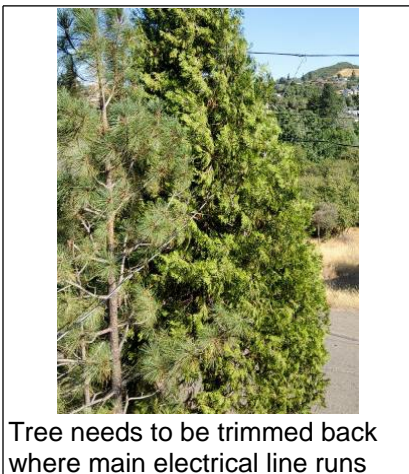
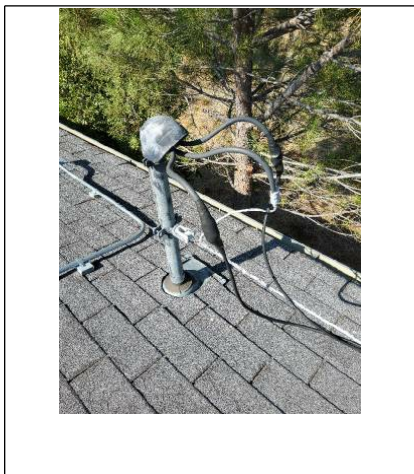
# Exterior

## Service Entry

**Location**     Underground  Overhead  
**Condition**     Satisfactory  Marginal  Poor  Weather head/mast needs repair  Overhead wires too low  
**Exterior receptacles**  Yes  No Operable:  Yes  No Condition:  Satisfactory  Marginal  Poor  
**GFCI present**  Yes  No Operable:  Yes  No  Safety Hazard  Reverse polarity  Open ground(s)  
 Recommend GFCI Receptacles

**Comments**

**Photos**



Tree needs to be trimmed back where main electrical line runs

## Building(s) Exterior Wall Construction

**Type**     Not Visible  Framed  Masonry Other: \_\_\_\_\_  
**Condition**     Not Visible  Satisfactory  Marginal  Poor

**Comments**

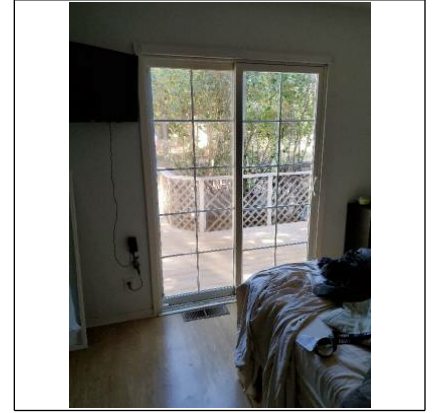
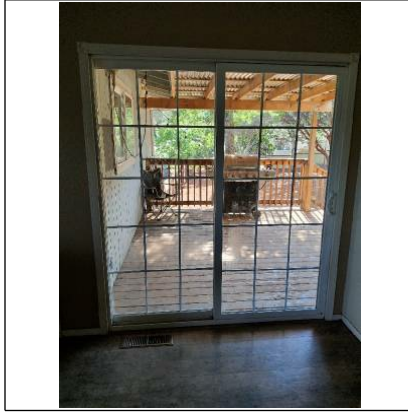
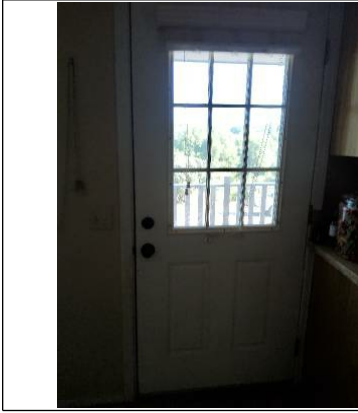
## Exterior Doors

**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

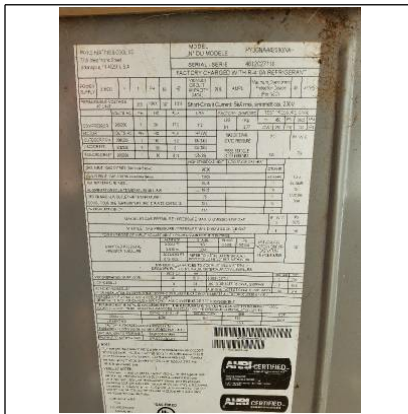


## Exterior A/C - Heat pump #1

- Unit #1**       N/A  
 Location: Side of house  
 Brand: Payne  
 Model #: PY3GNAA42090NA  
 Serial #: 4612c2710  
 Approximate Age: 8 years
- 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): 40   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 #:



# Exterior

## Exterior A/C - Heat pump #2 cont.

**Unit #2 cont.** 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**

**Photos**



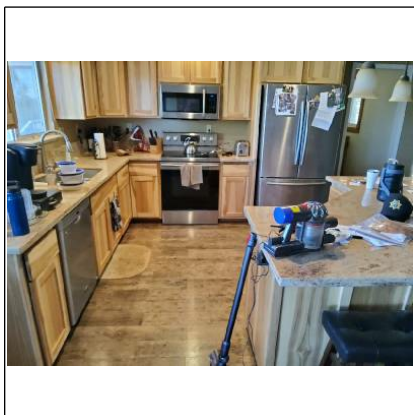
# Kitchen

## Countertops

**Condition**  Satisfactory  Marginal  Recommend repair/caulking

**Comments**

**Photos**

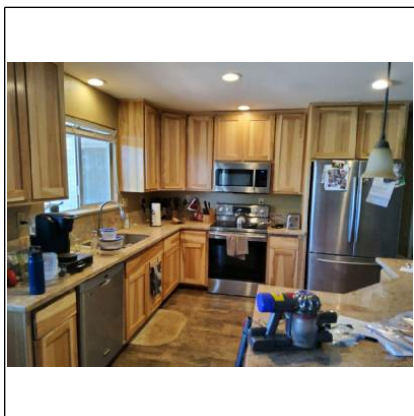


## Cabinets

**Condition**  Satisfactory  Marginal  Recommend repair/adjustment

**Comments**

**Photos**



## Plumbing

**Faucet Leaks**  Yes  No

**Pipes leak/corroded**  Yes  No

**Sink/Faucet**  Satisfactory  Corroded  Chipped  Cracked  Recommend repair

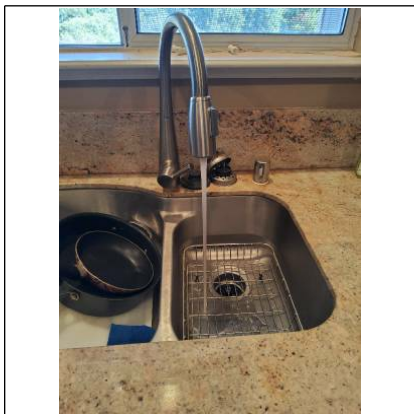
**Functional drainage**  Satisfactory  Marginal  Poor

**Functional flow**  Satisfactory  Marginal  Poor

**Comments** Water flow was normal with several fixtures operated at the same time.

**Photos**

# Kitchen

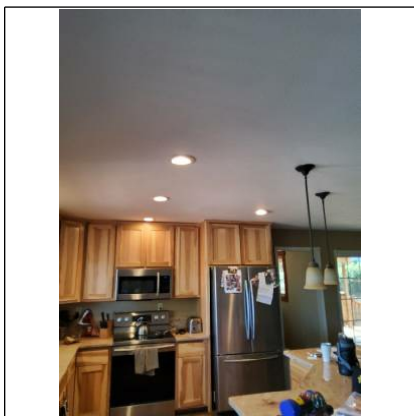


## Walls & Ceiling

**Condition**  Satisfactory  Marginal  Poor  Typical cracks  Moisture stains

**Comments**

**Photos**



## Heating/Cooling Source

Yes  No

**Comments**

## Floor

**Condition**  Satisfactory  Marginal  Poor  Sloping  Squeaks

**Comments** toe kick needed over newly installed hardwood floor

**Photos**

# Kitchen



Toe kicks needed below cabinets.



## 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**

# 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

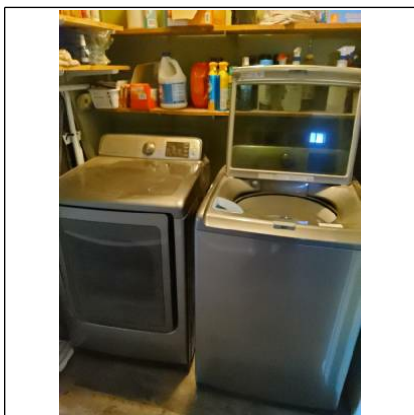
**Appliances**  Washer  Dryer  Water heater  Furnace/Boiler

**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**

**Photos**



# Bathroom (1)

## 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

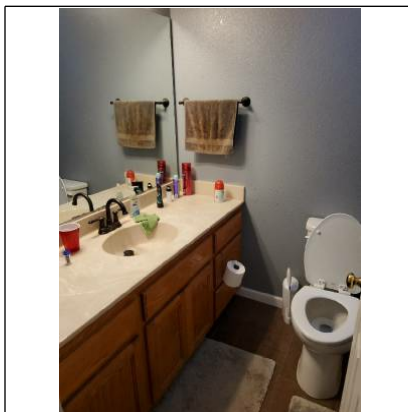
**Open ground/Reverse polarity**  Yes  No  Potential Safety Hazard

**Heat source present**  Yes  No

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

## Comments

## Photos



# Bathroom (2)

## 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

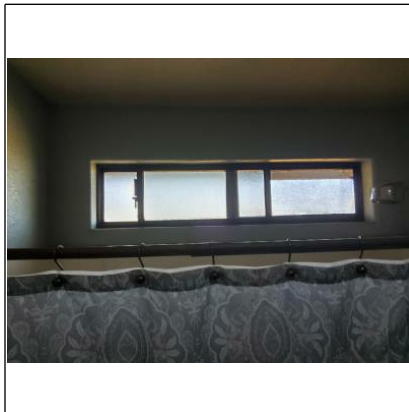
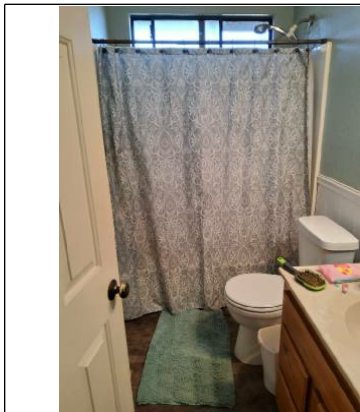
**Open ground/Reverse polarity**  Yes  No  Potential Safety Hazard

**Heat source present**  Yes  No

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

## Comments

## Photos



# Interior

## Fireplace

None

**Location(s)** Dining 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

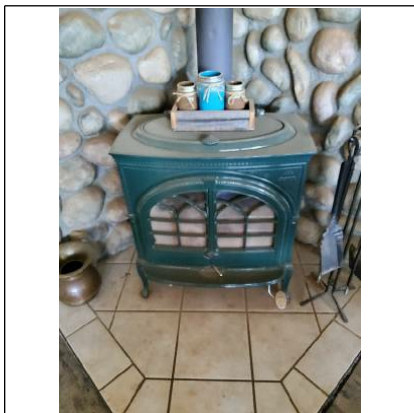
**Hearth extension adequate**  Yes  No

**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

## 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** Sellers did mention they will be installing CO2 detectors this week.

### Photos



# Interior



## Attic/Structure/Framing/Insulation

- N/A
- Access**  Stairs  Pulldown  Scuttlehole/Hatch  No Access Other: Ceiling Access limited by:
- Inspected from**  Access panel  In the attic  Other
- Location**  Hallway  Bedroom Closet  Garage  Other
- Flooring**  Complete  Partial  None
- Insulation**  Fiberglass  Batts  Loose  Cellulose  Foam  Other  Vermiculite  Rock wool  
Depth:  Damaged  Displaced  Missing  Compressed  Recommend additional insulation
- Installed in**  Rafters/Trusses  Walls  Between ceiling joists  Underside of roof deck  Not Visible
- Vapor barriers**  Kraft/foil faced  Plastic sheeting  Not Visible  Improperly installed
- Ventilation**  Ventilation appears adequate  Recommend additional ventilation  Recommend baffles at eaves
- Fans exhausted to** Attic:  Yes  No  Recommend repair Outside:  Yes  No  Not Visible
- HVAC Duct**  N/A  Satisfactory  Damaged  Split  Disconnected  Leaking  Repair/Replace  
 Recommend Insulation
- Chimney chase**  N/A  Satisfactory  Needs repair  Not Visible
- Structural problems observed**  Yes  No  Recommend repair  Recommend structural engineer
- Roof structure**  Rafters  Trusses  Wood  Metal  Collar ties  Purlins  Knee wall  Not Visible Other:
- Ceiling joists**  Wood  Metal  Not Visible
- Sheathing**  Plywood  OSB  Planking  Rotted  Stained  Delaminated
- Evidence of condensation**  Yes  No
- Evidence of moisture**  Yes  No
- Evidence of leaking**  Yes  No
- Firewall between units**  N/A  Yes  No  Needs repair/sealing
- Electrical**  No apparent defects  Open junction box(es)  Handyman wiring  
 Knob and tube covered with insulation  Safety Hazard
- Comments** Ventilation was marginal recommend additional ventilation be added  
Recommend adding a humidistat to the power vent.

## Photos

# Interior



# Plumbing

## Water service

**Main shut-off location** On the side exterior wall

**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**

**Comments**

## Well pump

N/A

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

# Plumbing

## Well pump cont.

Pressure gauge operable  Yes  No Well pressure:  Not Visible

Comments

## Sanitary/Grinder pump

N/A Operable:  Yes  No

Sealed Crock Sealed crock:  Yes  No

Check Valve Check valve:  Yes  No

Shut-off Valve Shut-off valve:  Yes  No

Vented  Yes  No

Comments

## Water heater #1

N/A

General Brand Name: A.O Smith  
Serial #:  
Capacity:50  
Approx. age: 1991

Type  Gas  Electric  Oil  LP Other:

Combustion air venting present  Yes  No  N/A

Seismic restraints needed  Yes  No  N/A

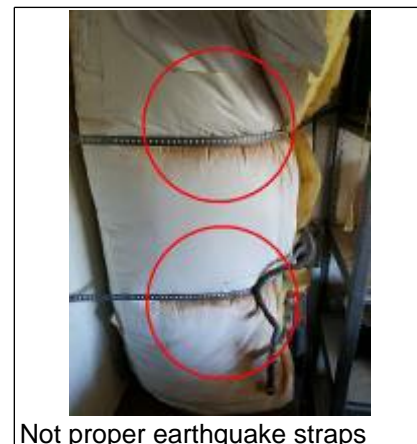
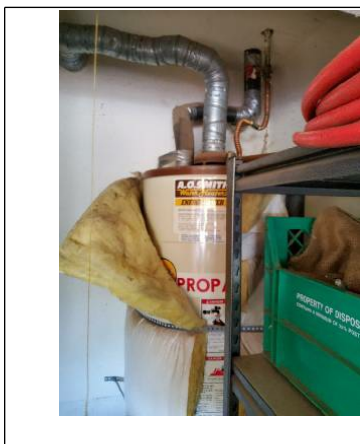
Relief valve  Yes  No Extension proper:  Yes  No  Missing  Recommend repair  
 Improper material

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

Condition  Satisfactory  Marginal  Poor

Comments Concerned this hot water heater is ending its life cycle.

Photos



Not proper earthquake straps

# Plumbing



## Water heater #2

N/A

### 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

# 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

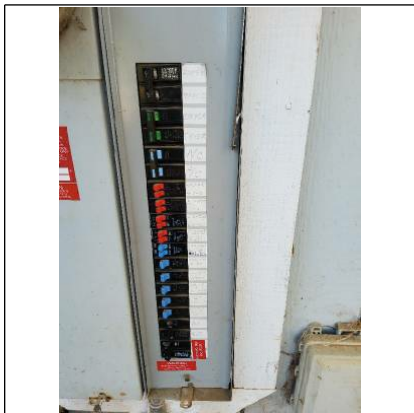
**Main wire**  Copper  Aluminum  Not Visible  Double tapping of the main wire Condition:  Satisfactory  
 Marginal  Poor

**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** Panel size appeared to be compatible to service size.

### Photos



## 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

# Electric/Cooling System

## Evaporator Coil Section Unit #1 cont.

**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** 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

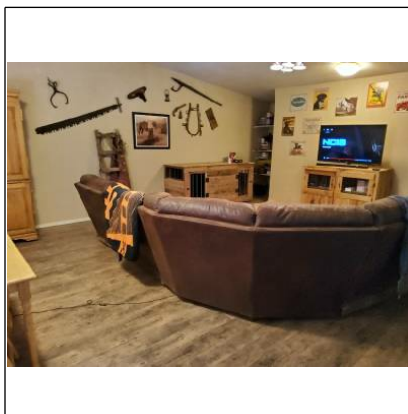
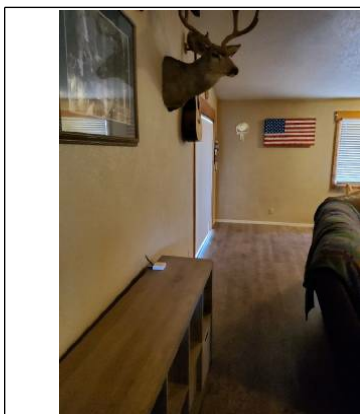
**Heating source present**  Yes  No Holes:  Doors  Walls  Ceilings

**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**





# Dining Room

## Dining 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** Hardwood floor not properly installed. Install quarter round to baseboard to hide end cuts of flooring

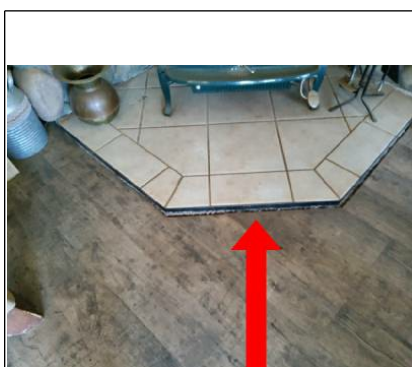
### Photos



Run 3 inch screw in hinge to ease operation.



install quarterround throughout house where ending cuts of hardwood floor are exposed.



install quarterround.

# Crawl Space (1)

## Crawl space

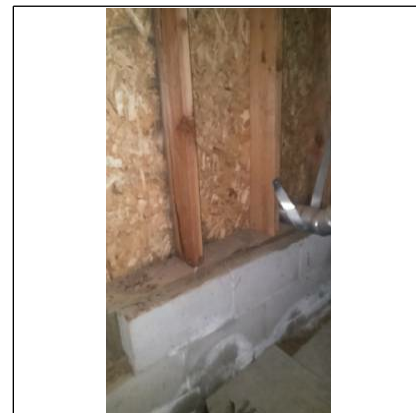
N/A

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

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

### Comments

### Photos



## Access

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

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

### Comments

### Photos



# Crawl Space (1)

## Foundation walls

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

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

**Comments**

## Floor

**Material**  Concrete  Gravel  Dirt Other: .

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

**Comments**

## Seismic bolts

N/A  None visible

**Condition**  Appear satisfactory  Recommened evaluation

**Comments**

## Drainage

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

**Standing water**  Yes  No  Not Visible

**Evidence of moisture damage**  Yes  No

**Comments**

## Ventilation

N/A

**Location**  Wall vents  Power vents  None apparent

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

**Comments**

## Girders/Beams/Columns

**Material**  Steel  Wood  Masonry

**Condition**  Satisfactory  Marginal  Poor  Not Visible  Sagging/Altered

**Comments**

## Joists

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

**Condition**  Satisfactory  Marginal  Poor

**Comments**

## Subfloor

Not Visible

**Condition**  Indication of moisture stains/rotting

**Comments**

## Insulation

None

**Type**  Fiberglass  Cellulose  Rockwool  Foam  Not Visible

**Location**  Walls  Between floor joists Other: .

**Comments**

# Crawl Space (1)

## Vapor barrier

**Present**     Yes    No    Not Visible    Improperly installed

**Material**     Kraft/foil faced    Plastic    Not Visible   Other: Not required in 1992

**Condition**     Satisfactory    Marginal    Poor

**Comments**

# Room (1)

## Room

**Location** First 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

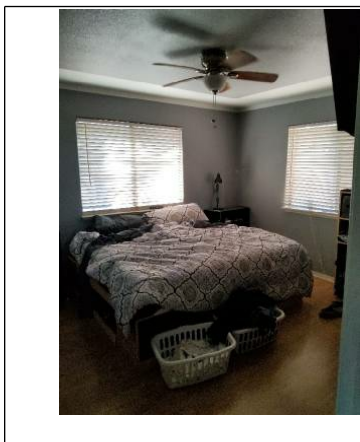
**Bedroom Egress restricted**  N/A  Yes  No

**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

## Photos



drywall patching needed.

# Room (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

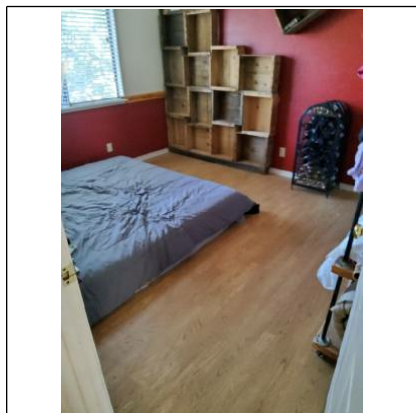
**Bedroom Egress restricted**  N/A  Yes  No

**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**

**Photos**



# Room (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

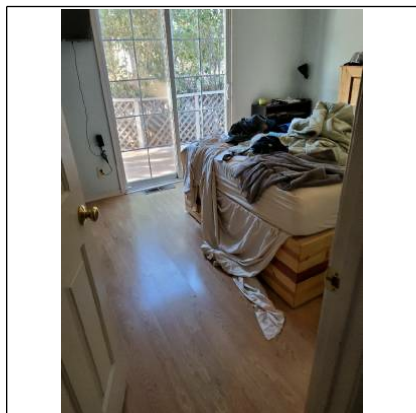
**Bedroom Egress restricted**  N/A  Yes  No

**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**

**Photos**



# Garage/Carport (1)

## Type

None

## Type

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

## Comments

## Photos



## Automatic Opener

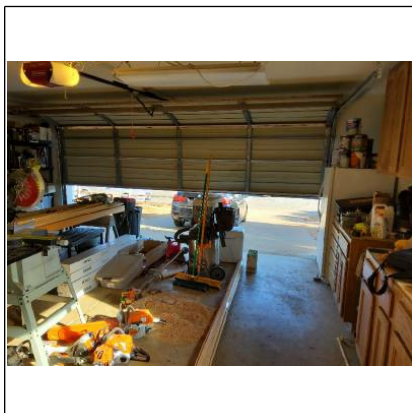
None  N/A

## 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

## Roofing

## Material

Same as house

Type:

Approx. age:    Approx. layers:

## Comments



# Garage/Carport (1)

## 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**

## Sill Plates

None  Not Visible

**Type**  Floor level  Elevated

**Condition**  Rotted/Damaged  Recommend repair

**Comments**

## Overhead Door(s)

N/A

**Material**  Wood  Fiberglass  Masonite  Metal  Recommend repair

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

**Recommend Priming/Painting Inside & Edges**  Yes  No

**Comments**

## Exterior Service Door

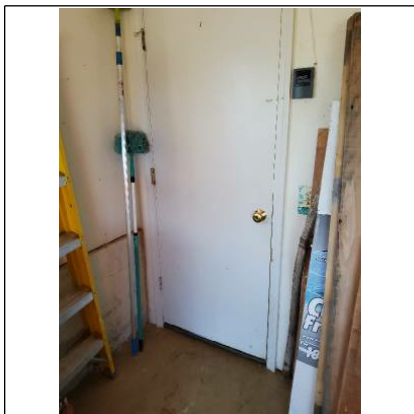
None

**Condition**  Satisfactory  Marginal  Poor  Damaged/Rusted

**Comments**

**Photos**

# Garage/Carport (1)



## 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** Not direct access to living area. Fire door not needed