



**COGGESHALL
HOME
INSPECTIONS**

Home Inspection Report



2870 W Polk Ave., Anaheim , CA 92801

Inspection Date:

Friday, August 16, 2019

Prepared For:

Prepared By:

Ian Coggeshall

310-985-1195

ian@coggeshallhomeinspections.com

Report Number:

8-16-19

Inspector:

Ian Coggeshall

License/Certification #:

NACHI18052135

Inspector Signature:

Report Overview

InterNACHI Standards Of Practice

SOP (Standards of Practice)

1. Definitions and Scope

1.1. A general home inspection is a non-invasive, visual examination of the accessible areas of a residential property (as delineated below), performed for a fee, which is designed to identify defects within specific systems and components defined by these Standards that are both observed and deemed material by the inspector. The scope of work may be modified by the Client and Inspector prior to the inspection process.

I. The general home inspection is based on the observations made on the date of the inspection, and not a prediction of future conditions.

II. The general home inspection will not reveal every issue that exists or ever could exist, but only those material defects observed on the date of the inspection.

1.2. A material defect is a specific issue with a system or component of a residential property that may have a significant, adverse impact on the value of the property, or that poses an unreasonable risk to people. The fact that a system or component is near, at, or beyond the end of its normal, useful life is not, in itself, a material defect.

1.3. A general home inspection report shall identify, in written format, defects within specific systems and components defined by these Standards that are both observed and deemed material by the inspector. Inspection reports may include additional comments and recommendations. The report shall include language such as **SATISFACTORY**, **MARGINAL**, or **POOR** when describing features and fixtures of the home based on observable conditions at time of inspection.

2. Limitations, Exceptions & Exclusions

2.1. Limitations:

I. An inspection is not technically exhaustive.

II. An inspection will not identify concealed or latent defects.

III. An inspection will not deal with aesthetic concerns or what could be deemed matters of taste, cosmetic defects, etc.

IIII. An inspection will not determine the suitability of the property for any use.

V. An inspection does not determine the market value of the property or its marketability.

VI. An inspection does not determine the insurability of the property.

VII. An inspection does not determine the advisability or inadvisability of the purchase of the inspected property.

VIII. An inspection does not determine the life expectancy of the property or any components or systems therein.

IX. An inspection does not include items not permanently installed.

X. This Standards of Practice applies to properties with four or fewer residential units and their attached garages and carports.

2.2. Exclusions:

I. The inspector is not required to determine:

A. property boundary lines or encroachments.

B. the condition of any component or system that is not readily accessible.

C. the service life expectancy of any component or system.

D. the size, capacity, BTU, performance or efficiency of any component or system.

E. the cause or reason of any condition.

F. the cause for the need of correction, repair or replacement of any system or component.

G. future conditions.

H. compliance with codes or regulations.

I. the presence of evidence of rodents, birds, bats, animals, insects, or other pests.

J. the presence of mold, mildew or fungus.

K. the presence of airborne hazards, including radon.

L. the air quality.

M. the existence of environmental hazards, including lead paint, asbestos or toxic drywall.

N. the existence of electromagnetic fields.

O. any hazardous waste conditions.

P. any manufacturers' recalls or conformance with manufacturer installation, or any information included for consumer protection purposes.

Q. acoustical properties.

R. correction, replacement or repair cost estimates.

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Report Overview

InterNACHI Standards Of Practice

- S. estimates of the cost to operate any given system.
- II. The inspector is not required to operate:
- A. any system that is shut down.
- B. any system that does not function properly.
- C. or evaluate low-voltage electrical systems, such as, but not limited to:
1. phone lines;
 2. cable lines;
 3. satellite dishes;
 4. antennae;
 5. lights; or
 6. remote controls.
- D. any system that does not turn on with the use of normal operating controls.
- E. any shut-off valves or manual stop valves.
- F. any electrical disconnect or over-current protection devices.
- G. any alarm systems.
- H. moisture meters, gas detectors or similar equipment.
- III. The inspector is not required to:
- A. move any personal items or other obstructions, such as, but not limited to: throw rugs, carpeting, wall coverings, furniture, ceiling tiles, window coverings, equipment, plants, ice, debris, snow, water, dirt, pets, or anything else that might restrict the visual inspection.
- B. dismantle, open or uncover any system or component.
- C. enter or access any area that may, in the inspector's opinion, be unsafe.
- D. enter crawlspaces or other areas that may be unsafe or not readily accessible.
- E. inspect underground items, such as, but not limited to: lawn-irrigation systems, or underground storage tanks (or indications of their presence), whether abandoned or actively used.
- F. do anything that may, in the inspector's opinion, be unsafe or dangerous to him/herself or others, or damage property, such as, but not limited to: walking on roof surfaces, climbing ladders, entering attic spaces, or negotiating with pets.
- G. inspect decorative items.
- H. inspect common elements or areas in multi-unit housing.
- I. inspect intercoms, speaker systems or security systems.
- J. offer guarantees or warranties.
- K. offer or perform any engineering services.
- L. offer or perform any trade or professional service other than general home inspection.
- M. research the history of the property, or report on its potential for alteration, modification, extendibility or suitability for a specific or proposed use for occupancy.
- N. determine the age of construction or installation of any system, structure or component of a building, or differentiate between original construction and subsequent additions, improvements, renovations or replacements.
- O. determine the insurability of a property.
- P. perform or offer Phase 1 or environmental audits.
- Q. inspect any system or component that is not included in these Standards.

Report Summary

General Overview

THE GENERAL SUMMARY WILL HIGHLIGHT ITEMS (**ORANGE**) THAT ARE THE MOST IN NEED OF ATTENTION FOUND DURING THE HOME INSPECTION. IT IS HIGHLY RECOMMEND THAT EACH SECTION OF THE REPORT IS CAREFULLY READ FOR COMPLETE ANALYSIS, RECOMMENDATIONS, AND DETAILS REGARDING EACH SECTION OF THE HOME.

GROUNDS

•Sections of wooden fencing showed signs of moisture damage and possible insect damage. Recommend repair damaged sections as needed.

ROOF

•Flashing had pulled away from chimney. Recommend repair.
 •Some sections of flashing at eaves edge was damaged/missing. Recommend repair.
 •Roof had damaged and missing concrete tile shingles. Recommend licensed roofing contractor inspect and evaluate further for repairs.

EXTERIOR

•Some Soffit vents were damaged. Recommend repair to prevent pest intrusion.
 •Some sections of wooden soffits showed signs of possible insect damaged. Recommend repair.
 •Outside condenser unit coils on AC unit were damaged. Recommend licensed HVAC technician inspect and evaluate further for repairs.

GARAGE/CARPORT

•Some electrical receptacles in garage did have power. Recommend licensed electrician inspect and evaluate further for repairs.

KITCHEN

•One electrical receptacle in kitchen was ungrounded. Recommend upgrading to grounded electrical receptacle.

LAUNDRY ROOM

•Recommend installing ventilation section for washer/dryer when installed.

MASTER BATHROOM

•Water flow for shower in master bathroom was extremely poor. Recommend licensed plumber inspect and evaluate further for repairs.
 •Ungrounded non GFCI electrical receptacles were found in master bathroom. Potential safety hazard. Recommend licensed electrician inspect and evaluate further for repairs.

HALLWAY BATHROOM

•Water flow for shower in hallway bathroom was extremely poor. Recommend licensed plumber inspect and evaluate further for repairs.
 •Ungrounded non GFCI electrical receptacles were found in hallway bathroom. Potential safety hazard. Recommend licensed electrician inspect and evaluate further for repairs.

MASTER BEDROOM

•Electrical receptacles in master bedroom did not have power when tested with a voltage meter or a GFCI tester. Recommend licensed electrician inspect and evaluate further for repairs.

GUEST BEDROOM 1

•Ungrounded electrical receptacles found in guest bedroom 1. Recommend upgrading to grounded electrical receptacles.

GUEST BEDROOM 2

•Moisture stains were found on ceiling in guest bedroom 2. When tested with a moisture meter, moisture was detected at 100%. Recommend licensed mold remediation contractor inspect and evaluate further for repairs.
 •Ungrounded electrical receptacles were found in guest bedroom 2. Recommend upgrading to grounded electrical receptacles.

GUEST BEDROOM 3

•One electrical receptacle in guest bedroom 3 did not have power when tested with Voltage meter and GFCI detector. Recommend licensed electrician inspect and evaluate further for repairs.

INTERIOR

•Open joints or cracks in firebrick of fireplace. Recommend properly sealing and repair.
 •Sheathing, examined from the attic, had some water damage, recommend repair.
 •Sheathing, examined from the attic, had some delamination due to moisture, recommend repair.

CRAWLSPACE

• No visible defects found in foundation systems at time of inspection.

Report Summary

General Overview

PLUMBING

•Some plumbing pipes showed signs of corrosion on water heater. Recommend licensed plumber inspect and evaluate water heater further for repairs.

HEATING SYSTEM

•Possible rodent droppings were found inside of furnace of unit when faceplate was removed. Recommend licensed pest control specialist inspect and evaluate further.

•Possible rodent droppings were found inside closet enclosure of furnace and water heater. Recommend licensed pest control specialist inspect and evaluate further.

ELECTRICAL SYSTEM

•Main electrical panel showed signs of extensive rusting and the main panel cover was detached and broken at time of inspection. Recommend licensed electrician inspect and evaluate further for repairs.

LIVING ROOM

•Moisture stains were found on ceiling of living room. When tested with a moisture meter it tested as wet. Recommend licensed mold remediation contractor inspect and evaluate further for repairs.

POOL

•Grout around concrete pool slabs were damaged. Recommend repair.

•Typical cracks were found around pool area.

•Filter plate at bottom of pool was improperly installed. Recommend repair.

•Filtration system of pool was not on at time of inspection. Recommend licensed pool specialist inspect and evaluate further.

•Steps inside of pool were chipped and cracked. Potential safety hazard. Recommend repair.

Major Concerns

•Condition of roof flashing and concrete tiles. Recommend licensed roofing contractor inspect and evaluate further for repairs.

•Shower/tub water flow in both bathrooms were extremely low. Recommend licensed plumber inspect and evaluate further for repairs.

•Water flow for shower was extremely poor. Recommend licensed plumber inspect and evaluate further for repairs.

•Water flow for shower in hallway bathroom was extremely poor. Recommend licensed plumber inspect and evaluate further for repairs.

•Moisture stains were found on ceiling in guest bedroom 2. When tested with a moisture meter, moisture was detected at 100%. Recommend licensed mold remediation contractor inspect and evaluate further for repairs.

•Sheathing, examined from the attic, had some water damage, recommend repair.

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•Moisture stains were found on ceiling of living room. When tested with a moisture meter it tested as wet. Recommend licensed mold remediation contractor inspect and evaluate further for repairs.

Potential Safety Hazards

•Ungrounded non GFCI electrical receptacles were found in master bathroom. Potential safety hazard. Recommend licensed electrician inspect and evaluate further for repairs.

•Ungrounded non GFCI electrical receptacles were found in hallway bathroom. Potential safety hazard. Recommend licensed electrician inspect and evaluate further for repairs.

•Recommend outlets in attic be covered - SAFETY HAZARD.

•Recommend junction In attic boxes be covered-SAFETY HAZARD.

Items Not Operating

Report Summary

Items Not Operating

- Automatic garage door.
- Some electrical receptacles in bedrooms and garage.

Grounds

Service Walks

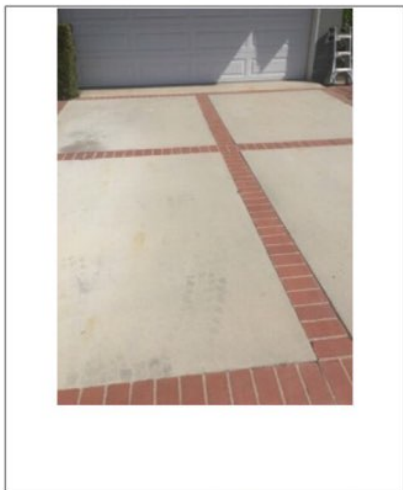
- None Not Visible
Material Concrete Flagstone Gravel Brick Other:
Condition Satisfactory Marginal Poor Trip hazard Typical cracks Pitched towards home
 Settling cracks Public sidewalk needs repair
Comments **•Service walkways had some settlement cracks which created a trip hazard. Recommend repair.**
Photos



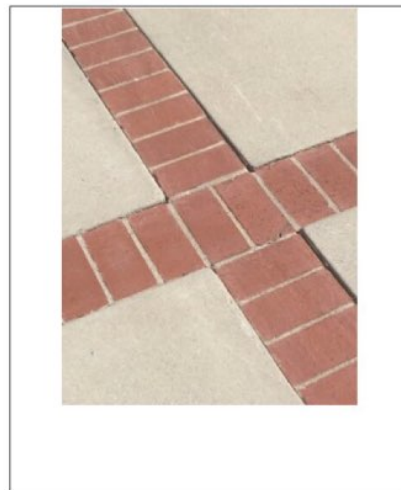
Driveway/Parking

- 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 **•Driveway had some settlement cracks and damaged bricks. Recommend repair.**

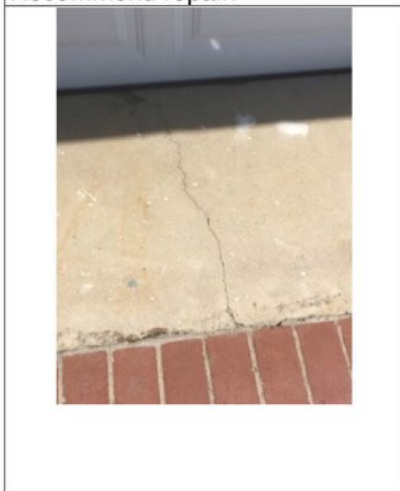
Photos



•Driveway had some settlement cracks and damaged bricks. Recommend repair.



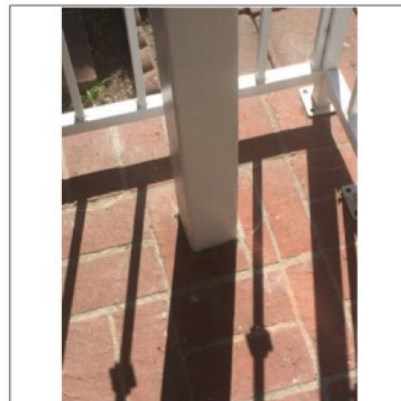
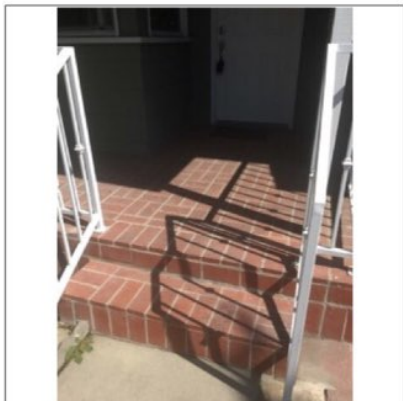
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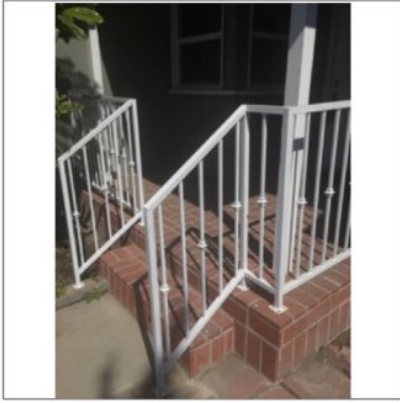


Porch

- None Not Visible
 Satisfactory Marginal Poor Railing/Balusters recommended
 Concrete Wood Other:
 Satisfactory Marginal Poor Safety Hazard
•Front porch was in overall satisfactory condition at time of inspection.

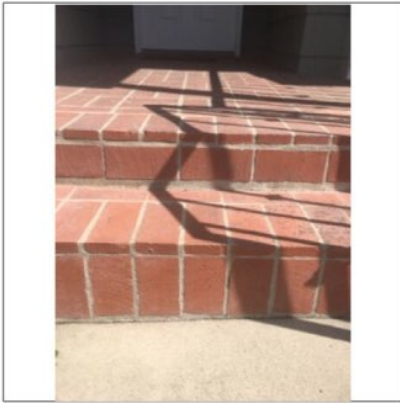
Photos





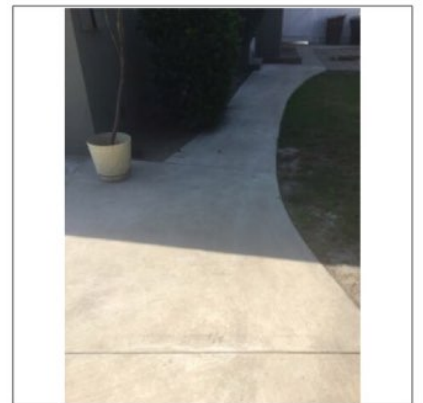
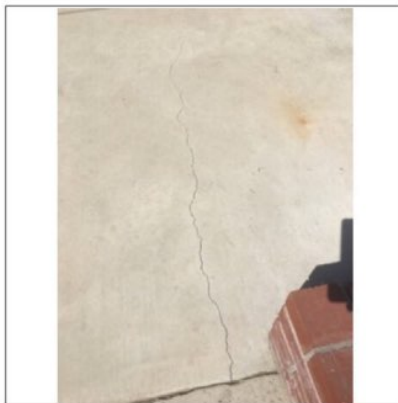
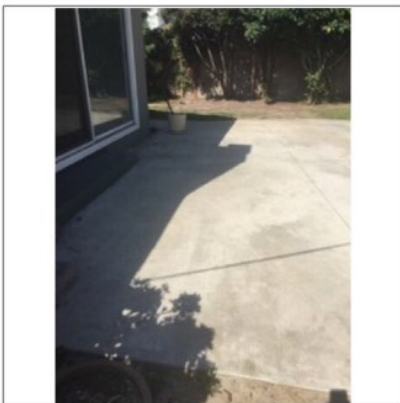
Stoops/Steps

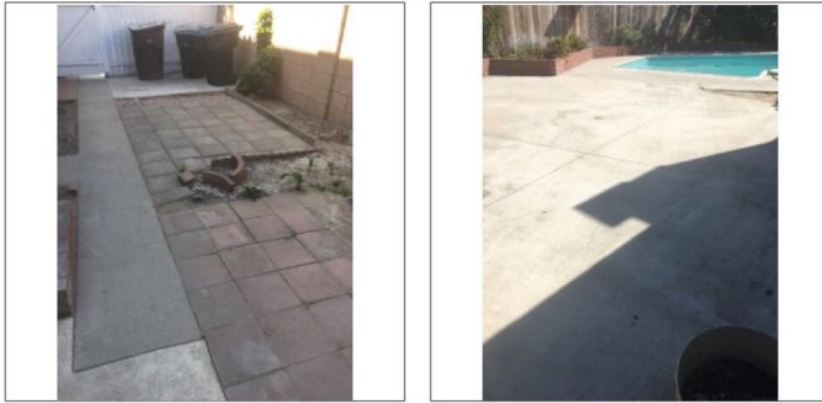
- None
- Material** Concrete Wood Other: Brick Railing/Balusters recommended
- Condition** Satisfactory Marginal Poor Safety Hazard Uneven risers Rotted/Damaged
- Cracked Settled
- Comments** **•Stoops and steps were in overall satisfactory condition at time of inspection.**
- Photos**



Patio

- None
- Material** Concrete Flagstone Kool-Deck Brick Other:
- Condition** Satisfactory Marginal Poor Settling cracks Trip hazard
- Pitched towards home (see remarks) Drainage provided Typical cracks
- Comments** **•Backyard patio had some typical cracks but was in overall satisfactory condition at time of inspection.**
- Photos**





Deck/Balcony

- None Not Visible
- Material** Wood Metal Composite Railing/Balusters recommended
- Condition** Satisfactory Marginal Poor Wood in contact with soil
- Finish** Treated Painted/Stained Other: Safety Hazard Improper attachment to house
- Railing loose

Comments

Deck/Patio/Porch Covers

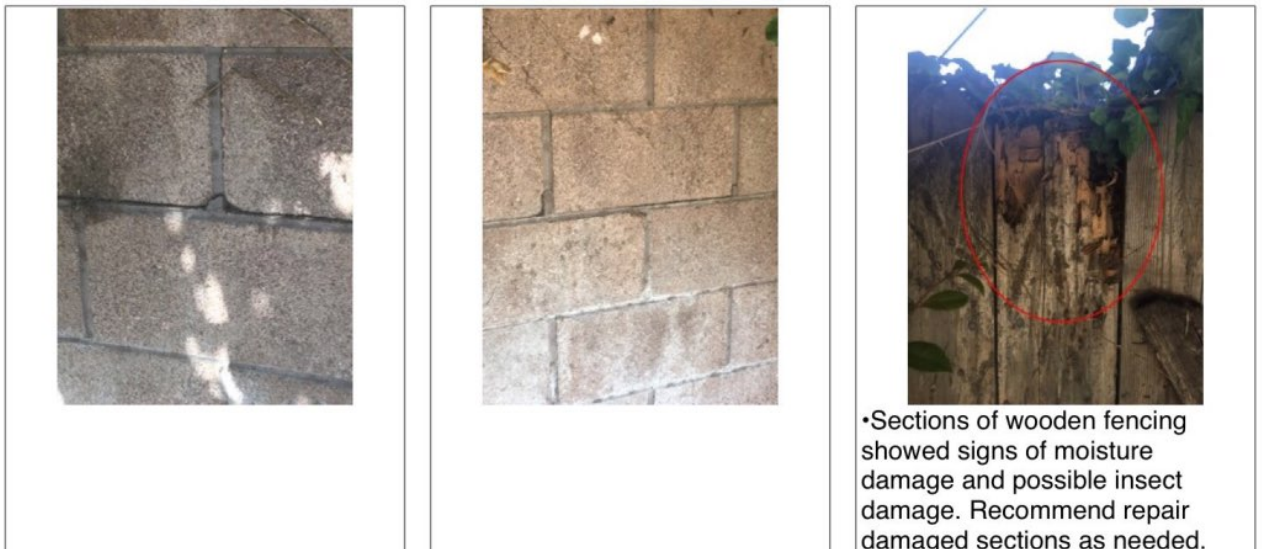
- None
- Condition** Satisfactory Marginal Poor Posts/Supports need Repair Earth to wood contact
- Moisture/Insect damage
- Recommend** Metal Straps/Bolts/Nails/Flashing Improper attachment to house

Comments

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** **•Sections of wooden fencing showed signs of moisture damage and possible insect damage. Recommend repair damaged sections as needed.**

Photos



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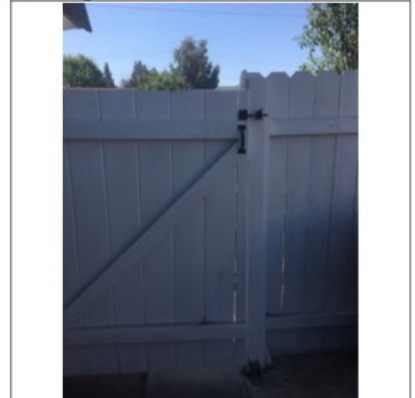
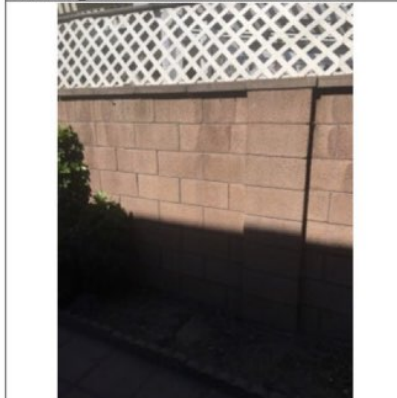
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Landscaping affecting foundation

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



Roof

General

Visibility None All Partial Limited By: Height and Access
Inspected From Roof Ladder at eaves Ground With Binoculars
 •Roof inspection was limited to eaves due to material type.

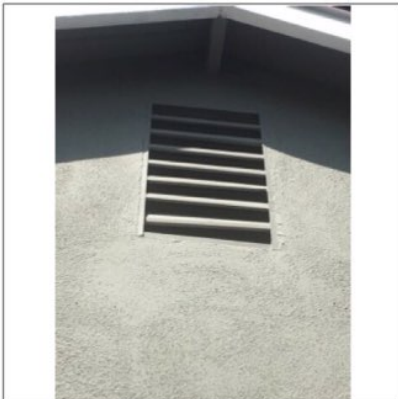
Style of Roof

Type Gable Hip Mansard Shed Flat Other: Barn
Pitch Low Medium Steep Flat
Roof #1 Type:Concrete tile
 Layers:1
 Age:Unknown
 Location:Gable roof covering
Roof #2 None
 Type:Concrete tile
 Layers:1
 Age:Unknown
 Location:Barn second second story

Comments

Ventilation System

Type None N/A
 Soffit Ridge Gable Roof Turbine Powered Other:
Comments
Photos



Flashing

Material Not Visible Galv/Alum Asphalt Copper Foam Rubber Lead Other:
Condition Not Visible Satisfactory Marginal Poor Rusted Missing
 Separated from chimney/roof Recommend Sealing Other:
Comments
 •Flashing had Pulled away from chimney. Recommend repair.
 •Some sections of flashing at eaves edge was damaged/missing. Recommend repair.

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Photos



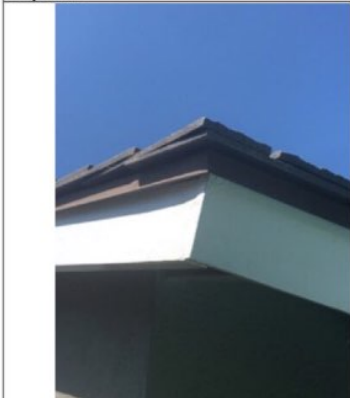
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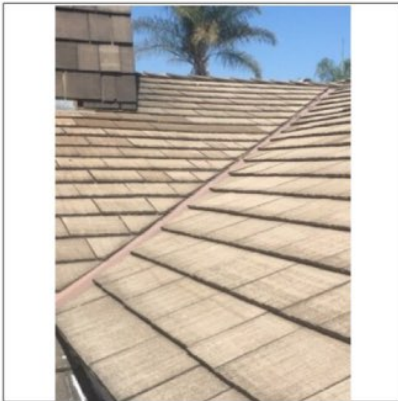
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Valleys

Material N/A Not Visible Galv/Alum Asphalt Lead Copper Other:
Condition Not Visible Satisfactory Marginal Poor Holes Rusted Recommend Sealing
Comments **Visible roof valleys were in overall satisfactory condition at time of inspection.**
Photos



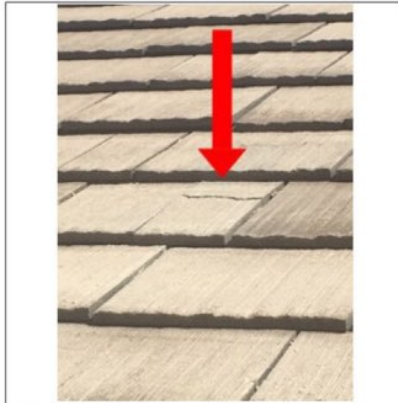
Condition of Roof Coverings

Roof #1 Satisfactory Marginal Poor Curling Cracking Ponding Burn Spots
 Broken/Loose Tiles/Shingles Nail popping Granules missing Alligatoring Blistering
 Missing Tabs/Shingles/Tiles Moss buildup Exposed felt Cupping
 Incomplete/Improper Nailing Recommend roofer evaluate Evidence of Leakage
Roof #2 N/A Satisfactory Marginal Poor Curling Cracking Ponding Burn Spots
 Broken/Loose Tiles/Shingles Nail popping Granules missing Alligatoring Blistering
 Missing Tabs/Shingles/Tiles Moss buildup Exposed felt Cupping
 Incomplete/Improper Nailing Recommend roofer evaluate Evidence of Leakage
Comments **Roof had damaged and missing concrete tile shingles. Recommend licensed roofing contractor inspect and evaluate further for repairs.**

Photos



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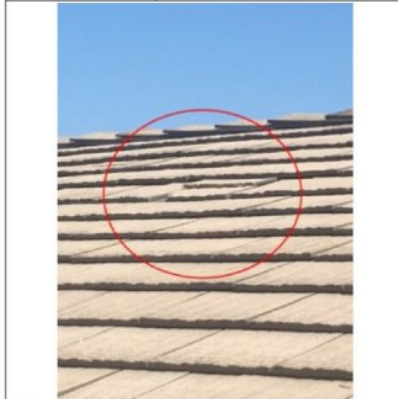
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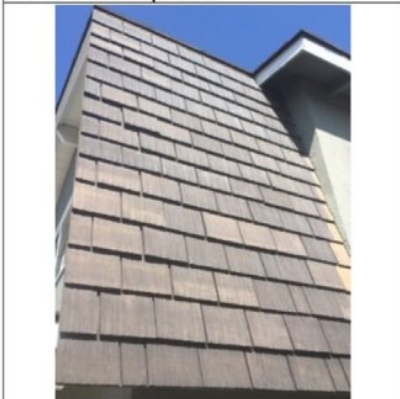
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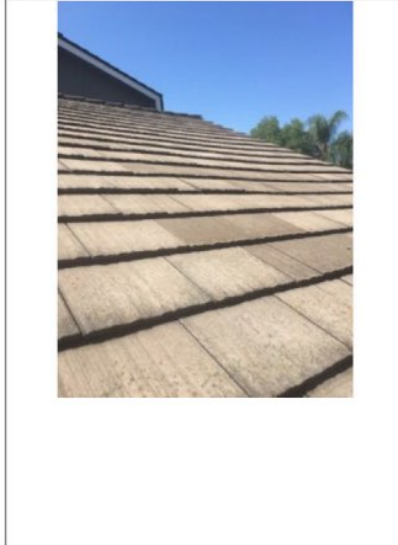
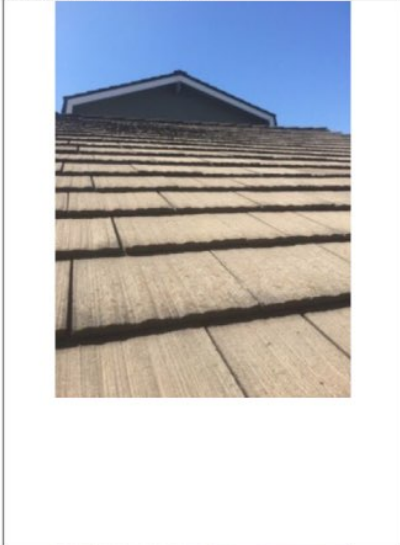
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Skylights

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

**Condition
Comments**

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Roof

Plumbing Vents

- Not Visible Not Present
 Satisfactory Marginal Poor

Condition
Comments

Exterior

Chimney(s)

None

Location(s) Exterior wall

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

Rain Cap/Spark Arrestor Yes No Recommended

Chase Brick Stone Metal Blocks Framed

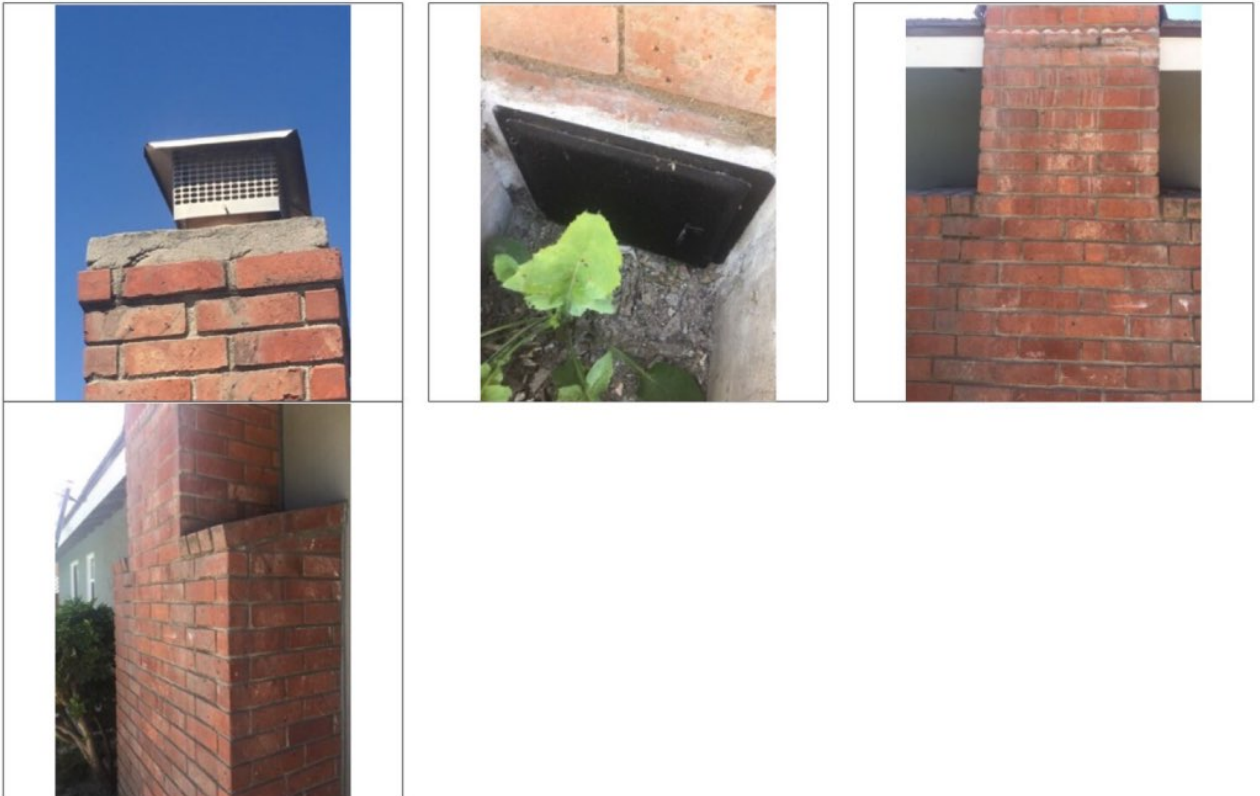
Flue Tile Metal Unlined Not Visible

Evidence of Scaling Cracks Creosote Not evaluated Have flue(s) cleaned and re-evaluated
 Recommend Cricket/Saddle/Flashing

Condition Satisfactory Marginal Poor Recommend Repair

Comments Chimney chase had some minor cracks but was in overall satisfactory condition at time of inspection.

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

Attachment Loose Missing spikes Improperly sloped

Extension needed North South East West

Comments

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

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Exterior

Siding cont.

Comments

-Stucco and wood siding was in need of painting and caulking in some sections but was in overall satisfactory condition at time of inspection.

Photos





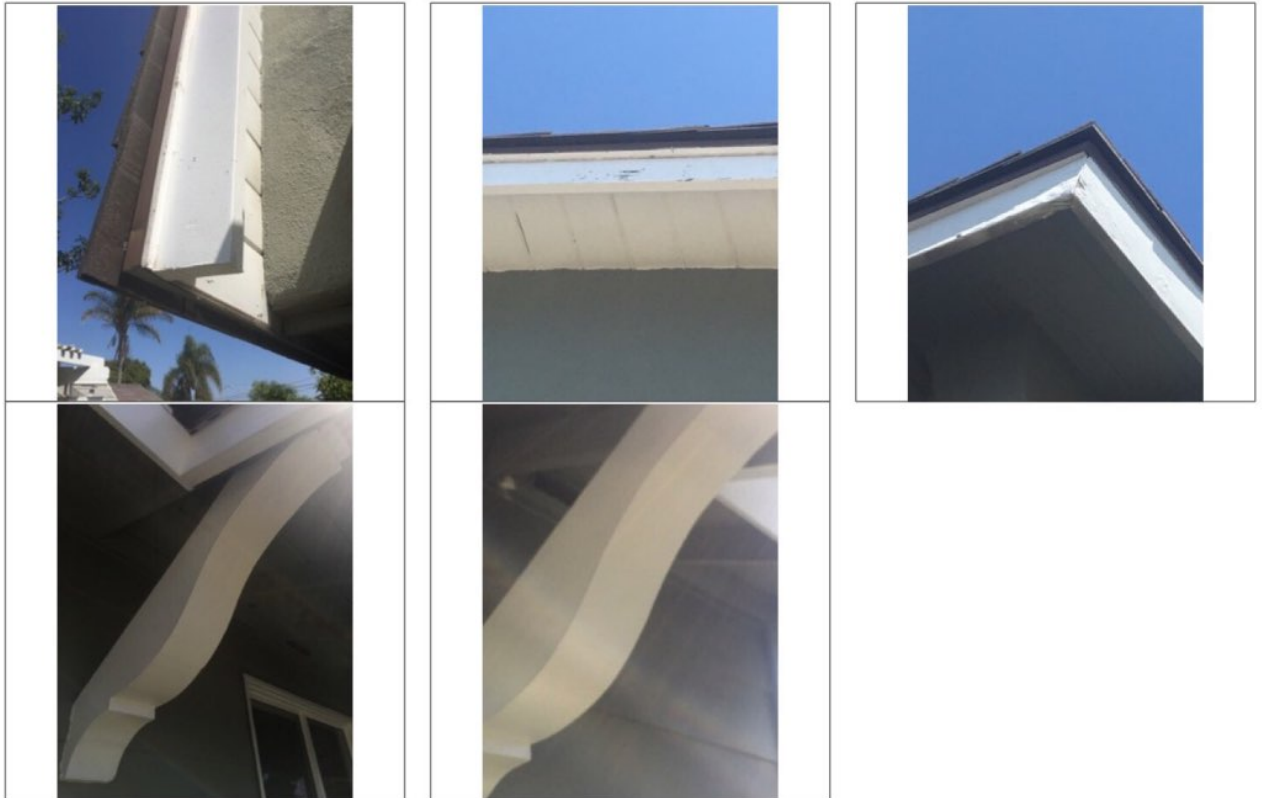
Trim

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

Condition Satisfactory Marginal Poor

Comments **•Wooden trim boards were in overall satisfactory condition at time of inspection.**

Photos



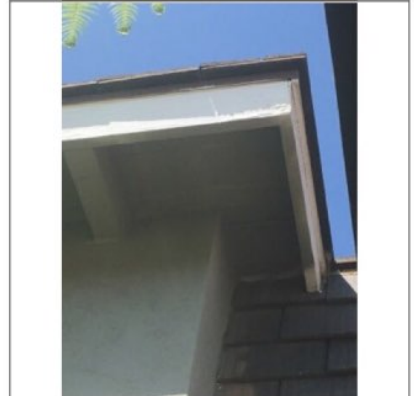
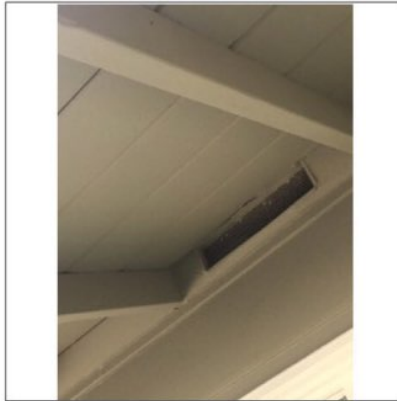
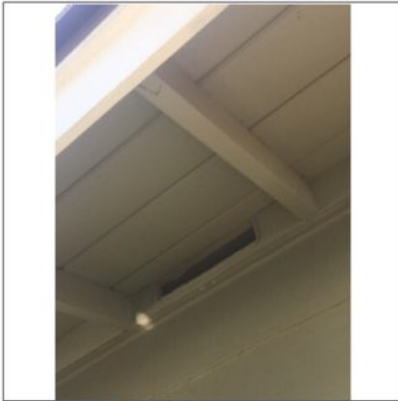
Soffit

Material None Wood Fiberboard Aluminum/Steel Vinyl Stucco Recommend repair/painting
 Damaged wood Other:

Condition Satisfactory Marginal Poor

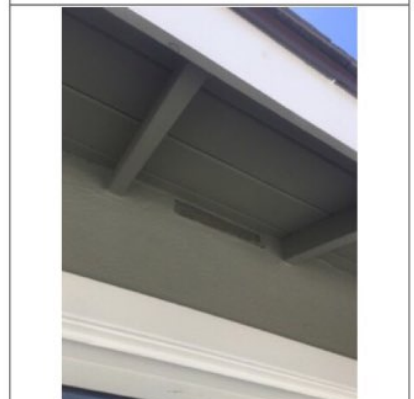
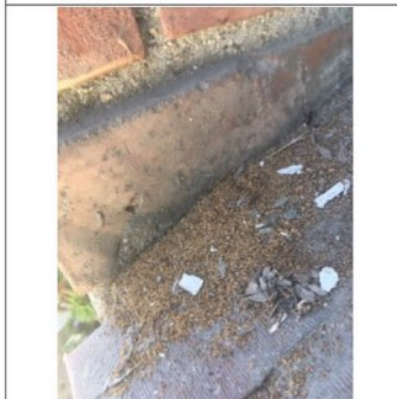
Comments **•Some Soffit vents were damaged. Recommend repair to prevent pest intrusion.**
•Some sections of wooden soffits showed signs of possible insect damaged. Recommend repair.

Photos



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•Some Soffit vents damaged. Recommend repair to prevent pest intrusion.
 •Some sections of wooden soffits showed signs of possible insect damaged.



Fascia

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

Flashing

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

Caulking

- Condition** None
 Satisfactory Marginal Poor
 Recommend around windows/doors/masonry ledges/corners/utility penetrations

Exterior

Caulking cont.

Comments •Recommend caulking around windows, doors, corners, utility penetrations to prevent insect and moisture intrusion.

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

Comments •Windows were in overall satisfactory condition at time of inspection.

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

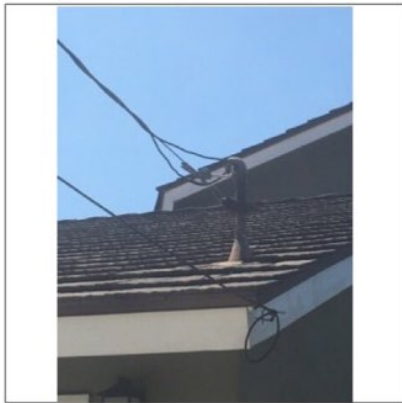
Slab-On-Grade/Foundation

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

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



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

Exterior

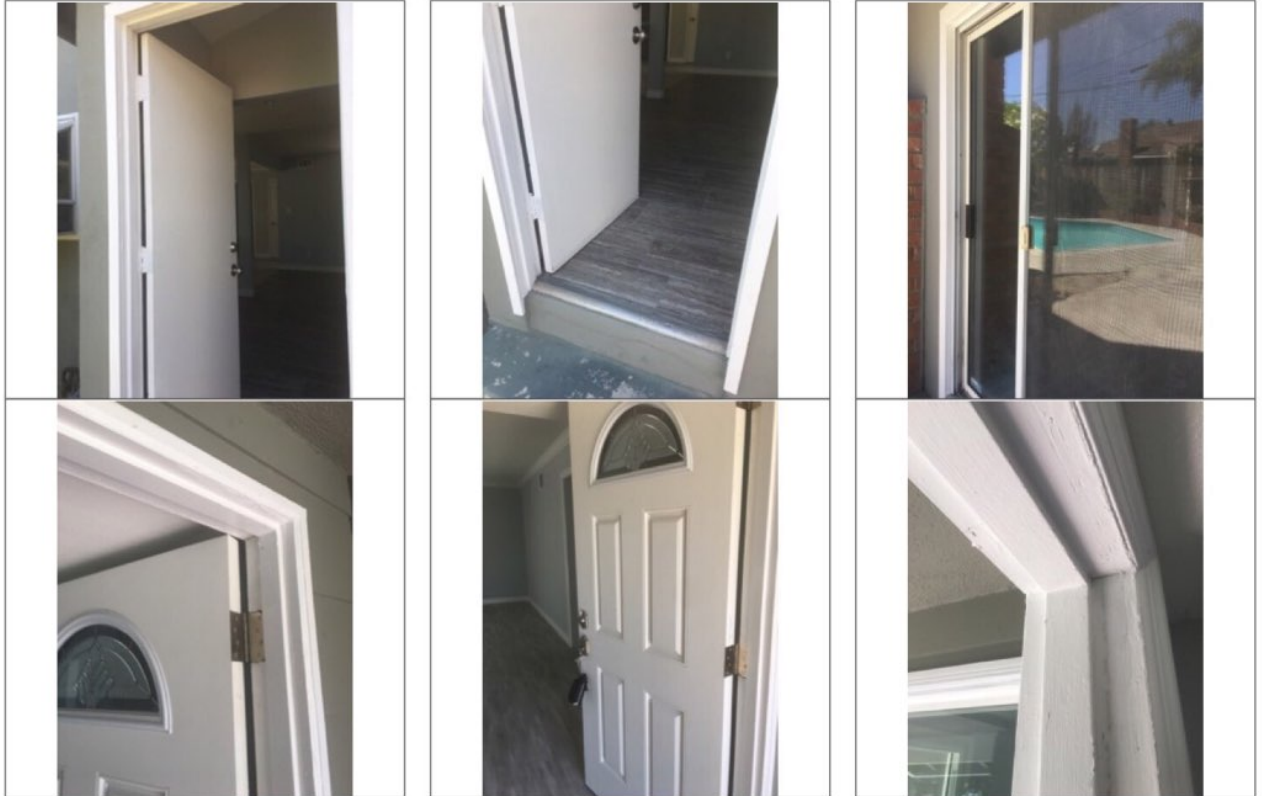
Exterior Doors cont.

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 **Exterior doors were in overall satisfactory condition at time of inspection.**

Photos



Exterior A/C - Heat pump #1

Unit #1 N/A
 Location: Exterior side wall.
 Brand: Payne
 Model #: PA10JA048-C
 Serial #: 3203E14722
 Approximate Age: 2003

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): 50 Fuses/Breakers installed (amps): 50
 Improperly sized fuses/breakers

Level Yes No Recommend re-level unit

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

Improper Clearance (air flow) Yes No

Comments **Outside condenser unit coils on AC unit were damaged. Recommend licensed licensed HVAC technician inspect and evaluate further for repairs.**

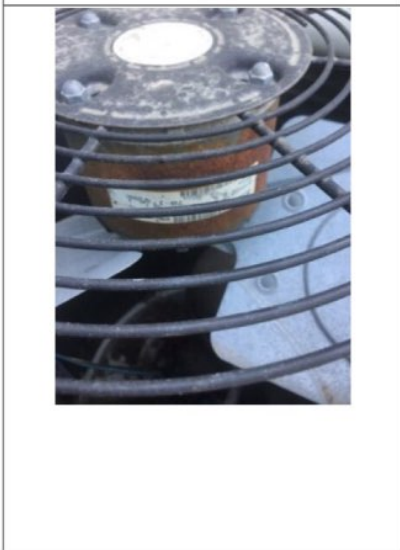
Photos



•Outside condenser unit coils on AC unit were damaged. Recommend licensed HVAC technician inspect and evaluate further for repairs.



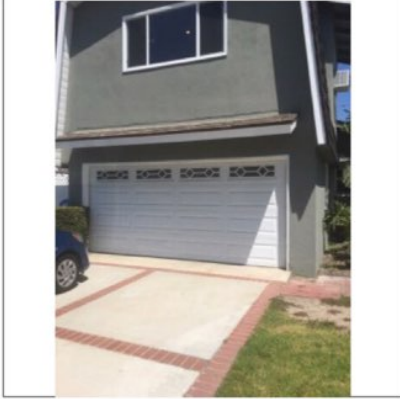
•Outside condenser unit coils on AC unit were damaged. Recommend licensed HVAC technician inspect and evaluate further for repairs.



Garage/Carport

Type

- None
 Attached Detached 1-Car 2-Car 3-Car 4-Car Carport
- Type
Comments
Photos



Automatic Opener

- None N/A
 Operable Inoperable
- Garage door opener was not working at time of inspection.**
- Operation
Comments
Photos



Safety Reverse

- N/A None
 Operable Not Operable Need(s) adjusting Safety hazard
 Photo eyes and pressure reverse tested
- Operation
Comments

Photos



Roofing

Material Same as house
Type:
Approx. age: Approx. layers:

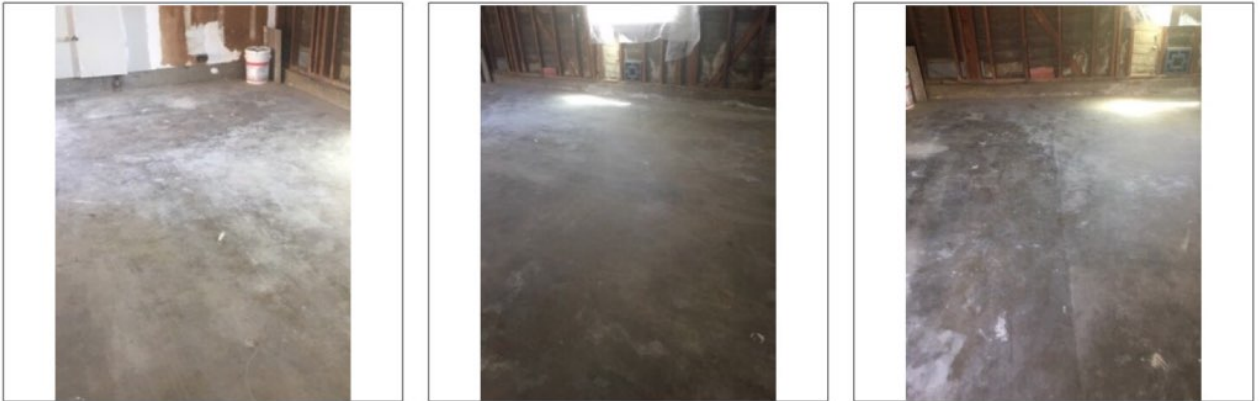
Comments

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 **Garage flooring was in overall satisfactory condition at time of inspection.**

Photos



Sill Plates

Type Floor level Elevated

Comments

Photos

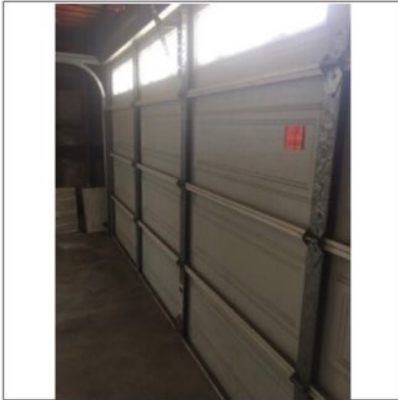


Overhead Door(s)

- N/A
- Material** Wood Fiberglass Masonite Metal Recommend repair
- Condition** Satisfactory Marginal Poor Hardware loose Safety Cable Recommended
- Weatherstripping missing/damaged Loose/missing
- Recommend Priming/Painting Inside & Edges** Yes No

Comments **Overhead garage door was in overall satisfactory condition at time of inspection.**

Photos

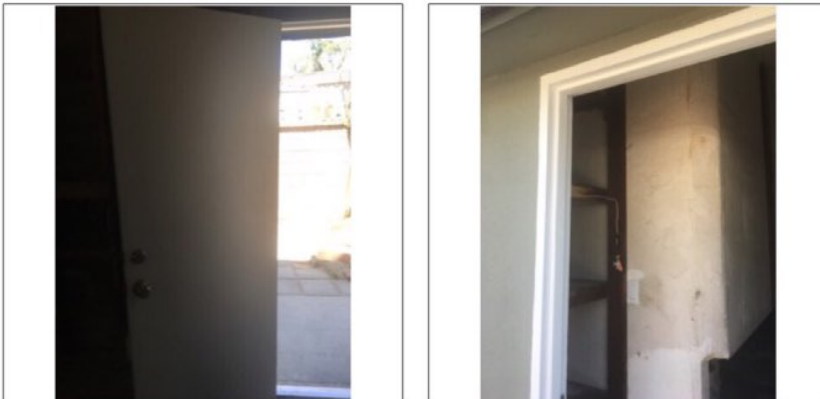


Exterior Service Door

- None
- Condition** Satisfactory Marginal Poor Damaged/Rusted

Comments **Exterior service door was in overall satisfactory condition at time of inspection.**

Photos



Electrical Receptacles

- Yes No Not Visible Operable: Yes No

Garage/Carport

Electrical Receptacles cont.

- 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 **Some electrical receptacles in garage did have power. Recommend licensed electrician inspect and evaluate further for repairs.**

Photos



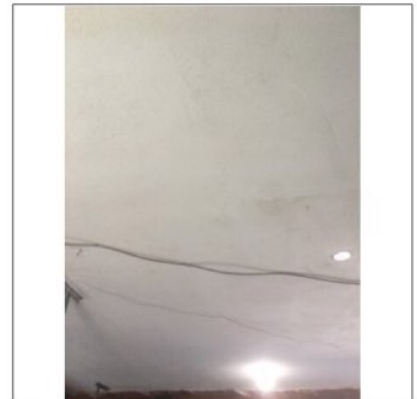
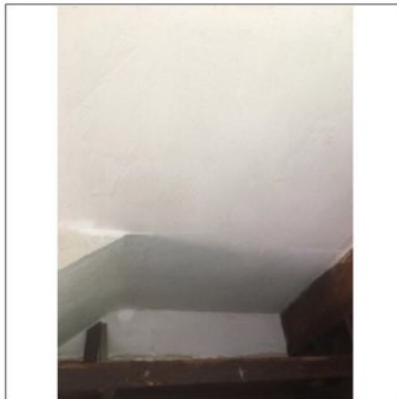
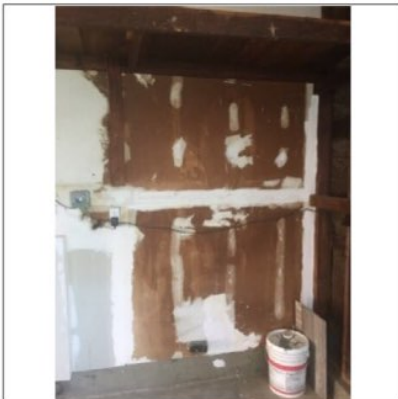
Some electrical receptacles in garage did have power. Recommend licensed electrician inspect and evaluate further for repairs.

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 **Drywall and fire separation walls were in overall satisfactory condition at time of inspection.**

Photos





Kitchen

Countertops

Condition Satisfactory Marginal Recommend repair/caulking

Comments •Kitchen countertops were in overall satisfactory condition at time of inspection.

Photos

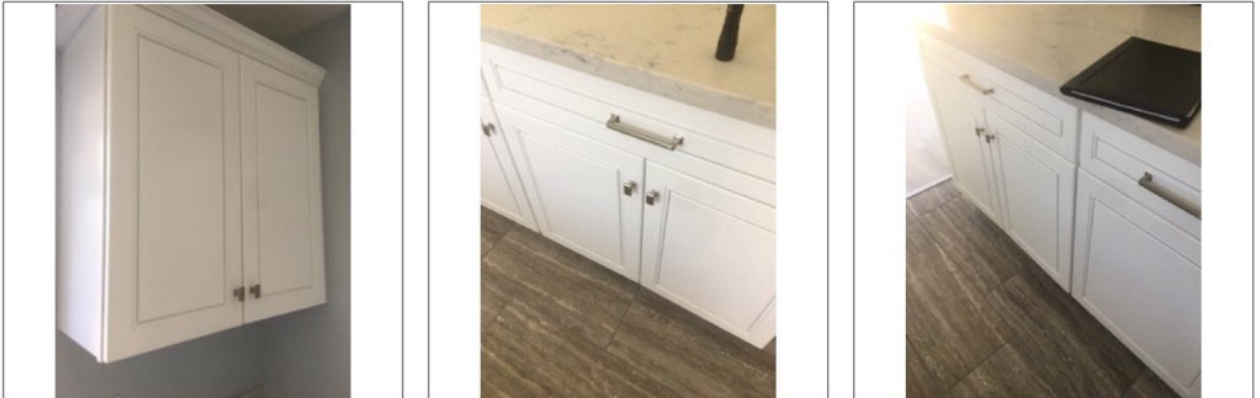


Cabinets

Condition Satisfactory Marginal Recommend repair/adjustment

Comments •Kitchen cabinets were in overall satisfactory condition at time of inspection.

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

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Kitchen

Plumbing cont.

Comments Satisfactory Marginal Poor Typical cracks Moisture stains
•Kitchen plumbing systems were in overall satisfactory condition at time of inspection.

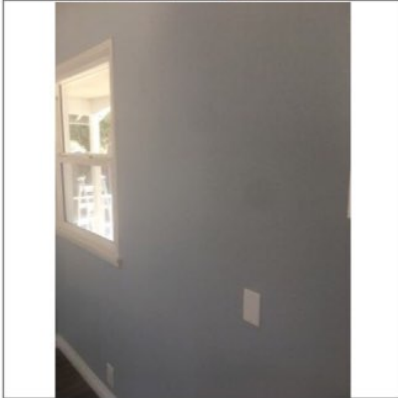
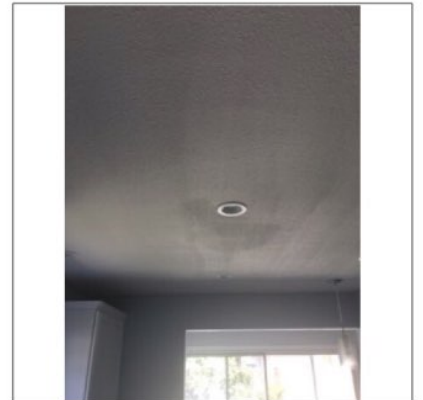
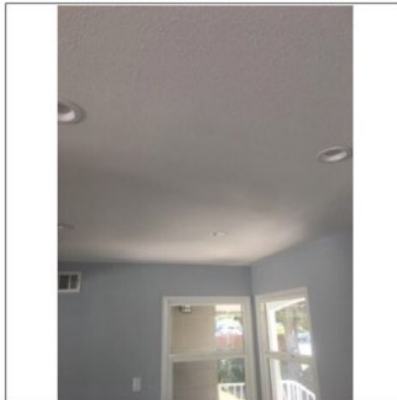
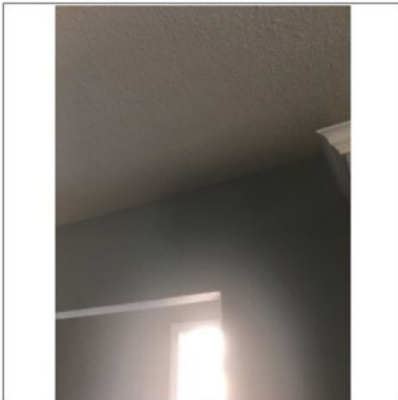
Photos



Walls & Ceiling

Condition Satisfactory Marginal Poor Typical cracks Moisture stains
Comments •Kitchen walls and ceiling were in overall satisfactory condition at time of inspection.

Photos



Heating/Cooling Source

Yes No

Comments

Photos

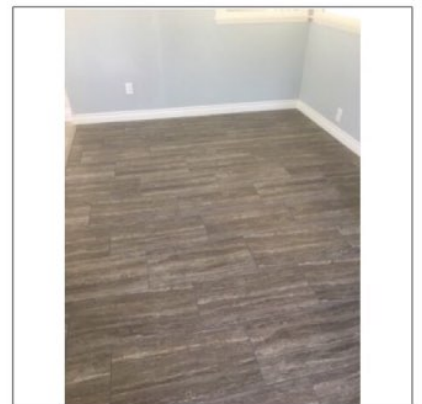
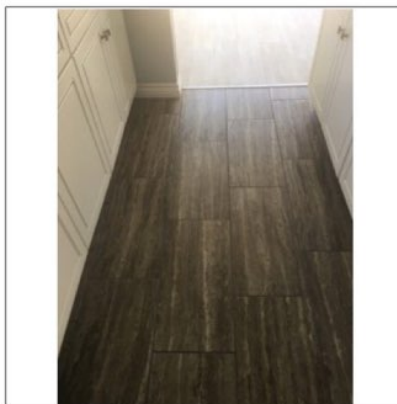
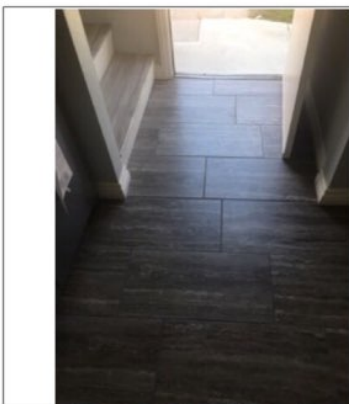


Floor

Condition Satisfactory Marginal Poor Sloping Squeaks

Comments **Kitchen flooring was in overall satisfactory condition at time of inspection.**

Photos



Appliances

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

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Kitchen

Appliances cont.

Receptacles present Yes No Operable: Yes No

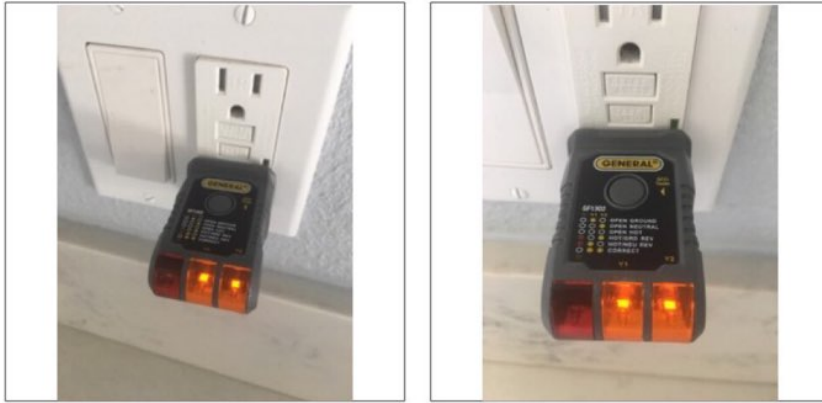
GFCI Yes No Operable: Yes No Recommend GFCI Receptacles: Yes No
 Potential Safety Hazard(s)

Open ground/Reverse polarity: Yes No Potential Safety Hazard

Comments **One electrical receptacle in kitchen was ungrounded. Recommend upgrading to grounded electrical receptacle.**

Photos





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
- 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



Master Bathroom

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

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

Where:

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

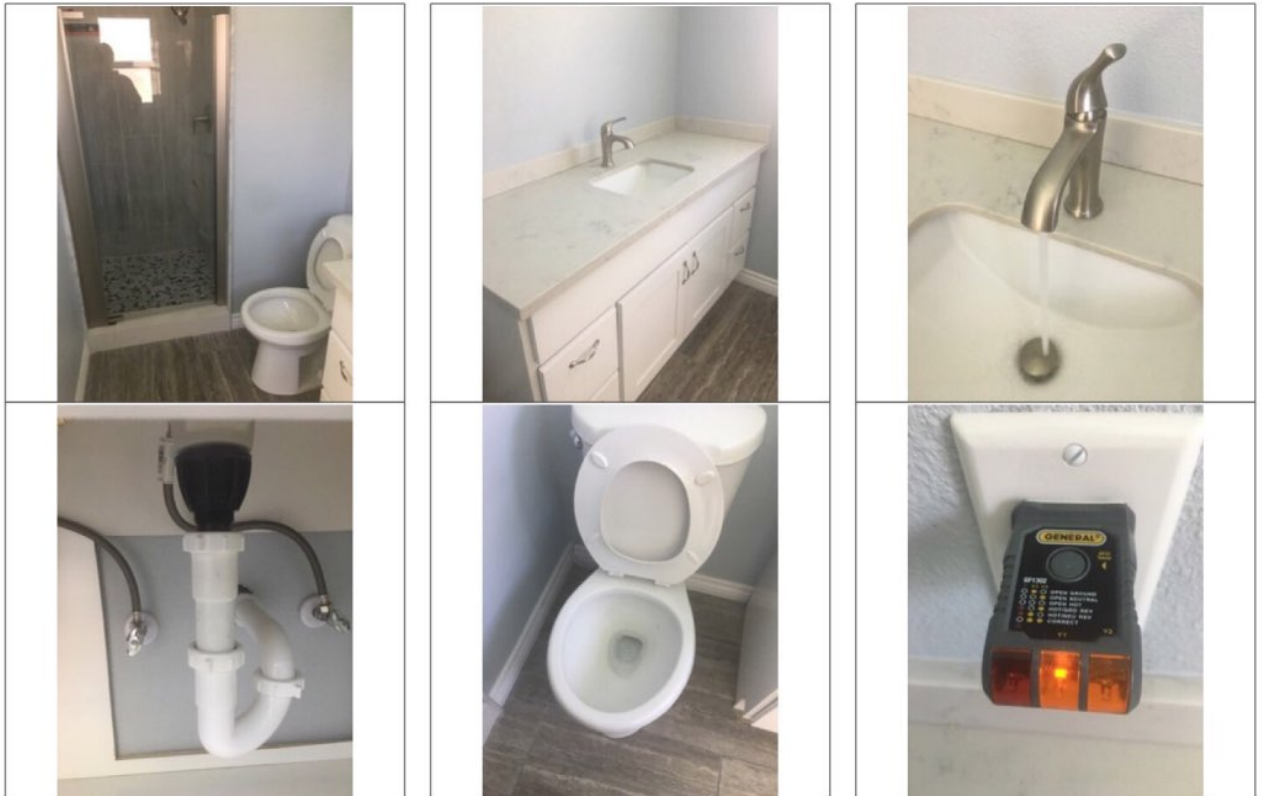
Heat source present Yes No

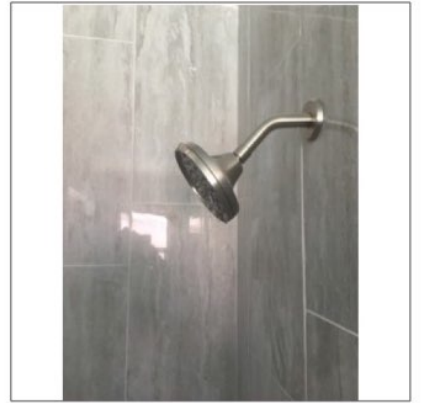
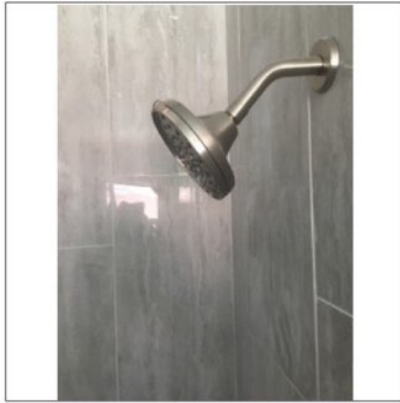
Exhaust fan Yes No Operable: Yes No Noisy

Comments

- Water flow for shower was extremely poor. Recommend licensed plumber inspect and evaluate further for repairs.
- Ungrounded non GFCI electrical receptacles were found in master bathroom. Potential safety hazard. Recommend licensed electrician inspect and evaluate further for repairs.
- Shower door in master bathroom was loose and improperly installed. Recommend repair.

Photos





Hallway Bathroom

Bath

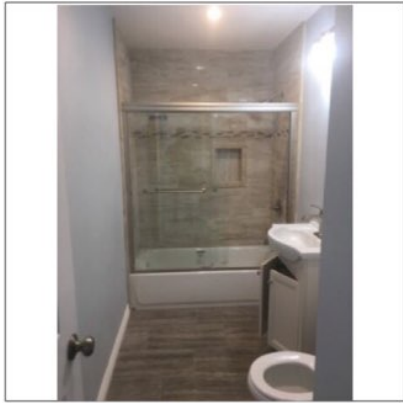
Location Hallway bathroom
Sinks Faucet leaks: Yes No Pipes leak: Yes No
Tubs N/A Faucet leaks: Yes No Pipes leak: Yes No Not Visible
Showers N/A Faucet leaks: Yes No Pipes leak: Yes No Not Visible
Toilet Bowl loose: Yes No Operable: Yes No Cracked bowl Toilet leaks
Shower/Tub area Ceramic/Plastic Fiberglass Masonite Other: Condition: Satisfactory Marginal
 Poor Rotted floors Caulk/Grouting needed: Yes No

Where:
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
 -Water flow for shower in hallway bathroom was extremely poor. Recommend licensed plumber inspect and evaluate further for repairs.
 -Ungrounded non GFCI electrical receptacles were found in hallway bathroom. Potential safety hazard. Recommend licensed electrician inspect and evaluate further for repairs.

Photos





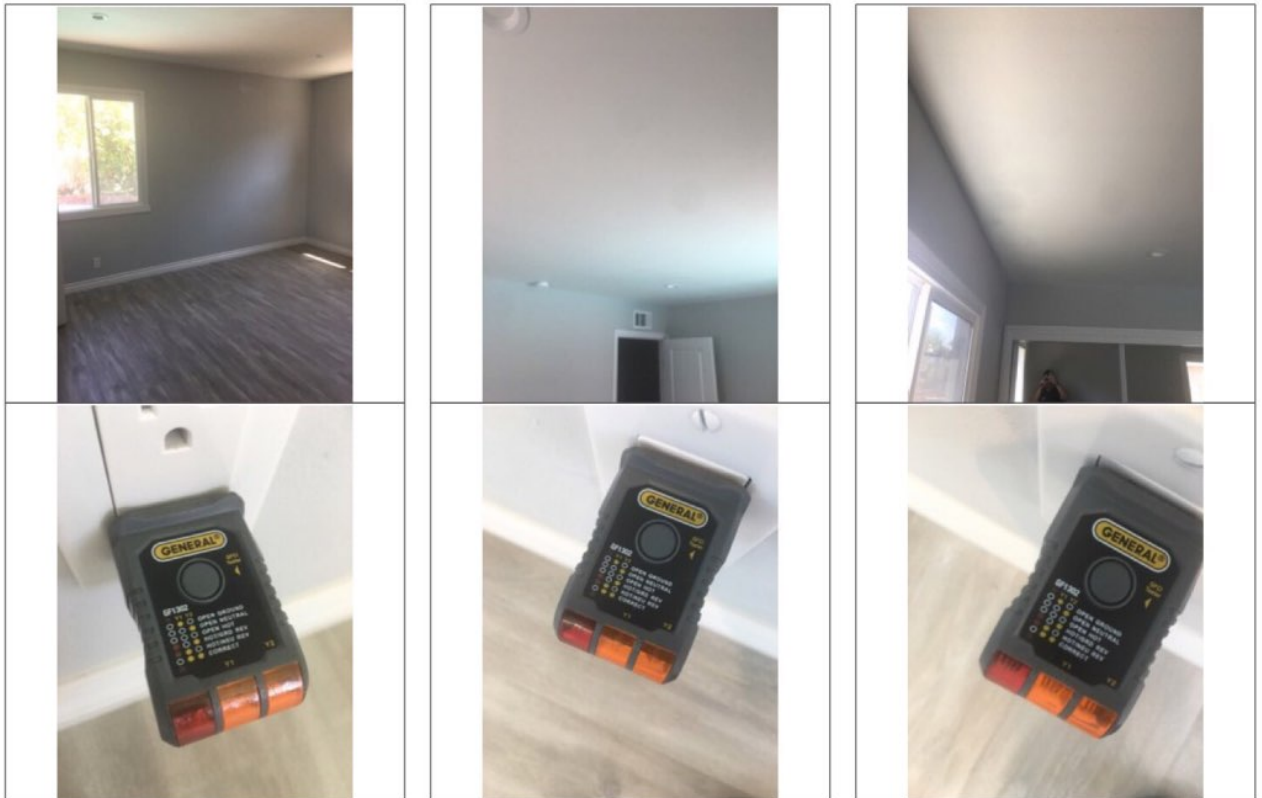
Master Bedroom

Bedroom

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 **Electrical receptacles in master bedroom did not have power when tested with a voltage meter or a GFCI tester. Recommend licensed electrician inspect and evaluate further for repairs.**

Photos



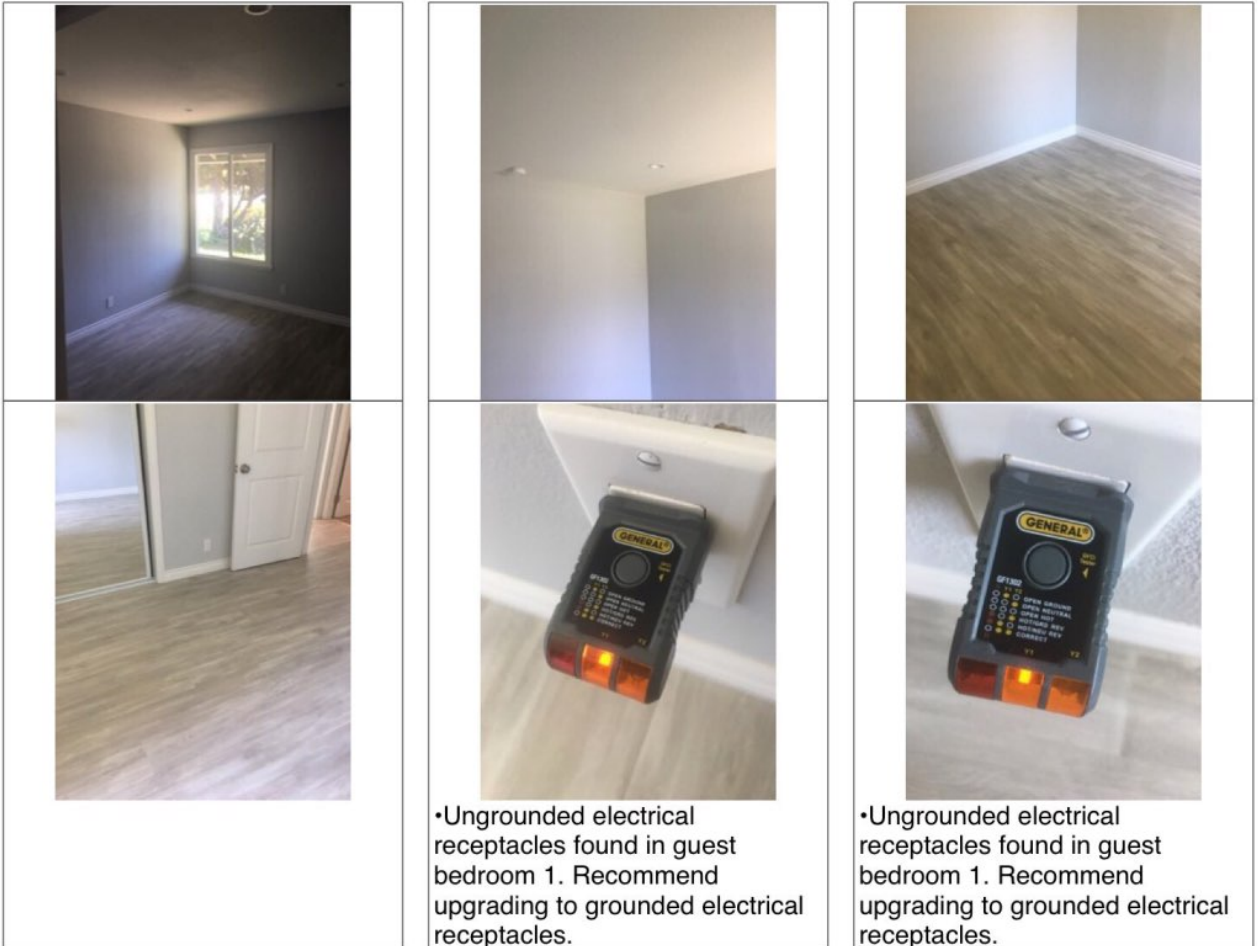
Guest Bedroom (1)

Bedroom

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 •Ungrounded electrical receptacles found in guest bedroom 1. Recommend upgrading to grounded electrical receptacles.

Photos



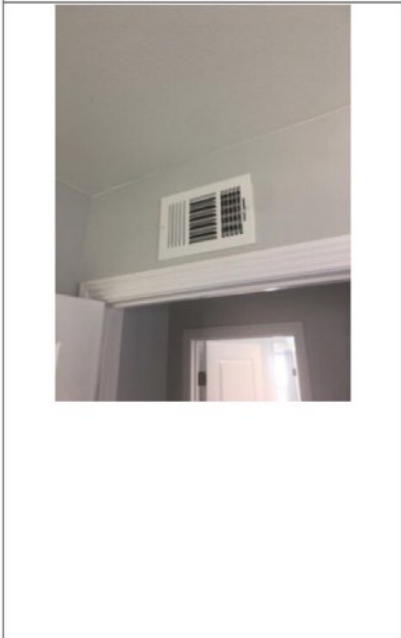
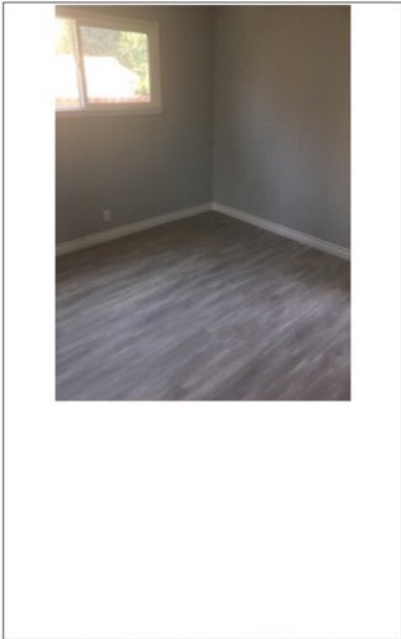
Guest Bedroom (2)

Bedroom

Location First floor
Type BEDROOM
Walls & Ceiling Satisfactory Marginal Poor Typical cracks Damage
Moisture stains Yes No
 Where: **Moisture stains found in guest bedroom 2 ceiling in closet and also ceiling of main room.**
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 **Moisture stains were found on ceiling in guest bedroom 2. When tested with a moisture meter, moisture was detected at 100%. Recommend licensed mold remediation contractor inspect and evaluate further for repairs.**
Ungrounded electrical receptacles were found in guest bedroom 2. Recommend upgrading to grounded electrical receptacles.

Photos

| | | |
|--|--|--|
|  |  |  |
|  |  |  |
| <p>•Moisture stains were found on ceiling in guest bedroom 2. When tested with a moisture meter, moisture was detected at 100%. Recommend licensed mold remediation contractor inspect and evaluate further for repairs.</p> | <p>•Moisture stains were found on ceiling in guest bedroom 2. When tested with a moisture meter, moisture was detected at 100%. Recommend licensed mold remediation contractor inspect and evaluate further for repairs.</p> | <p>•Moisture stains were found on ceiling in guest bedroom 2. When tested with a moisture meter, moisture was detected at 100%. Recommend licensed mold remediation contractor inspect and evaluate further for repairs.</p> |



•Moisture stains were found on ceiling in guest bedroom 2. When tested with a moisture meter, moisture was detected at 100%. Recommend licensed mold remediation contractor inspect and evaluate further for repairs.

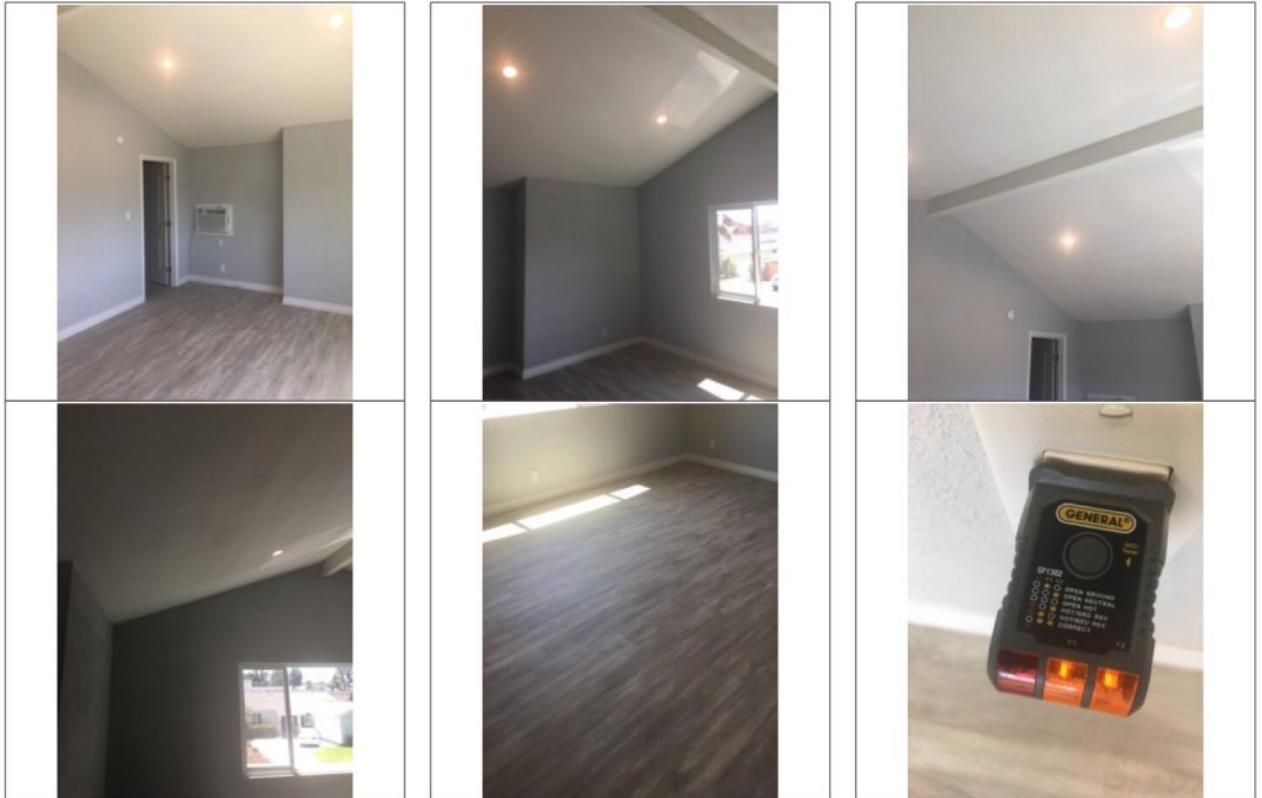
Guest Bedroom (3)

Bedroom

Location Second 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 •One electrical receptacle did not have power when tested with Voltage meter and GFCI detector. Recommend licensed electrician inspect and evaluate further for repairs.

Photos





•One electrical receptacle did not have power when tested with Voltage meter and GFCI detector. Recommend licensed electrician inspect and evaluate further for repairs.

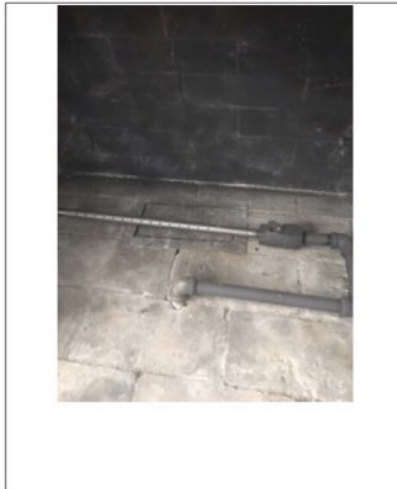
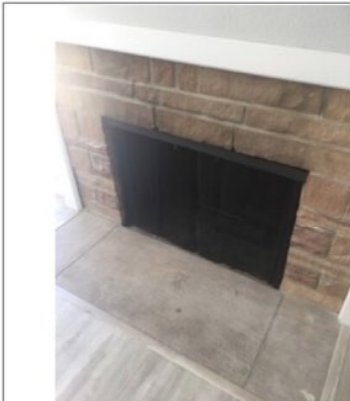
Interior

Fireplace

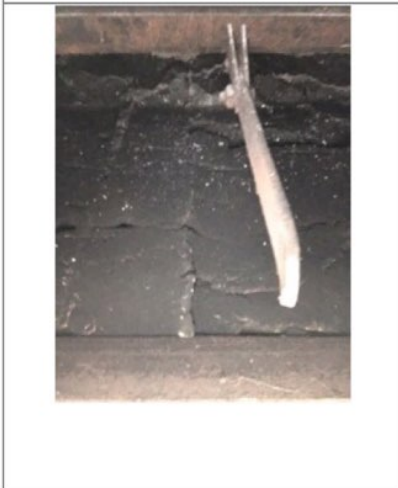
- None
- Location(s)** Living room
- Type** Gas Wood Solid fuel burning stove Electric Ventless
- Material** Masonry Metal (pre-fabricated) Metal insert Cast Iron
- Miscellaneous** Blower built-in Operable: Yes No Damper operable: Yes No
 Open joints or cracks in firebrick/panels should be sealed Fireplace doors need repair
- Damper modified for gas operation** N/A Yes No Damper missing
- Hearth extension adequate** Yes No
- Mantel** N/A Secure Loose Recommend repair/replace
- Physical condition** Satisfactory Marginal Poor Recommend having flue cleaned and re-examined
 Not evaluated

Comments •Open joints or cracks in firebrick of fireplace. Recommend properly sealing and repair.

Photos



•Open joints or cracks in firebrick of fireplace. Recommend properly sealing and repair.

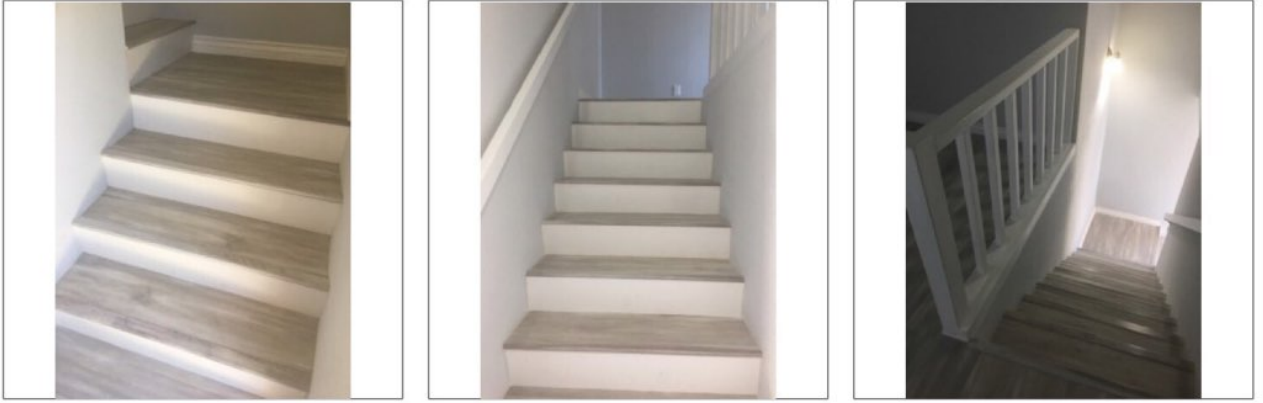


Stairs/Steps/Balconies

- 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 •Stairs were in overall satisfactory condition at time of inspection.

Photos



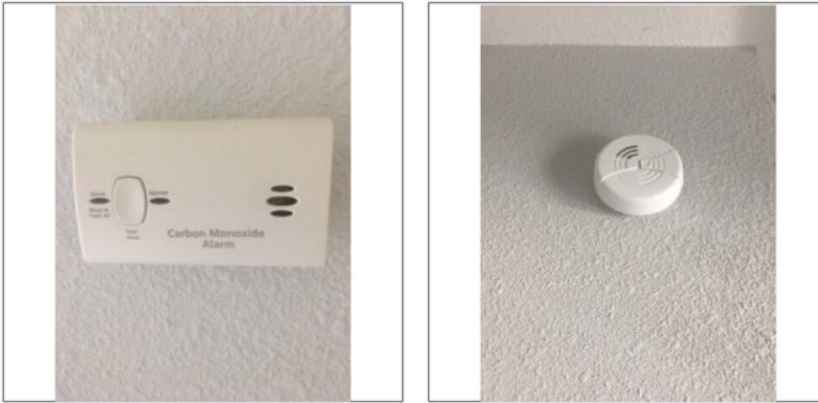
Smoke/Carbon Monoxide detectors

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

Comments

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

Photos



Attic/Structure/Framing/Insulation

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

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Interior

Attic/Structure/Framing/Insulation cont.

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

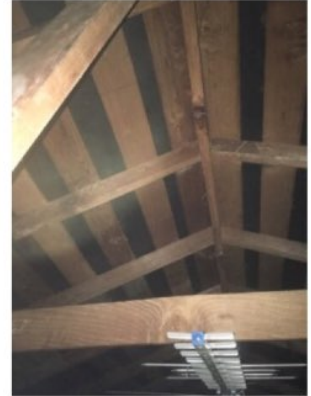
Electrical No apparent defects Open junction box(es) Handyman wiring
 Knob and tube covered with insulation Safety Hazard

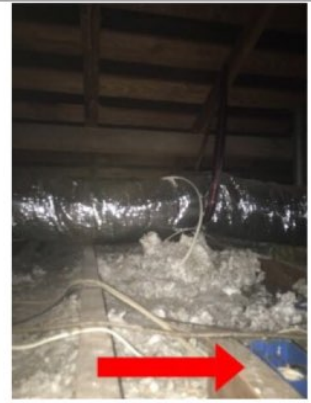
Comments **•Sheathing, examined from the attic, had some water damage, recommend repair.**
•Sheathing, examined from the attic, had some delamination due to moisture, recommend repair.
•Ventilation was marginal recommend additional ventilation be added.
•Recommend outlets be covered - SAFETY HAZARD.
•Recommend junction boxes be covered-SAFETY HAZARD.

Photos



•Sheathing, examined from the attic, had some water damage, recommend repair.
•Sheathing, examined from the attic, had some delamination due to moisture, recommend repair.





- Recommend outlets in attic be covered - SAFETY HAZARD.
- Recommend junction In attic boxes be covered-SAFETY HAZARD.



Crawl Space

Crawl space

N/A
Type Full crawlspace Combination basement/crawl space/slab
Conditioned (heated/cooled) Yes No

Comments

Photos



Access

Location Exterior Interior hatch/door Via basement No access
Inspected from Access panel In the crawl space

Comments

Foundation walls

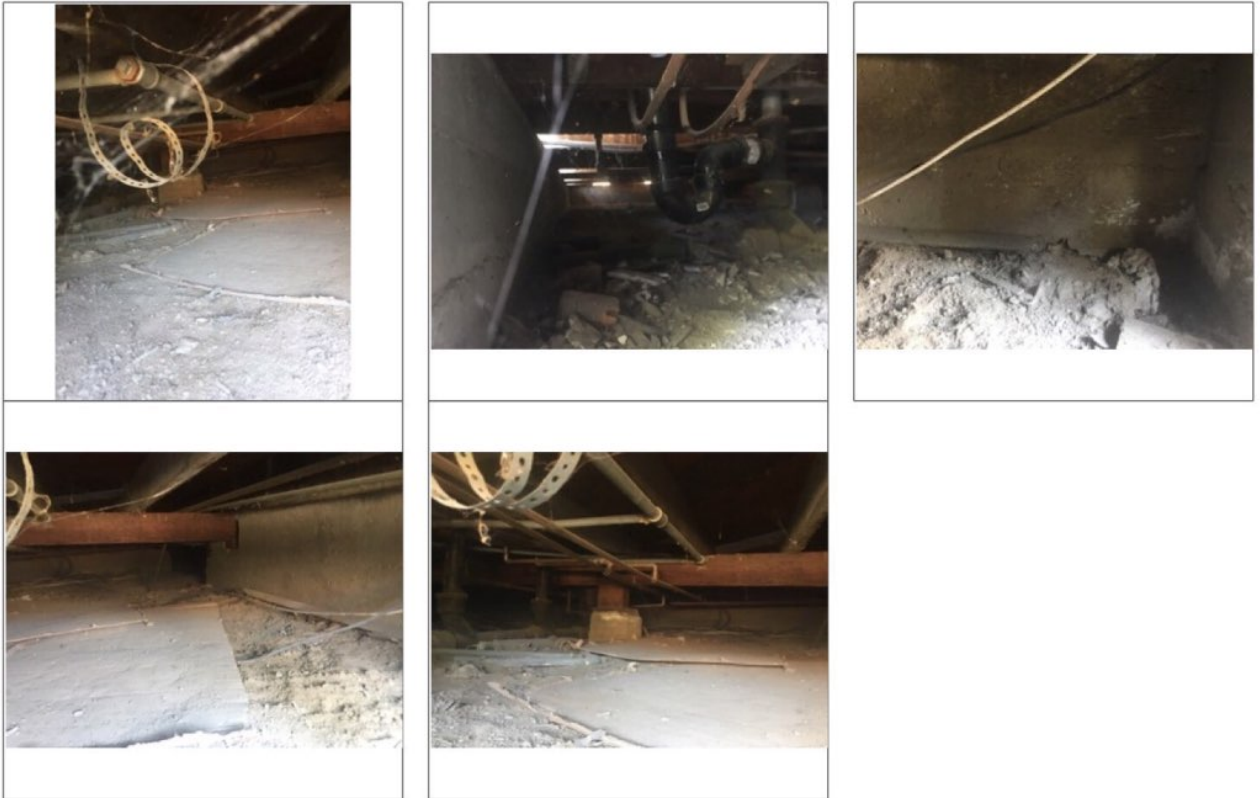
Condition Satisfactory Marginal Have Evaluated Monitor Cracks Movement
Material Concrete block Poured concrete Stone ICF Wood Brick

Comments

This confidential report is prepared exclu

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Photos



Floor

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

Seismic bolts

N/A None visible
Condition Appear satisfactory Recommed 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
Comments

Crawl Space

Joists cont.

Condition Satisfactory Marginal Poor

Subfloor

Condition Not Visible
 Indication of moisture stains/rotting
Comments

Insulation

Type None
 Fiberglass Cellulose Rockwool Foam Not Visible
Location Walls Between floor joists Other:
Comments

Vapor barrier

Present Yes No Not Visible Improperly installed
Material Kraft/foil faced Plastic Not Visible Other:
Comments

Plumbing

Water service

Main shut-off location Outside at curbside

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

Lead other than solder joints Yes No Unknown Service entry

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

Condition Satisfactory Marginal Poor

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

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

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 Satisfactory Marginal Poor Recommend plumber evaluate

Comments

Main fuel shut-off location

N/A

Location On the side exterior wall

Comments

Water heater #1

N/A

General Brand Name: Hydrojet
 Serial #: PLO450232
 Capacity: 40 gals
 Approx. age: 2003

Type Gas Electric Oil LP Other:

Combustion air venting present Yes No N/A

Seismic restraints needed Yes No N/A

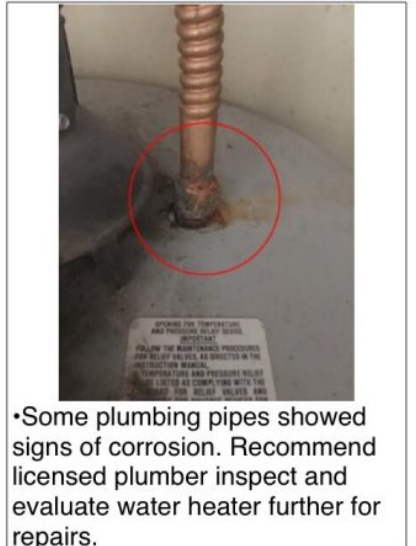
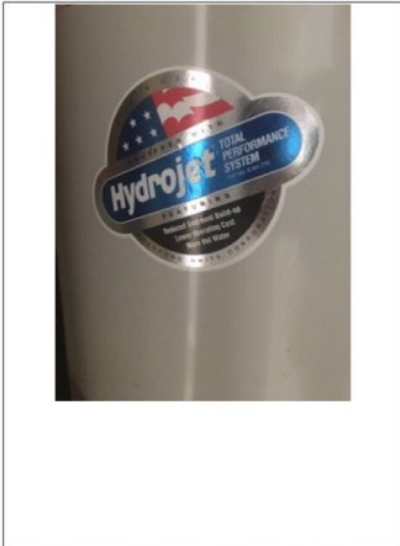
Relief valve Yes No Extension proper: Yes No Missing Recommend repair Improper material

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

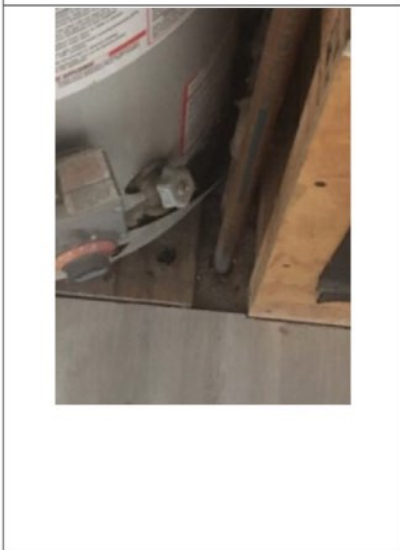
Condition Satisfactory Marginal Poor

Comments **Some plumbing pipes showed signs of corrosion. Recommend licensed plumber inspect and evaluate water heater further for repairs.**

Photos



•Some plumbing pipes showed signs of corrosion. Recommend licensed plumber inspect and evaluate water heater further for repairs.



•Some plumbing pipes showed signs of corrosion. Recommend licensed plumber inspect and evaluate water heater further for repairs.

Heating System

Heating system

Unit #1 Brand name: Trane
 Unknown Model #: TUD060C936J1 Serial #: R433RN41G Satisfactory Marginal Poor
 Recommended HVAC technician examine

Energy source Gas LP Oil Electric Solid fuel

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

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

Carbon monoxide N/A Detected at plenum Detected at register Not tested

Combustion air venting present N/A Yes No

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

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

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

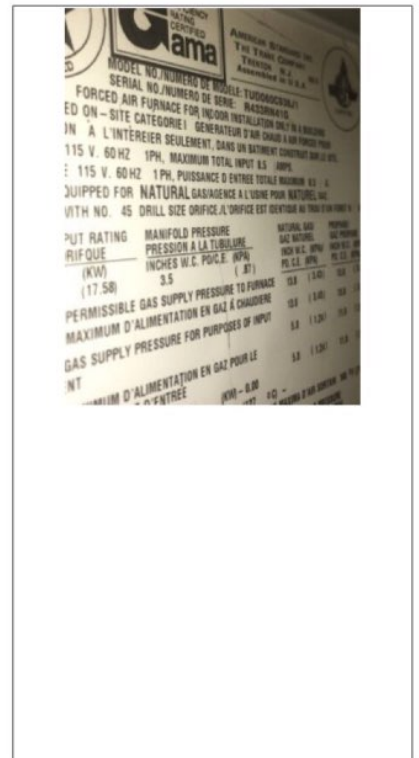
Filter Standard Electrostatic Satisfactory Needs cleaning/replacement Missing
 Electronic (not tested)

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

Heat pump N/A Supplemental electric Supplemental gas

Comments
•Possible rodent droppings were found inside of furnace of unit when faceplate was removed. Recommend licensed pest control specialist inspect and evaluate further.
•Possible rodent droppings were found inside closet enclosure of furnace and water heater. Recommend licensed pest control specialist inspect and evaluate further.

Photos





- Possible rodent droppings were found inside of furnace of unit when faceplate was removed. Recommend licensed pest control specialist inspect and evaluate further.
- Possible rodent droppings were found inside closet enclosure of furnace and water heater. Recommend licensed pest control specialist inspect and evaluate further.

- Possible rodent droppings were found inside of furnace of unit when faceplate was removed. Recommend licensed pest control specialist inspect and evaluate further.
- Possible rodent droppings were found inside closet enclosure of furnace and water heater. Recommend licensed pest control specialist inspect and evaluate further.



Electric/Cooling System

Main panel

Location Exterior wall
Condition Satisfactory **Poor**
Amperage/Voltage Unknown 60a 100a 150a 200a 400a 120v/240v
Adequate Clearance to Panel Yes No
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 **•Main electrical panel showed signs of extensive rusting and the main panel cover was detached and broken at time of inspection. Recommend licensed electrician inspect and evaluate further for repairs.**

Photos





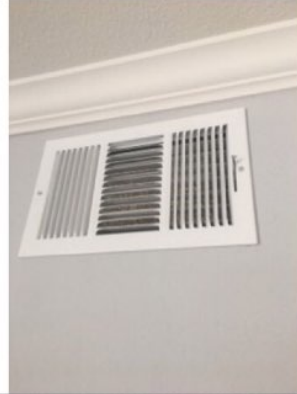



Living Room

Living Room

Location First floor
Type LIVING ROOM
Walls & Ceiling Satisfactory Marginal Poor Typical cracks Damage
Moisture stains Yes No
 Where: **Moisture stains found on ceiling.**
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 **Moisture stains were found on ceiling of living room. When tested with a moisture meter it tested as wet. Recommend licensed mold remediation contractor inspect and evaluate further for repairs.**

Photos

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|--|---|--|
|  |  |  |
|  <p>•Moisture stains were found on ceiling of living room. When tested with a moisture meter it tested as wet. Recommend licensed mold remediation contractor inspect and evaluate further for repairs.</p> |  <p>•Moisture stains were found on ceiling of living room. When tested with a moisture meter it tested as wet. Recommend licensed mold remediation contractor inspect and evaluate further for repairs.</p> |  <p>•Moisture stains were found on ceiling of living room. When tested with a moisture meter it tested as wet. Recommend licensed mold remediation contractor inspect and evaluate further for repairs.</p> |

Pool

Pool

Location Backyard
Type Pool
Floor Satisfactory Marginal Poor Squeaks Slopes Tripping hazard
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

Comments

- Grout around concrete pool slabs were damaged. Recommend repair.
- Typical cracks were found around pool area.
- Filter plate at bottom of of pool was improperly installed. Recommend repair.
- Filtration system of pool was not on at time of inspection. Recommend licensed pool specialist inspect and evaluate further.
- Steps inside of pool were chipped and cracked. Potential safety hazard. Recommend repair.

Photos

