



# Home Inspection Report



15208 Harbor Lane, Clearlake, CA 95422

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**Inspection Date:**

Monday August 21, 2023

**Prepared For:**

Zihao Zhang

**Prepared By:**

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

**Report Number:**

3233

**Inspector:**

Dustin Wallace

**License/Certification #:**

CA--1052482

**Inspector Signature:**

# Report Overview

## Scope of Inspection

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

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

***After thoroughly examining this roof Dustin Wallace General Contractor Home Inspections CSLB #1052482 will not be providing a two year certification.***

## Main Entrance Faces

South

## State of Occupancy

Vacant

## Weather Conditions

Cloudy

## Recent Rain

Yes

## Ground Cover

Damp

# Report Overview

## Approximate Age

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58 Years of Age

# Report Summary

## Items Of Concern

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

## Structural Summary

This is a very interesting home in that there is no perimeter foundation of course and that the home is installed on pilings that are driven deep under water. The higher the water level is the less lateral movement there will be and the lower the water is the more lateral movement there is. It is also important to note that any repairs that are to be done are best to be done when the water level is very low as there are unaccessible locations that can only be accessed by boat. After examining both the steel pilings, the steel I-beams they are all structurally sound with only a little dip being in relation to a joist replacement. After laser leveling the entire home there is only a 1" dip at the worst location of the home which for a home on pilings with no perimeter foundation is quite remarkable. There are some joist members that are needed to be replaced but those are a portion of the deck and can be accessed carefully at the top of the deck. The main structure of the home the joists supporting the the homes perimeter frame are structurally sound. The joist members are resistant to wood decay but applying an additional sealant of copper green would not hurt to extend the life of the joist members. Overall, structurally again the home is sound.

With regards to the roof conditions. I would recommend a full roof replacement no less then 2-years on the asphalt dimensional shingle location and complete removal of the 3-tab roof shingle. The correct application should have been roll asphalt as the pitch is less then a 3/12 pitch. Therefore, after removing the damaged roof sheathing from what appears to be a prior roof leak that does appear to be patched I would recommend having a new layer of roll asphalt be installed. It is important to note that, this portion is not part of the house but at the rear deck location.

Lastly, I would caution excessive deadload on this home. For example, I would not suggest installing solar on the home but this can be confirmed with the solar installer the reason again as the home is on pilings and during the point of this inspection the water level is quite high. However, further evaluation from a structural engineer would be recommended if planning on installing solar on the roof.

## Improvement Items

1. An attice access is not present. Recommend having an attic access with the minimum opening of 22" x 30" be installed by a Licensed Contractor in the hallway to evaluate the conditions of the sheathing and rafters of the roof.
2. Recommend replacing all electrical outlets near a water source (less then 3' with GFCI's)
3. If planning on running all new electrical (romex with grounding) running all new electrical would not be as much of a headache as it seems. Everything can be run underneath the home and would be run through conduit tied to the floor joist members. However, running new electrical if planning would be ideal when the water is very low and not high as it currently is.
4. I would look into installing a couple mini-ductless systems in this home. Della and Mr. Cool are good options that come pre charged that can be ordered on Amazon. I would recommend a 600 sq. unit for living room / kitchen area and a separate smaller units that are up to 150-200 sq. ft for the bedrooms. Contact Mike from Cool-Air prior to ordering to see what options are good to go with 707-277-7332

## Potential Safety Hazards

1. **There are safety concerns on both the deck railing and loose nails on the deck planks. These concerns are noted in the "Report Section: Grounds"**

# Report Summary

## Potential Safety Hazards

**2. The main panel box is a Zinsco. I suggest have the panel box upgraded and replaced with a 200 amp panel box by a Licensed Electrician. 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.**

*There is always a misconception and fear with regards to no grounding on electrical outlets in bedroom, living room, dining room, etc., that with not being properly grounded that all new electrical must be installed and that is not true. Over 90% of what is plugged in is not grounded in general (2-prong plug is not grounded). Thus, an easy solution is really to just replace all of concerning non-grounds with GFCl outlets and even that is a stretch. However, the costs are much less then rewiring a house to run new a new romex ground line or "third line", adding a GFCl will not provide ground but it will eliminate the chances of electrical shock.*

## Referrals

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

For Martin Construction contact Efrain at 707-802-8368

For Roger Anthony Construction contact Roger at 707-349-9150

For Furia Construction contact David Furia at 707-431-7405

For Scott Construction contact Pat Scott at 707-994-3567

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

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

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

**Roofing Repairs:** Contact Michael Salas 707-416-9055

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

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

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

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

**Excavating and Earthwork (Including French Drain Installing):** Contact Brian Case of Case Excavating at

# Report Summary

## Referrals

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707-994-6815

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

**Tree Management & Fire Abatement :** Contact Anthony of AVR Tree Service at 707-994-1849

**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

**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**  
15208 Harbor Lane  
Clearlake, CA 95422

Date: Aug 21, 2023

Inspection Number: 3233

Inspected By: Dustin Wallace

Payment Method: Cash

Client: Zihao Zhang

<b>Inspection</b>	<b>Fee</b>
Home Inspection	\$300.00

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<b>Total</b>	<b>\$300.00</b>
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# Grounds

## Harbor Lane

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**



## Driveway 1

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** 1. Driveway was in poor condition recommend repair and/or replacement.

**Photos**



## Driveway 2

None  Not Visible

**Material**  Wood  Steel  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

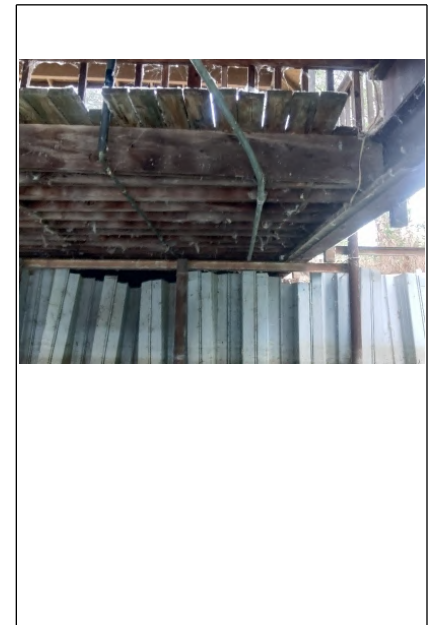
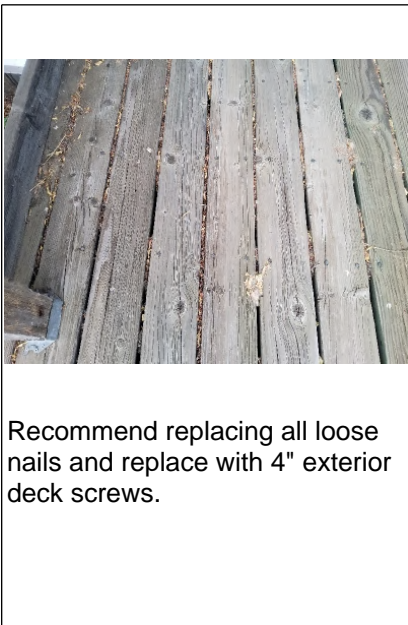
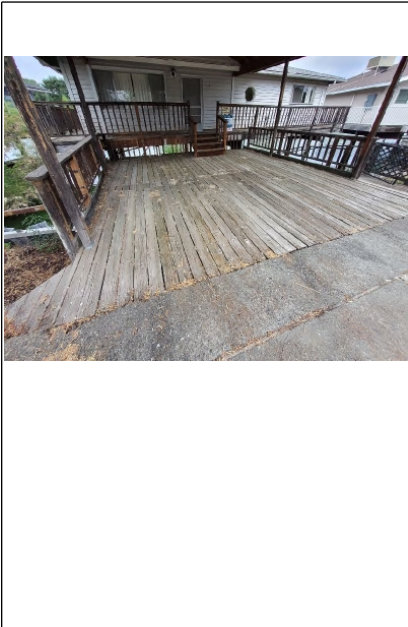


# Grounds

## Driveway 2 cont.

- Comments**
1. Recommend cutting back damaged portions of treads to noted (arrow) joist member and having replaced with new pressure treated 2x6. Lastly, remove existing nails and fasten with 4" exterior screws.
  2. Recommend replacing all loose nails and replace with 4" exterior deck screws.

## Photos



# Grounds



## Carport

None

### Condition

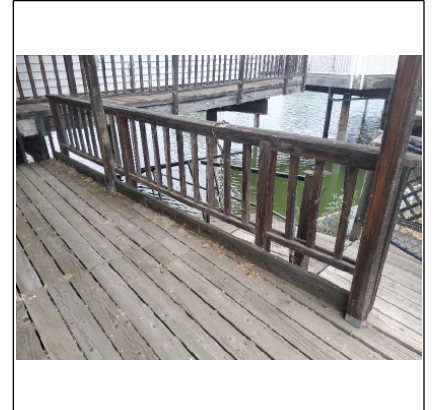
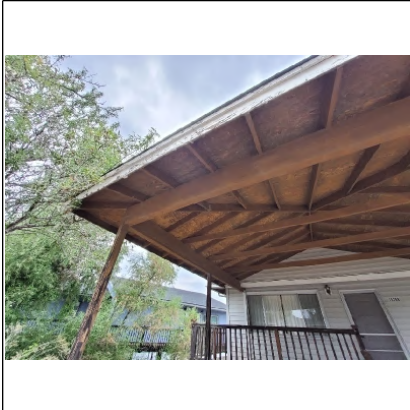
Satisfactory  Marginal  Poor  Posts/Supports need Repair  Earth to wood contact  
 Moisture/Insect damage

### Recommend

Metal Straps/Bolts/Nails/Flashing  Improper attachment to house  Refer to Pictures

### Comments

### Photos



# Grounds



## Entry Steps

None

**Material**

Concrete  Wood Other:  Railing/Balusters recommended

**Condition**

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

**Comments**

**Photos**



## Right 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**

**Photos**

# Grounds



## Left Gate

Not evaluated  None

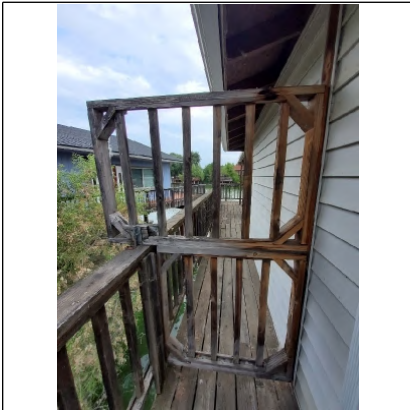
**Type**  Brick  Block  Wood  Metal  Chain Link  Rusted  Vinyl

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

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

**Comments**

**Photos**



## Deck

None  Not Visible

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

**Condition**  Satisfactory  Marginal  Poor  Wood in contact with soil

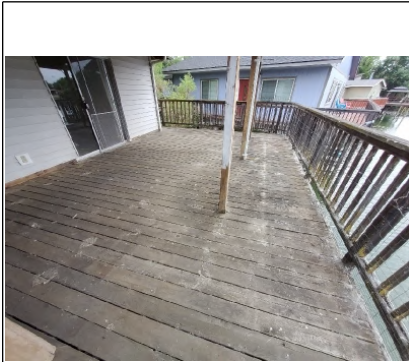
**Finish**  Treated  Painted/Stained Other:  Safety Hazard  Improper attachment to house  
 Railing loose  Not Applicable

**Comments** 1. Refer to pictures with regards to comments.

**Photos**



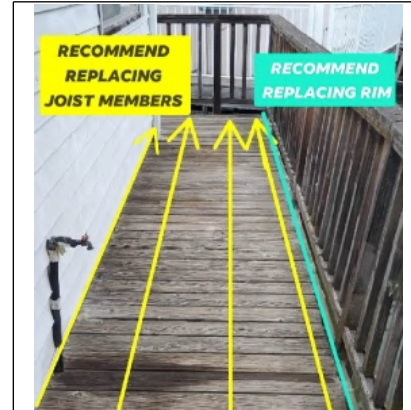
# Grounds



Recommend sanding and repainting all tread and railing members to extend the life of the deck.



Recommend sanding and repainting all tread and railing members to extend the life of the deck.



Recommend having these four joist members and rim member replaced by a Licensed Contractor.



Rim joist is weathered and should be replaced. The 4x4 posts installed on the rim joist are considered a safety hazard because of the conditions of the rim joist they are in tied in. (Reference to first diagram picture)



This is a view underneath of the recommended joist replacement. (Reference to first diagram picture)

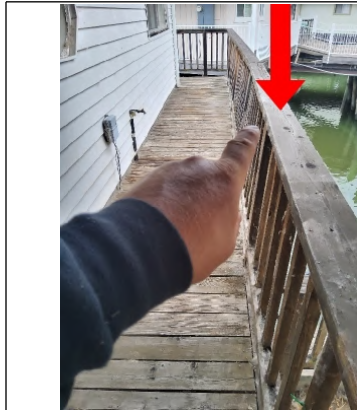


Recommend replacing damaged joist member.

# Grounds



Dip in joist and rim members. This is in relation to the 1" dip that is referenced in the front room. However, the joist members are doubled up below the frame plate. Again, the home is structurally fine.



Recommend replacing weathered top plate.



After replacing the weathered joist and rim members and top plate. I would recommend not just fastening all 4x4 posts but installing angle brackets that tie into the tread and or joist members.



Recommend refastening 4x4 posts to rim member and as well install galvanized angle brackets that tie into the tread and or joist members.



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# Grounds

**Simpson Strong-Tie 4.6 in. W X 1.5 in. L Galvanized Steel Angle**  
Item # 5606511 | Mfr # A44



**Simpson Strong-Tie Strong-Drive No. 9 Sizes X 1-1/2 in. L Star Hex Head Structural Screws 0.9 lb 100**  
Item # 5608229 | Mfr # SD9112R100



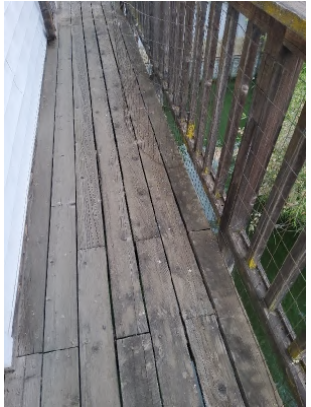
Recommend replacing all loose nails with 4" exterior screws.



Recommend replacing all loose nails with 4" exterior screws.



Recommend fastening loose plank members by removing existing nails and replacing with 4" exterior screws.



Recommend fastening loose plank members by removing existing nails and replacing with 4" exterior screws.



# Grounds



## Rear 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  Refer to Pictures

**Comments** **1. Recommend replacing moisture damaged sheathing. This should be handled when removing all of the existing 3-tab shingles and applying the correct material roll asphalt based on the roof pitch. The reason for the moisture damage and staining is that the water seeps through the shingles.**

## Photos





# Grounds



Reference location for prior slide of worst condition sheathing location.

## 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 Comments

**Comments** 1. Recommend removing and replacing all moisture damaged wood members.

### Photos



## Front Gate/Landing

- 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

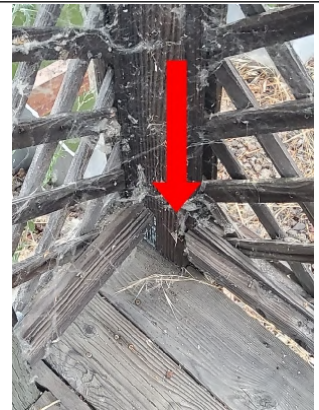
**Comments** 1. Refer to pictures with regards to comments.

### Photos

# Grounds



Recommend releveling post and refastening to rim member and installing a galvanized angle bracket.



Recommend refastening to rim member and installing a galvanized angle bracket.

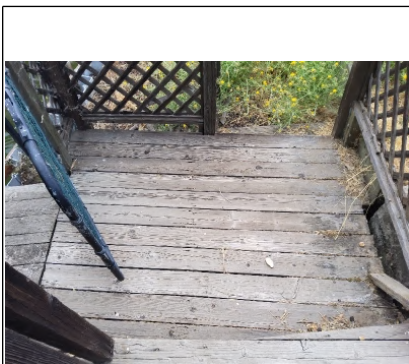
Simpson Strong-Tie 4.6 in. W X 1.5 in. L Galvanized Steel Angle  
Item # 5606511 | Mfr # A44



Simpson Strong-Tie Strong-Drive No. 9 Sizes X 1-1/2 in. L Star Hex Head Structural Screws 0.9 lb 100  
Item # 5608229 | Mfr # SD9112R100



Recommend replacing all top plate members with pressure treated or resistant to wood decay material.



## Ramp & Dock

None

### Material

Concrete  Wood Other:  Railing/Balusters recommended

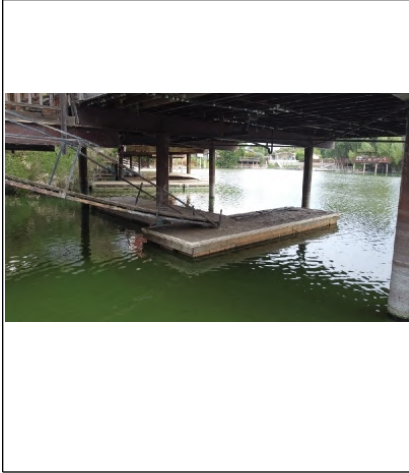
# Grounds

## Ramp & Dock cont.

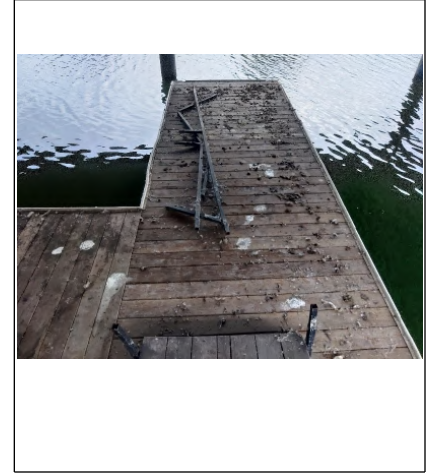
**Condition**     Satisfactory     Marginal     Poor     Safety Hazard     Uneven risers     Rotted/Damaged  
 Cracked     Settled

**Comments**    **1. Recommend replacing noted damaged railing.**

### Photos



Recommend replacing damaged railing.



## 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



## Seawall

None

### Material

Vinyl  Concrete  Steel Other:  Railroad ties  Timbers

### Condition

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

### Comments

### Photos



This does not appear to be of structural concern as the steel cross member below where the compaction is what matters the most.

# Grounds

## 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 leaking hose bib.**

**Photos**



Recommend replacing leaking hose bib

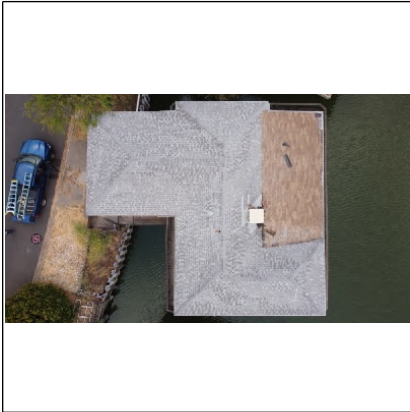
# Roof

## General

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

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

### Photos



## 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:15-20+  
 Location:

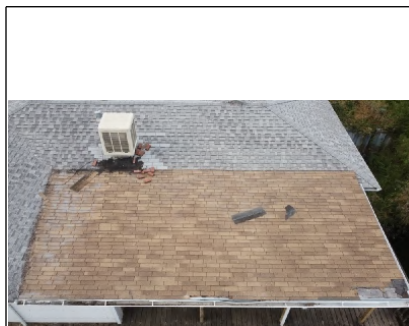
**Roof #2**     None  
 Type:3-Tab Asphalt Shingle  
 Layers:1 Layer  
 Age:15-20+  
 Location:

### Comments

### Photos



30-Year Asphalt Dimensional Shingle



2. 3-Tab Asphalt Shingle

## Ventilation System

None    N/A

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

### Photos

# Roof



## Flashing

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

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

**Comments** **1. Repair work is noted around the swamp cooler with replaced shingles. However, Henry's Roof Sealant is to be only used for patch work for temporary repair.**

## Photos



## Valleys

N/A

**Material**  Not Visible  Galv/Alum  Asphalt  Lead  Copper Other: .

**Condition**  Not Visible  Satisfactory  Marginal  Poor  Holes  Rusted  Recommend Sealing

**Comments**

## Photos



# Roof



## Condition of Roof Coverings 1

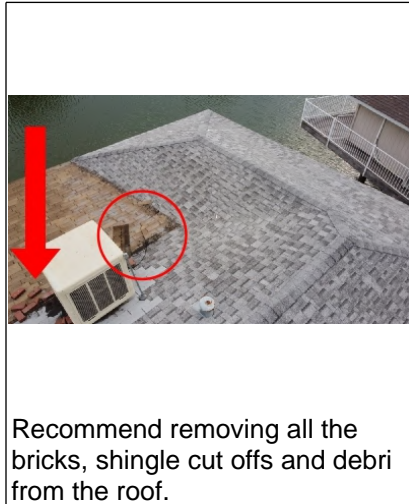
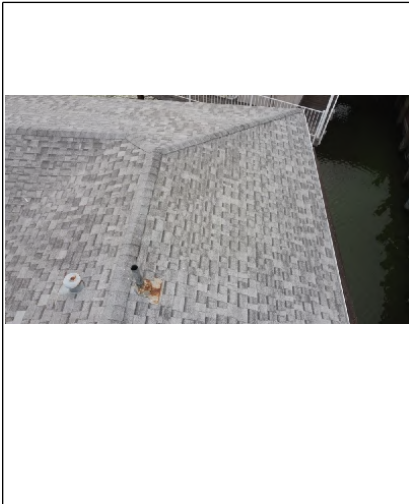
Roof #1

- 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  Possible evidence of Leakage

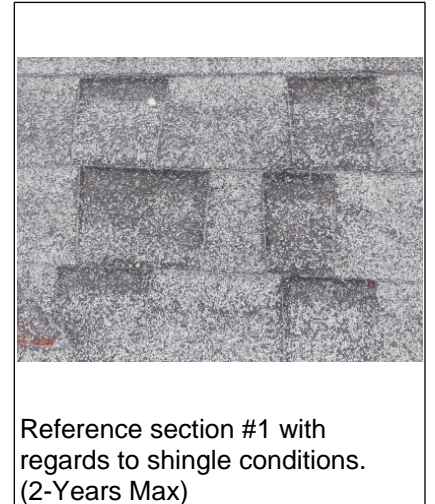
Comments

**The majority of the roof has no less then 2 years prior for needing replacement. The roof diagram does show the worst condition shingle location and should be replaced before this winter.**

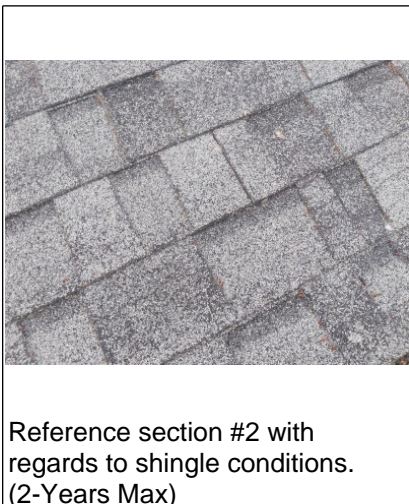
Photos



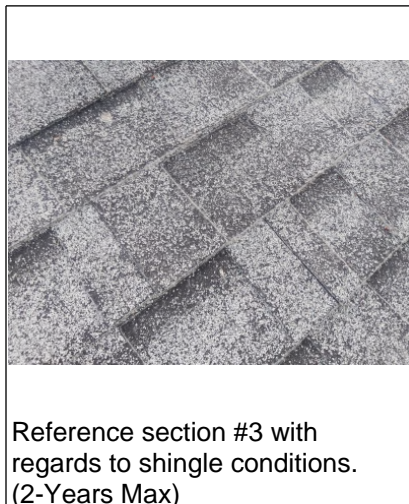
Recommend removing all the bricks, shingle cut offs and debri from the roof.



Reference section #1 with regards to shingle conditions. (2-Years Max)



Reference section #2 with regards to shingle conditions. (2-Years Max)

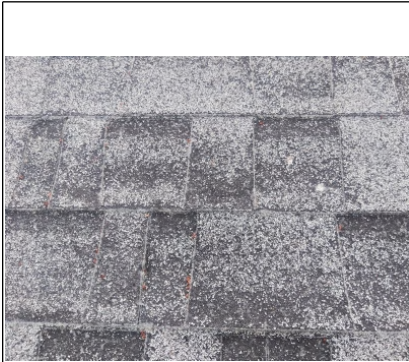


Reference section #3 with regards to shingle conditions. (2-Years Max)





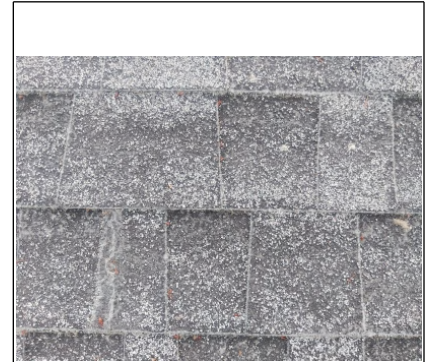
# Roof



Reference section #1 with regards to worst conditioned shingle location. (Refer to diagram for locations)



Reference section #2 with regards to worst conditioned shingle location. (Refer to diagram for locations)



Reference section #3 with regards to worst conditioned shingle location. (Refer to diagram for locations)



Reference section #4 with regards to worst conditioned shingle location. (Refer to diagram for locations)

## 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

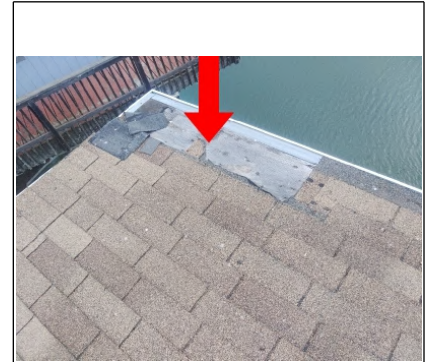
**Comments** 1. 3-Tab should not be installed on any pitch less then a 3/12 pitch. Recommend having all 3-Tab roofing removed as well as replacing all damaged roof sheathing by a Licensed General B Contractor or Licensed C39 Roofing Contractor. Roll asphalt should be used instead when the roof pitch is less then a 3/12 pitch.

**Photos**

# Roof



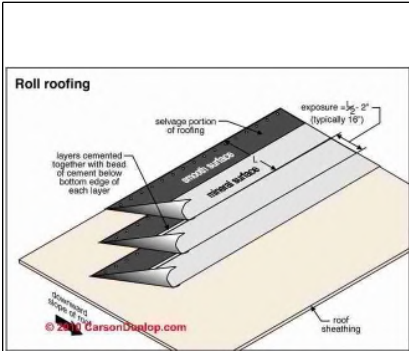
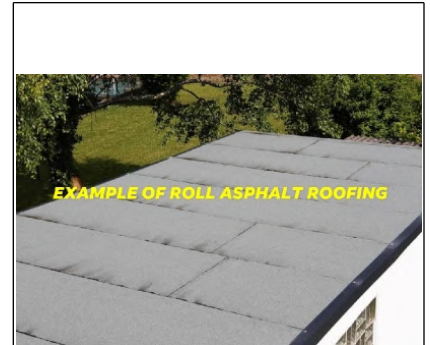
Missing shingle location



Missing shingle location



Moisture damaged sheathing location



Example on proper application of roll asphalt.

## Plumbing Vents

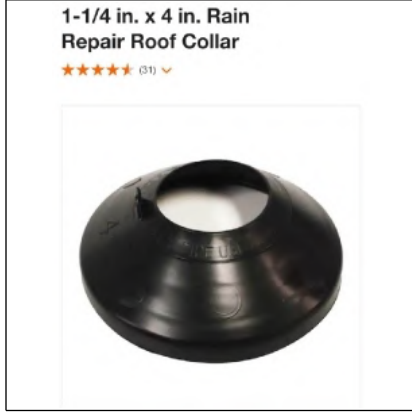
Not Visible  Not Present

**Condition**  Satisfactory  Marginal  Poor

**Comments** 1. Recommend installing a new storm collar on plumbing vent and apply Polyurethane sealant above the storm collar on the plumbing vent.

**Photos**

# Roof





# Exterior

## Gutters/Scuppers/Eavestrough

None

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

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

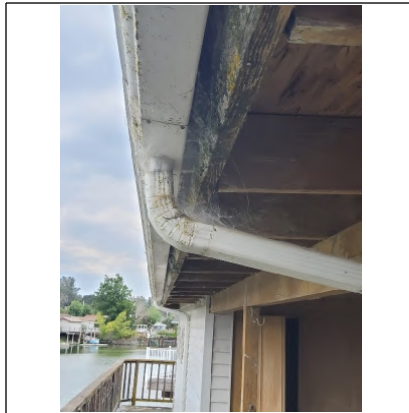
**Leaking**  Corners  Joints  Hole in main run  No apparent leaks

**Attachment**  Loose  Missing spikes  Improperly sloped  Satisfactory

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

**Comments**

**Photos**



## Siding

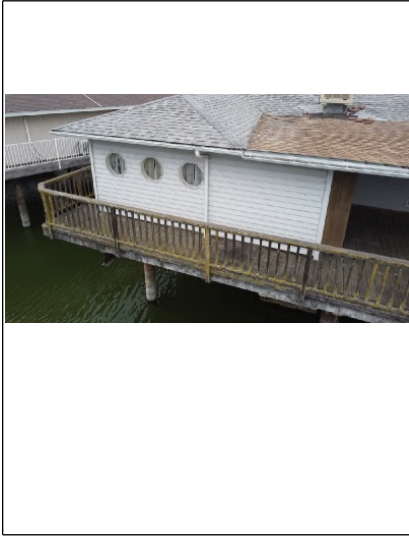
**Material**  Stone  Slate  Block/Brick  Fiberboard  Fiber-cement  Stucco  EIFS\* Not Inspected  
 Asphalt  Wood  Metal/Vinyl Other: .  Typical cracks  Peeling paint  Monitor  Wood rot  
 Loose/Missing/Holes

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

**Comments**

**Photos**

# Exterior



Recommend patching open location of siding. Vinyl was cut too short at the location. It is under a deck cover.

**Trim**

**Material**     Wood     Fiberboard     Aluminum/Steel     Vinyl     Stucco     Recommend repair/painting

Damaged wood    Other: .

**Condition**     Satisfactory     Marginal     Poor

**Comments**

**Photos**

# Exterior



## Soffit

None

### Material

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

### Condition

Satisfactory  Marginal  Poor

### Comments

### Photos



## Fascia

None

### Material

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

### Condition

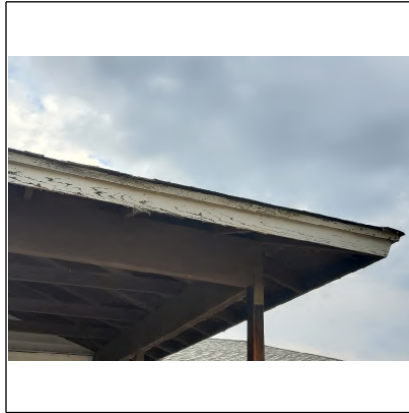
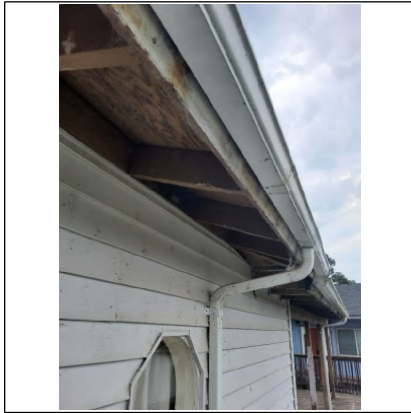
Satisfactory  Marginal  Poor

### Comments

**1. Recommend having all fascia sanded and repainted.**

### Photos

# Exterior



## Flashing

None

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

**Condition**  Satisfactory  Marginal  Poor

**Comments** 1. Recommend replacing damaged noted damaged flashing and sanding and repainting all flashing.

## Photos



## Caulking

None

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

## Comments

## Windows/Screens

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

**Material**  Wood  Metal  Vinyl  Aluminum/Vinyl clad

**Screens**  Torn  Bent  Not installed  Satisfactory

## Comments

## Photos



# Exterior



Recommend installing new exterior trim around window and properly painting and caulking.

## Service Entry

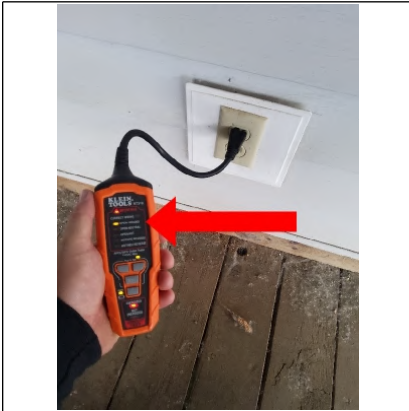
- Location**     Underground     Overhead  
**Condition**     Satisfactory     Marginal     **Poor**     Weather head/mast needs repair     Overhead wires too low  
**Exterior receptacles**     Yes     No    Operable:     Yes     No    Condition:     Satisfactory     Marginal     Poor  
**GFCI present**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

**Comments**    **1. Recommend replacing exterior open grounded electrical outlet with a GFCI as well as install exterior cover plate.**

## Photos



# Exterior



Electrical outlet has no proper grounding. Recommend further evaluation and replacement by a Licensed Electrician.



Recommend replacing electrical outlet with a GFCI and installing an exterior cover.

## Building(s) Exterior Wall Construction

Type  Not Visible  Framed  Masonry Other: .

Condition  Not Visible  Satisfactory  Marginal  Poor

Comments **1. Recommend spraying copper green on all joist and floor planks to extend the structural life of the underfloor.**

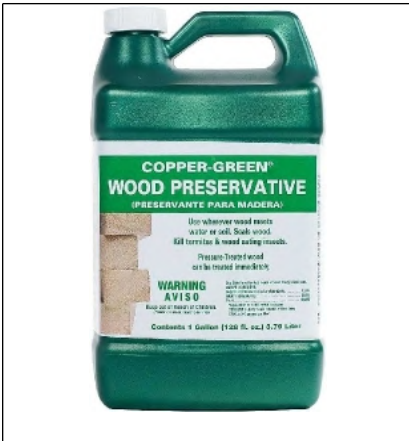
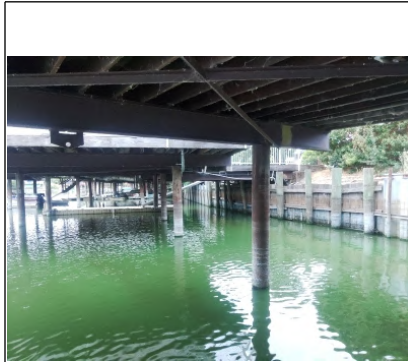
## Photos



# Exterior



Appear to be old water stains.



## Exterior Doors

- Main Entrance**  N/A Weatherstripping:  Satisfactory  Marginal  Poor  Missing  Replace Door condition:  Satisfactory  Marginal  Poor
- Patio**  N/A Weatherstripping:  Satisfactory  Marginal  Poor  Missing  Replace Door condition:  Satisfactory  Marginal  Poor
- Rear door**  N/A Weatherstripping:  Satisfactory  Marginal  Poor  Missing  Replace Door condition:  Satisfactory  Marginal  Poor
- Other door**  N/A Weatherstripping:  Satisfactory  Marginal  Poor  Missing  Replace Door condition:  Satisfactory  Marginal  Poor
- Comments** *This is only referenced to the front door, refer to Room Sections with regards to other door conditions.*

# Exterior

## Exterior Doors cont.

### Comments cont.

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

### Photos



Recommend replacing door handle and deadbolt.



Damaged screen door.



Loose handle



Recommend replacing door sweep to ease the operation of the exterior door.



# Interior

## Smoke/Carbon Monoxide detectors

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

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

## Comments

## Photos



## Attic/Structure/Framing/Insulation

N/A

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

**Inspected from**  Access panel  In the attic  Other

**Location**  Hallway  Bedroom Closet  Garage  Other

**Flooring**  Complete  Partial  None

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

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

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

**Ventilation**  Ventilation appears adequate  Recommend additional ventilation  Recommend baffles at eaves

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

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

**Chimney chase**  N/A  Satisfactory  Needs repair  Not Visible

**Structural problems observed**  Yes  No  Recommend repair  Recommend structural engineer

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

**Ceiling joists**  Wood  Metal  Not Visible

**Sheathing**  Plywood  OSB  Planking  Rotted  Stained  Delaminated

**Evidence of condensation**  Yes  No

**Evidence of moisture**  Yes  No

**Evidence of leaking**  Yes  No

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

**Electrical**  No apparent defects  Open junction box(es)  Handyman wiring

# Interior

## Attic/Structure/Framing/Insulation cont.

**Electrical cont.**  Knob and tube covered with insulation  Safety Hazard

**Comments** **1. An attic access is not present. Recommend having an attic access with the minimum opening of 22" x 30" be installed by a Licensed Contractor in the hallway to evaluate the conditions of the sheathing and rafters of the roof.**

### Photos



# Plumbing

## Water service

**Main shut-off location** Front of Home

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

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

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

**Condition**  Satisfactory  Marginal  Poor

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

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

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

**Condition**  Satisfactory  Marginal  Poor

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

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

**Drainage**  Satisfactory  Marginal  Poor

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

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

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

**Comments** **1. Noted ABS drain line must have a minimum 1/4" fall per ft. Recommend having properly pitched by a Licensed Plumber.**

## Photos



Water shut off location



Water shut off valve location

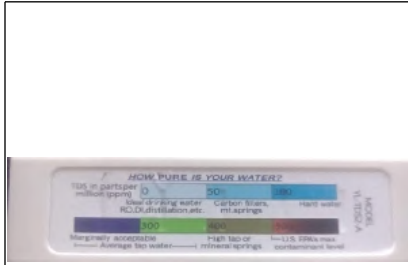


Water at shut off location is 41 PSI which is a satisfactory water pressure. The ideal water pressure for a house is between 40 to 65 psi.

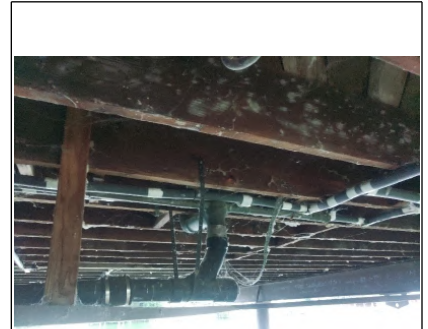
# Plumbing



Water level shows 199 PPM which is considered to be hard water.



100-199 PPM is considered to be in the "Hard Water" PPM range.



ABS drain line must have a minimum 1/4" fall per ft. Recommend having properly pitched by a Licensed Plumber.

# Plumbing

## Water heater

N/A

### General

Brand Name: State Select

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

**1. There is a possible issue with the heating element on the water heater. Breaker was turned on for two hours during time of inspection with no hot water being properly distributed. Recommend having water heater further evaluated by a Licensed Plumber to determine if the heating element needs to be replaced.**

**2. Possible issue with heating element breaker was turned on for an hour to only 84 degrees on water heater**

**3. Water heater is in a living area and should have a drain pan. Recommend having a drain pan installed and a drain line stubbed to the exterior wall in the underfloor location. (Or in this situation the floor)**

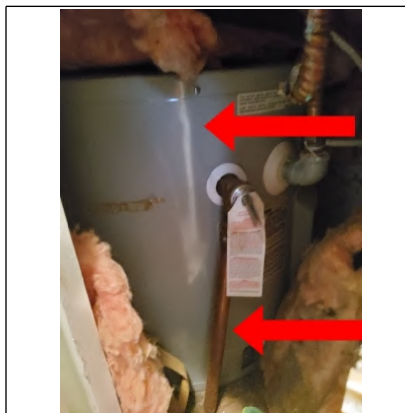
**4. Water heater is missing seismic straps.**

**5. Relief valve should be stubbed to the exterior. (Or in this situation the floor)**

### Photos



Water heater location



Water heater is missing seismic straps.



Water heater is in a living area and should have a drain pan. Recommend having a drain pan installed and a drain line stubbed to the exterior wall in the underfloor location. (Or in this situation the floor)



# Plumbing



Thermal Imager shows 82 Degrees F on faucet which shows the water heater is operating but there could be an issue with the heating element.

# Electrical System

## Main panel

**Location** Right of Home

**Condition**  Satisfactory  **Poor**

**Adequate Clearance to Panel**  Yes  No

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

**Breakers/Fuses**  Breakers  Fuses

**Appears grounded**  Yes  No  Not Visible

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

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

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

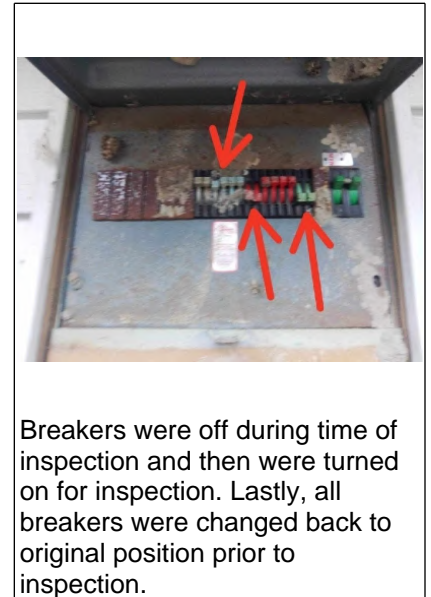
**Branch wire**  Copper  Aluminum  Solid Branch Aluminum Wiring  Not Visible  Safety Hazard

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

Reason:

**Comments** **1. Recommend having Zinsco panel box replaced by a Licensed Electrician. 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



Breakers were off during time of inspection and then were turned on for inspection. Lastly, all breakers were changed back to original position prior to inspection.

# Swamp Cooler

## Swamp Cooler

N/A

**Type**  Swamp Cooler  Radiant ceiling cable  Gas space heater  Solid fuel burning stove

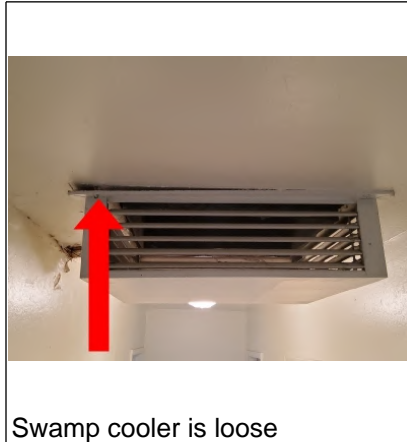
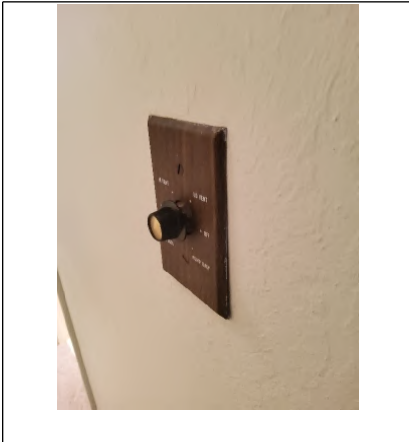
**Proper operation**  Yes  No

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

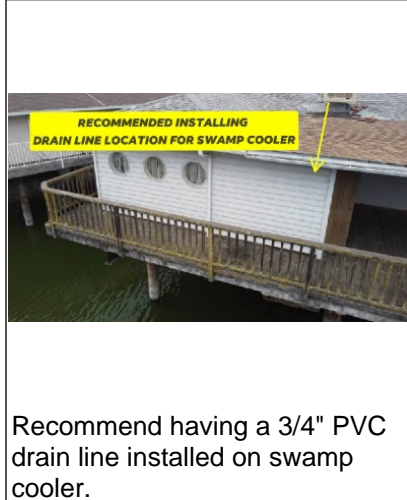
**Comments** **1. Swamp Cooler was inoperable during time of inspection.**

**2. Recommend having a 3/4" PVC drain line installed on swamp cooler.**

### Photos



Swamp cooler is loose



Recommend having a 3/4" PVC drain line installed on swamp cooler.

# 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

Photos



# Kitchen



## Walls & Ceiling

Condition  Satisfactory  Marginal  Poor  Typical cracks  Moisture stains

Comments

Photos

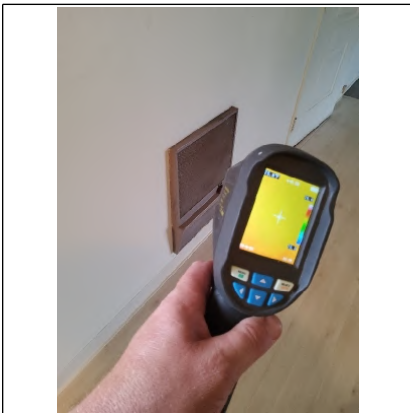


## Heating/Cooling Source

Yes  No

Comments **1. Thermal Imager shows wall heater is inoperable when testing.**

Photos



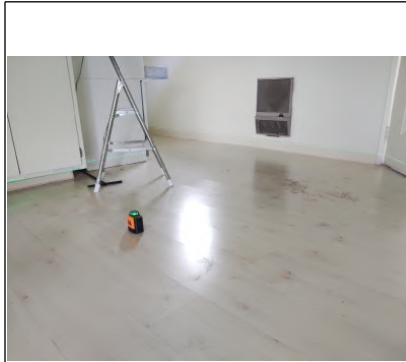
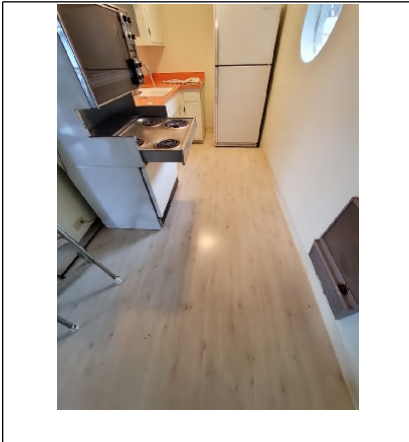
## Floor

Condition  Satisfactory  Marginal  Poor  Sloping  Squeaks

Comments

Photos

# Kitchen



Laser level shows floor is 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

### Photos



Garbage disposal shows proper operation when testing.



Thermal Imager shows all burners show proper operation.

# Kitchen



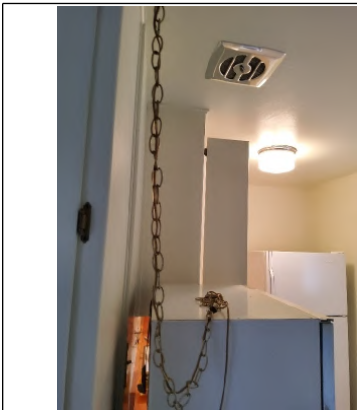
Oven dials show proper operation.



Thermal Imager shows oven properly operates.



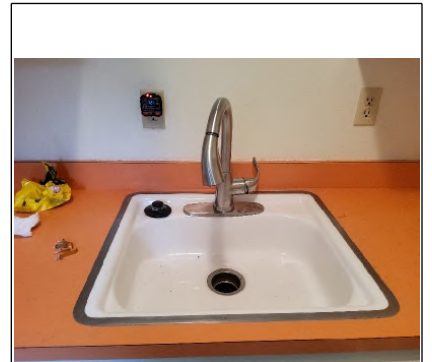
Thermal Imager shows oven properly operates.



Exhaust fan shows proper operation.



Refrigerator was plugged in and operable and unplugged after testing.



Recommend replacing both electrical outlets with GFCI's. (Less then 3' from water source)



Refrigerator was only plugged in for 30 minutes but does show proper operation. (46.8 Degrees F in freezer)



Electrical outlet shows proper operation, grounding and polarity.

# Living Room

## Living Room

**Location** Living Room

**Walls & Ceiling**  Satisfactory  Marginal  Poor  Typical cracks  Damage

**Moisture stains**  Yes  No

Where:

**Floor**  Satisfactory  Marginal  Poor  Squeaks  Slopes  Tripping hazard

**Ceiling fan**  None  Satisfactory  Marginal  Poor  Recommend repair/replace

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

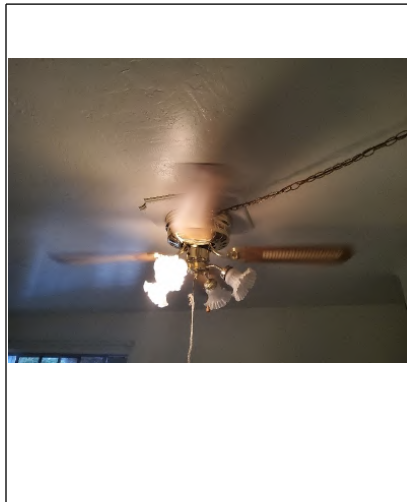
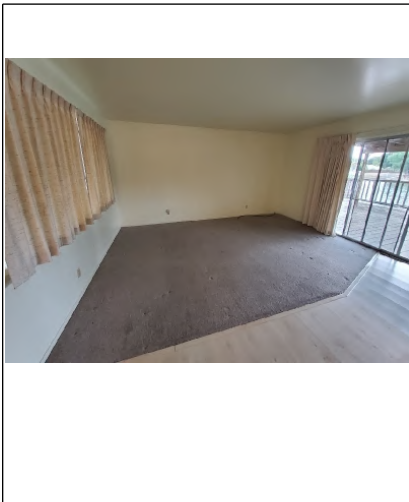
**Heating source present**  Yes  No Holes:  Doors  Walls  Ceilings

**Doors**  None  Satisfactory  Marginal  Poor  Cracked glass  Broken/Missing hardware

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

**Comments** **1. Electrical outlets do not have proper grounding. Recommend replacing with GFCI's. This wont provide grounding but will eliminate electrical shock at the outlet.**

## Photos



Recommend always having the chain looked at before operating the ceiling fan.



Recommend lowering front wheel to proper seal door when shut.



Switch location for outlet.



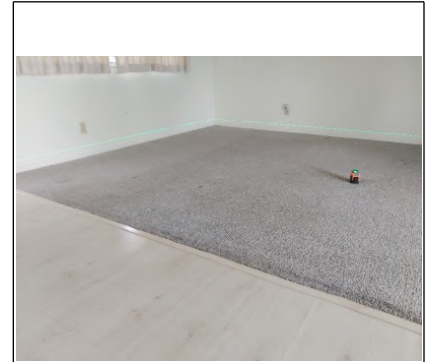
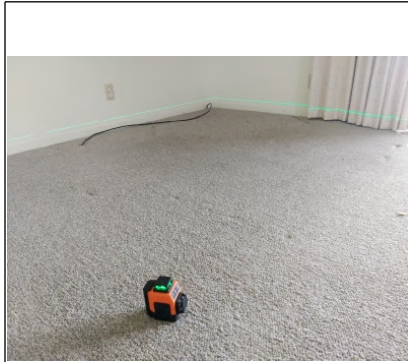
Recommend refastening end cap with a finish nail gun.



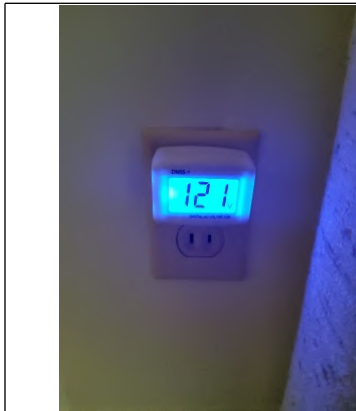
# Living Room



Laser level shows walls are plumb and floor is level.



Switch location for outlet.



2-prong electrical outlet shows proper operation.



Electrical outlet is not grounded but shows proper operation.

# Hallway

**Room**

**Location** Hallway

**Type** HALLWAY

**Walls & Ceiling**  Satisfactory  Marginal  Poor  Typical cracks  Damage

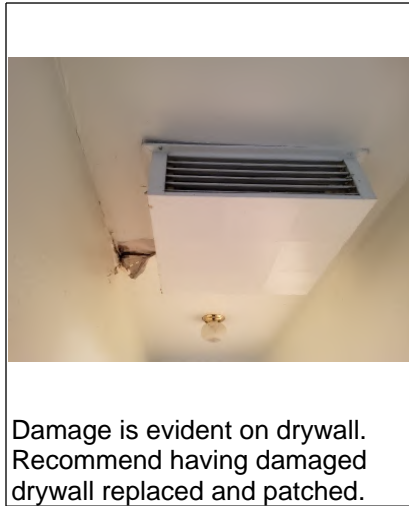
**Moisture stains**  Yes  No  
Where: Ceiling

**Floor**  Satisfactory  Marginal  Poor  Squeaks  Slopes  Tripping hazard

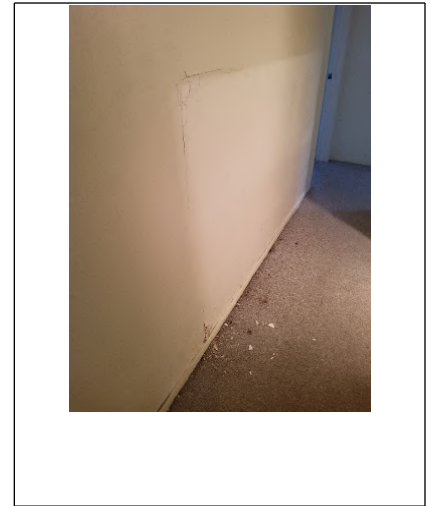
**Ceiling fan**  None  Satisfactory  Marginal  Poor  Recommend repair/replace

**Comments**

**Photos**



Damage is evident on drywall. Recommend having damaged drywall replaced and patched.



Laser level shows walls are plumb and floor is level.



Laser level shows walls are plumb and floor is level.



Laser level shows walls are plumb and floor is level.

# Bedroom 1

**Room**

**Location** Bedroom 1

**Type** BEDROOM

**Walls & Ceiling**  Satisfactory  Marginal  Poor  Typical cracks  Damage

**Moisture stains**  Yes  No  
Where:

**Floor**  Satisfactory  Marginal  Poor  Squeaks  Slopes  Tripping hazard

**Ceiling fan**  None  Satisfactory  Marginal  Poor  Recommend repair/replace

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

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

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

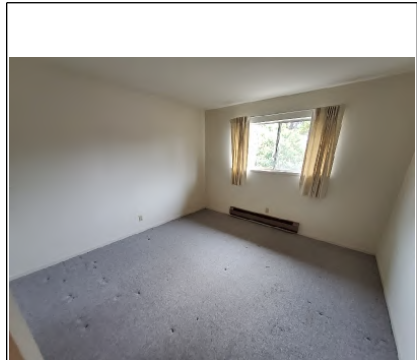
**Doors**  None  Satisfactory  Marginal  Poor  Cracked glass  Adjustments are recommended

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

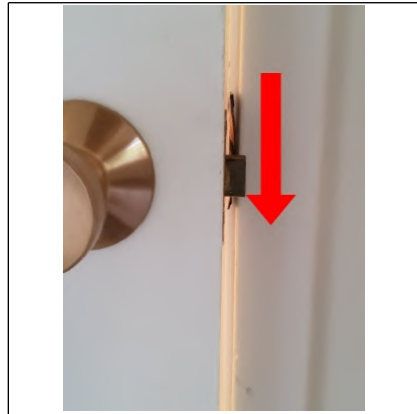
**Comments** **1. Electrical outlets do not have proper grounding. Recommend replacing with GFCI's. This wont provide grounding but will eliminate electrical shock at the outlet.**

**2. Recommend tightening top hinge to properly latch door.**

**Photos**



Recommend tightening door jamb to properly latch door. Take off the middle screw on top of the hinge pre-drill with a drill bit then get a 3 screw with a large enough head to flush the hinge. This will tighten the jamb to the trimmer allowing the door to close with ease. Recommend taking the existing screw out to match heads with the new replacing screw.



(Reference to prior slide) Recommend moving strike plate down if raising the door slab does not fix the latching issue.

# Bedroom 1



Recommend additional caulking be applied.



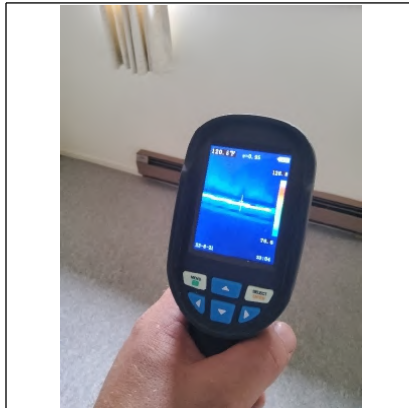
**AMP Advanced  
Modified Polymer  
All Weather  
Window, Door and  
Siding Sealant**



Laser level shows walls are plumb.



Laser level shows floor has a 1" slope at noted location.



Thermal Imager shows floor heater properly operates.



2-prong electrical outlet shows proper operation.



# Bedroom 2

## Room

**Location** Bedroom 2

**Type** BEDROOM

**Walls & Ceiling**  Satisfactory  Marginal  Poor  Typical cracks  Damage

**Moisture stains**  Yes  No

Where:

**Floor**  Satisfactory  Marginal  Poor  Squeaks  Slopes  Tripping hazard

**Ceiling fan**  None  Satisfactory  Marginal  Poor  Recommend repair/replace

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

**Heating source present**  Yes  Not Operable Holes:  Doors  Walls  Ceilings

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

**Doors**  None  Satisfactory  Marginal  Poor  Cracked glass  Adjustments are recommended

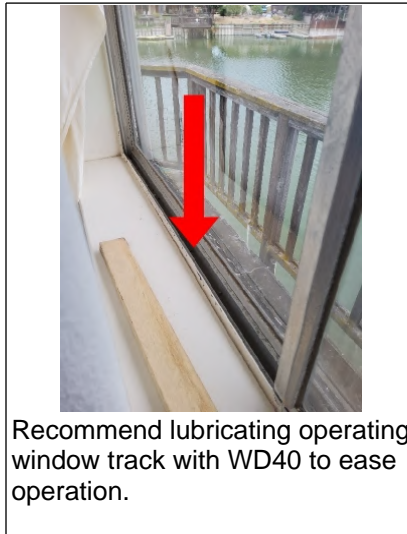
**Windows**  None  Satisfactory  Marginal  Poor  Cracked glass  Evidence of leaking insulated glass  
 Broken/Missing hardware

**Comments** **1. Electrical outlets do not have proper grounding. Recommend replacing with GFCI's. This wont provide grounding but will eliminate electrical shock at the outlet.**

**2. Floor heater was not operating during time of inspection. Recommend having repaired by a Licensed Specialist.**

**3. Recommend tightening top hinge to properly latch door.**

## Photos



## Bedroom 2



Recommend replacing broken hardware



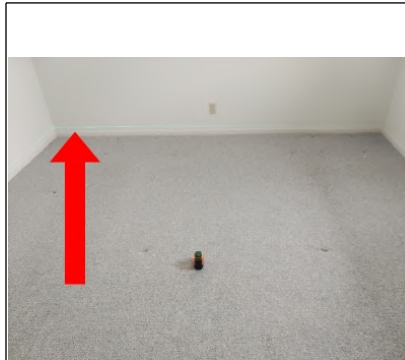
Recommend tightening door jamb to properly latch door. Take off the middle screw on top of the hinge pre-drill with a drill bit then get a 3 screw with a large enough head to flush the hinge. This will tighten the jamb to the trimmer allowing the door to close with ease. Recommend taking the existing screw out to match heads with the new replacing screw.



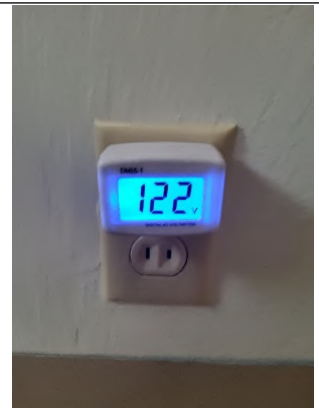
(Reference to prior slide)  
Recommend moving strike plate down if raising the door slab does not fix the latching issue.



Laser level shows walls are plumb.



Laser level shows floor has a 1" slope at noted location.



2-prong electrical outlet shows proper operation.

# Bathroom

## Bath

**Location** Bathroom

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

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

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

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

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

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

**Drainage**  Satisfactory  Marginal  Poor

**Water flow**  Satisfactory  Marginal  Poor

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

**Doors**  Satisfactory  Marginal  Poor

**Window**  None  Satisfactory  Marginal  Poor

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

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

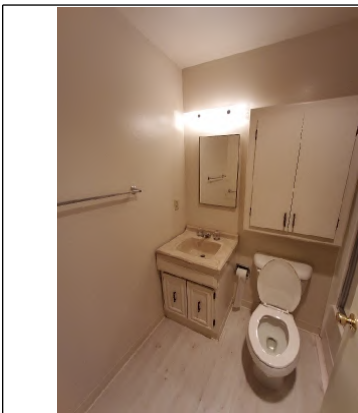
**Open ground/Reverse polarity**  Yes  No  Potential Safety Hazard

**Heat source present**  Yes  No

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

**Comments** **1. Water is entering both the shower head and spout at the same time. Recommend having diverter valve replaced by a Licensed Plumber.**

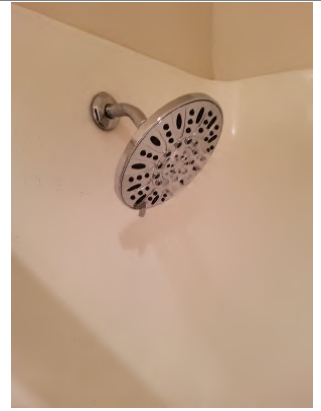
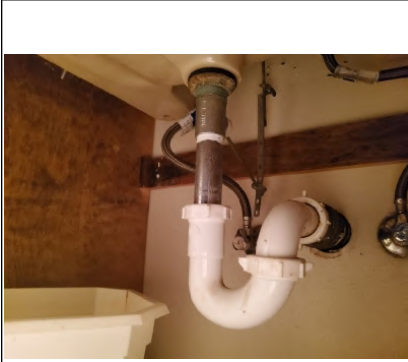
## Photos



Electrical outlet shows proper operation, grounding and polarity.



# Bathroom



Water is entering both the shower head and spout at the same time. Recommend having diverter valve replaced by a Licensed Plumber.