

# *Coggeshall Home Inspections*

## **Home Inspection Report**



5459 4th St. , Long Beach, CA 90814

Inspection prepared for:

Date of Inspection: 10/24/2020

Age of Home: 1953 Size: 2723

Inspector: Ian Coggeshall, CPI

License #NACHI18052135

5767 E. Mezzanine Way, Long Beach , CA 90808

Phone: 310-985-1195

Email: [ian@coggeshallhomeinspections.com](mailto:ian@coggeshallhomeinspections.com)

[www.coggeshallhomeinspections.com](http://www.coggeshallhomeinspections.com)



**Coggeshall**

**HOME INSPECTIONS**

INTERNACHI® CERTIFIED

## InterNACHI SOP (Standards of Practice) Overview

### 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.

### 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.

IV. 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.
- 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.

### **3. Standards of Practice**

#### **3.1. Roof**

I. The inspector shall inspect from ground level or the eaves:

- A. the roof-covering materials;
- B. the gutters;
- C. the downspouts;
- D. the vents, flashing, skylights, chimney, and other roof penetrations; and
- E. the general structure of the roof from the readily accessible panels, doors or stairs.

II. The inspector shall describe:

- A. the type of roof-covering materials.

III. The inspector shall report as in need of correction:

- A. observed indications of active roof leaks.

IV. The inspector is not required to:

- A. walk on any roof surface.
- B. predict the service life expectancy.
- C. inspect underground downspout diverter drainage pipes.
- D. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces.
- E. move insulation.
- F. inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments.
- G. walk on any roof areas that appear, in the inspector's opinion, to be unsafe.

- H. walk on any roof areas if doing so might, in the inspector's opinion, cause damage.
- I. perform a water test.
- J. warrant or certify the roof.
- K. confirm proper fastening or installation of any roof-covering material.

### 3.2. Exterior

#### I. The inspector shall inspect:

- A. the exterior wall-covering materials;
- B. the eaves, soffits and fascia;
- C. a representative number of windows;
- D. all exterior doors;
- E. flashing and trim;
- F. adjacent walkways and driveways;
- G. stairs, steps, stoops, stairways and ramps;
- H. porches, patios, decks, balconies and carports;
- I. railings, guards and handrails; and
- J. vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion.

#### II. The inspector shall describe:

- A. the type of exterior wall-covering materials.

#### III. The inspector shall report as in need of correction:

- A. any improper spacing between intermediate balusters, spindles and rails.

#### IV. The inspector is not required to:

- A. inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting.
- B. inspect items that are not visible or readily accessible from the ground, including window and door flashing.
- C. inspect or identify geological, geotechnical, hydrological or soil conditions.
- D. inspect recreational facilities or playground equipment.
- E. inspect seawalls, breakwalls or docks.
- F. inspect erosion-control or earth-stabilization measures.

- G. inspect for safety-type glass.
- H. inspect underground utilities.
- I. inspect underground items.
- J. inspect wells or springs.
- K. inspect solar, wind or geothermal systems.
- L. inspect swimming pools or spas.
- M. inspect wastewater treatment systems, septic systems or cesspools.
- N. inspect irrigation or sprinkler systems.
- O. inspect drainfields or dry wells.
- P. determine the integrity of multiple-pane window glazing or thermal window seals.

### **3.3. Basement, Foundation, Crawlspace & Structure**

#### I. The inspector shall inspect:

- A. the foundation;
- B. the basement;
- C. the crawlspace; and
- D. structural components.

#### II. The inspector shall describe:

- A. the type of foundation; and
- B. the location of the access to the under-floor space.

#### III. The inspector shall report as in need of correction:

- A. observed indications of wood in contact with or near soil;
- B. observed indications of active water penetration;
- C. observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and
- D. any observed cutting, notching and boring of framing members that may, in the inspector's opinion, present a structural or safety concern.

#### IV. The inspector is not required to:

- A. enter any crawlspace that is not readily accessible, or where entry could cause damage or pose a hazard to him/herself.
- B. move stored items or debris.

- C. operate sump pumps with inaccessible floats.
- D. identify the size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems.
- E. provide any engineering or architectural service.
- F. report on the adequacy of any structural system or component.

### 3.4. Heating

#### I. The inspector shall inspect:

- A. the heating system, using normal operating controls.

#### II. The inspector shall describe:

- A. the location of the thermostat for the heating system;
- B. the energy source; and
- C. the heating method.

#### III. The inspector shall report as in need of correction:

- A. any heating system that did not operate; and
- B. if the heating system was deemed inaccessible.

#### IV. The inspector is not required to:

- A. inspect, measure, or evaluate the interior of flues or chimneys, fire chambers, heat exchangers, combustion air systems, fresh-air intakes, makeup air, humidifiers, dehumidifiers, electronic air filters, geothermal systems, or solar heating systems.
- B. inspect fuel tanks or underground or concealed fuel supply systems.
- C. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system.
- D. light or ignite pilot flames.
- E. activate heating, heat pump systems, or other heating systems when ambient temperatures or other circumstances are not conducive to safe operation or may damage the equipment.
- F. override electronic thermostats.
- G. evaluate fuel quality.
- H. verify thermostat calibration, heat anticipation, or automatic setbacks, timers, programs or clocks.

- I. measure or calculate the air for combustion, ventilation, or dilution of flue gases for appliances.

### **3.5. Cooling**

- I. The inspector shall inspect:
  - A. the cooling system, using normal operating controls.
- II. The inspector shall describe:
  - A. the location of the thermostat for the cooling system; and
  - B. the cooling method.
- III. The inspector shall report as in need of correction:
  - A. any cooling system that did not operate; and
  - B. if the cooling system was deemed inaccessible.
- IV. The inspector is not required to:
  - A. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system.
  - B. inspect portable window units, through-wall units, or electronic air filters.
  - C. operate equipment or systems if the exterior temperature is below 65° Fahrenheit, or when other circumstances are not conducive to safe operation or may damage the equipment.
  - D. inspect or determine thermostat calibration, cooling anticipation, or automatic setbacks or clocks.
  - E. examine electrical current, coolant fluids or gases, or coolant leakage.

### **3.6. Plumbing**

- I. The inspector shall inspect:
  - A. the main water supply shut-off valve;
  - B. the main fuel supply shut-off valve;
  - C. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing;
  - D. interior water supply, including all fixtures and faucets, by running the water;

- E. all toilets for proper operation by flushing;
- F. all sinks, tubs and showers for functional drainage;
- G. the drain, waste and vent system; and
- H. drainage sump pumps with accessible floats.

II. The inspector shall describe:

- A. whether the water supply is public or private based upon observed evidence;
- B. the location of the main water supply shut-off valve;
- C. the location of the main fuel supply shut-off valve;
- D. the location of any observed fuel-storage system; and
- E. the capacity of the water heating equipment, if labeled.

III. The inspector shall report as in need of correction:

- A. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously;
- B. deficiencies in the installation of hot and cold water faucets;
- C. mechanical drain stops that were missing or did not operate if installed in sinks, lavatories and tubs; and
- D. toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate.

IV. The inspector is not required to:

- A. light or ignite pilot flames.
- B. measure the capacity, temperature, age, life expectancy or adequacy of the water heater.
- C. inspect the interior of flues or chimneys, combustion air systems, water softener or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems, or fire sprinkler systems.
- D. determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply.
- E. determine the water quality, potability or reliability of the water supply or source.
- F. open sealed plumbing access panels.
- G. inspect clothes washing machines or their connections.
- H. operate any valve.
- I. test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection.

- J. evaluate the compliance with conservation, energy or building standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping.
- K. determine the effectiveness of anti-siphon, back-flow prevention or drain-stop devices.
- L. determine whether there are sufficient cleanouts for effective cleaning of drains.
- M. evaluate fuel storage tanks or supply systems.
- N. inspect wastewater treatment systems.
- O. inspect water treatment systems or water filters.
- P. inspect water storage tanks, pressure pumps, or bladder tanks.
- Q. evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements.
- R. evaluate or determine the adequacy of combustion air.
- S. test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves.
- T. examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation.
- U. determine the existence or condition of polybutylene, polyethylene, or similar plastic piping.
- V. inspect or test for gas or fuel leaks, or indications thereof.

### 3.7. Electrical

I. The inspector shall inspect:

- A. the service drop;
- B. the overhead service conductors and attachment point;
- C. the service head, gooseneck and drip loops;
- D. the service mast, service conduit and raceway;
- E. the electric meter and base;
- F. service-entrance conductors;
- G. the main service disconnect;
- H. panelboards and over-current protection devices (circuit breakers and fuses);
- I. service grounding and bonding;
- J. a representative number of switches, lighting fixtures and receptacles, including



receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible;

K. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and

L. for the presence of smoke and carbon-monoxide detectors.

II. The inspector shall describe:

A. the main service disconnect's amperage rating, if labeled; and

B. the type of wiring observed.

III. The inspector shall report as in need of correction:

A. deficiencies in the integrity of the service-entrance conductors' insulation, drip loop, and vertical clearances from grade and roofs;

B. any unused circuit-breaker panel opening that was not filled;

C. the presence of solid conductor aluminum branch-circuit wiring, if readily visible;

D. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and

E. the absence of smoke and/or carbon monoxide detectors.

IV. The inspector is not required to:

A. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures.

B. operate electrical systems that are shut down.

C. remove panelboard cabinet covers or dead fronts.

D. operate or re-set over-current protection devices or overload devices.

E. operate or test smoke or carbon-monoxide detectors or alarms.

F. inspect, operate or test any security, fire or alarm systems or components, or other warning or signaling systems.

G. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled.

H. inspect ancillary wiring or remote-control devices.

I. activate any electrical systems or branch circuits that are not energized.

J. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any

time-controlled devices.

- K. verify the service ground.
- L. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility.
- M. inspect spark or lightning arrestors.
- N. inspect or test de-icing equipment.
- O. conduct voltage-drop calculations.
- P. determine the accuracy of labeling.
- Q. inspect exterior lighting.

### 3.8. Fireplace

I. The inspector shall inspect:

- A. readily accessible and visible portions of the fireplaces and chimneys;
- B. lintels above the fireplace openings;
- C. damper doors by opening and closing them, if readily accessible and manually operable; and
- D. cleanout doors and frames.

II. The inspector shall describe:

- A. the type of fireplace.

III. The inspector shall report as in need of correction:

- A. evidence of joint separation, damage or deterioration of the hearth, hearth extension or chambers;
- B. manually operated dampers that did not open and close;
- C. the lack of a smoke detector in the same room as the fireplace;
- D. the lack of a carbon-monoxide detector in the same room as the fireplace; and
- E. cleanouts not made of metal, pre-cast cement, or other non-combustible material.

IV. The inspector is not required to:

- A. inspect the flue or vent system.
- B. inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels.
- C. determine the need for a chimney sweep.
- D. operate gas fireplace inserts.

- E. light pilot flames.
- F. determine the appropriateness of any installation.
- G. inspect automatic fuel-fed devices.
- H. inspect combustion and/or make-up air devices.
- I. inspect heat-distribution assists, whether gravity-controlled or fan-assisted.
- J. ignite or extinguish fires.
- K. determine the adequacy of drafts or draft characteristics.
- L. move fireplace inserts, stoves or firebox contents.
- M. perform a smoke test.
- N. dismantle or remove any component.
- O. perform a National Fire Protection Association (NFPA)-style inspection.
- P. perform a Phase I fireplace and chimney inspection.

### **3.9. Attic, Insulation & Ventilation**

#### I. The inspector shall inspect:

- A. insulation in unfinished spaces, including attics, crawlspaces and foundation areas;
- B. ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and
- C. mechanical exhaust systems in the kitchen, bathrooms and laundry area.

#### II. The inspector shall describe:

- A. the type of insulation observed; and
- B. the approximate average depth of insulation observed at the unfinished attic floor area or roof structure.

#### III. The inspector shall report as in need of correction:

- A. the general absence of insulation or ventilation in unfinished spaces.

#### IV. The inspector is not required to:

- A. enter the attic or any unfinished spaces that are not readily accessible, or where entry could cause damage or, in the inspector's opinion, pose a safety hazard.
- B. move, touch or disturb insulation.
- C. move, touch or disturb vapor retarders.
- D. break or otherwise damage the surface finish or weather seal on or around access panels or covers.

- E. identify the composition or R-value of insulation material.
- F. activate thermostatically operated fans.
- G. determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring.
- H. determine the adequacy of ventilation.

### **3.10. Doors, Windows & Interior**

#### I. The inspector shall inspect:

- A. a representative number of doors and windows by opening and closing them;
- B. floors, walls and ceilings;
- C. stairs, steps, landings, stairways and ramps;
- D. railings, guards and handrails; and
- E. garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls.

#### II. The inspector shall describe:

- A. a garage vehicle door as manually-operated or installed with a garage door opener.

#### III. The inspector shall report as in need of correction:

- A. improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings;
- B. photo-electric safety sensors that did not operate properly; and
- C. any window that was obviously fogged or displayed other evidence of broken seals.

#### IV. The inspector is not required to:

- A. inspect paint, wallpaper, window treatments or finish treatments.
- B. inspect floor coverings or carpeting.
- C. inspect central vacuum systems.
- D. inspect for safety glazing.
- E. inspect security systems or components.
- F. evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures.
- G. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure.
- H. move suspended-ceiling tiles.

- I. inspect or move any household appliances.
- J. inspect or operate equipment housed in the garage, except as otherwise noted.
- K. verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door.
- L. operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards.
- M. operate any system, appliance or component that requires the use of special keys, codes, combinations or devices.
- N. operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights.
- O. inspect microwave ovens or test leakage from microwave ovens.
- P. operate or examine any sauna, steam-generating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices.
- Q. inspect elevators.
- R. inspect remote controls.
- S. inspect appliances.
- T. inspect items not permanently installed.
- U. discover firewall compromises.
- V. inspect pools, spas or fountains.
- W. determine the adequacy of whirlpool or spa jets, water force, or bubble effects.
- X. determine the structural integrity or leakage of pools or spas.



# Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

Grounds		
Page 21 Item: 1	Driveway and Walkway Condition	<ul style="list-style-type: none"> <li>• Potential Trip Hazard(s) at sidewalk; monitor / repair as necessary.</li> <li>• Some sections of concrete driveway/walkways showed signs of crack. Recommend repair/seal.</li> </ul>
Page 22 Item: 3	Vegetation Observations	<ul style="list-style-type: none"> <li>• Recommend trimming trees/vegetation so that it does not come into contact with home.</li> </ul>
Page 23 Item: 4	Gate Condition	<ul style="list-style-type: none"> <li>• Wooden gate showed signs of damage/deterioration at time of inspection. Recommend repair.</li> </ul>
Page 24 Item: 6	Stairs & Handrail	<ul style="list-style-type: none"> <li>• The metal railing is showing areas of rust and fasteners/bolts. Refinish, prime, repair, and paint as needed.</li> </ul>
Page 27 Item: 15	Patio Enclosure	<ul style="list-style-type: none"> <li>• Front porch showed signs of damaged tile/stone at time of inspection. Recommend repair.</li> <li>• Common cracks/Seal as needed.</li> <li>• Uneven concrete patio slabs noted in backyard. Potential trip hazard. Recommend repair.</li> </ul>
Page 29 Item: 16	Patio and Porch Condition	<ul style="list-style-type: none"> <li>• Backyard patio covering showed signs of damage at time of inspection. Recommend licensed contractor inspect and evaluate further for repairs.</li> </ul>
Page 29 Item: 17	Fence Condition	<ul style="list-style-type: none"> <li>• Wood deterioration observed. Suggest repairs/replacement as needed.</li> <li>• Some sections of block wall fencing showed signs of cracks at time of inspection. Recommend repair.</li> <li>• Loose/missing top blocks observed. Suggest maintenance/repairs as needed.</li> </ul>
Roof		
Page 34 Item: 3	Chimney	<ul style="list-style-type: none"> <li>• Evidence of damage bricks on chimney at time of inspection. Recommend licensed chimney contractor inspect and evaluate further for repairs.</li> </ul>
Page 36 Item: 7	Gutter	<ul style="list-style-type: none"> <li>• Clean gutters: Significant amounts of debris evident.</li> <li>• Gutter leak(s) noted.</li> <li>• All the gutters should be evaluated for correct pitch and condition by a qualified installer.</li> </ul>
Exterior Areas		
Page 38 Item: 1	Doors	<ul style="list-style-type: none"> <li>• Sliding screen door for backyard was off its tracks at time of inspection. Recommend repair.</li> <li>• Backyard patio door showed signs of damage around sill plate/framing at time of inspection. Recommend repair.</li> </ul>
Page 39 Item: 2	Window Condition	<ul style="list-style-type: none"> <li>• Deteriorated frame(s) at window(s)</li> </ul>

Page 40 Item: 3	Siding Condition	<ul style="list-style-type: none"> <li>• Some wood deterioration noted. Have repaired as necessary.</li> <li>• Some siding deterioration noted. Have repaired as necessary.</li> <li>• Some sections of siding showed signs of damage at time of inspection. Recommend repair.</li> </ul>
Page 42 Item: 4	Eaves & Facia	<ul style="list-style-type: none"> <li>• Soffit vents showed signs of damage at time of inspection. Recommend repair or replace as needed.</li> <li>• Moderate amount of hornet/wasp nests under eaves edge/soffits at time of inspection. Recommend licensed pest control specialist inspect and evaluate further.</li> </ul>
Garage		
Page 44 Item: 2	Walls	<ul style="list-style-type: none"> <li>• Damaged walls noted in garage at time of inspection. Recommend licensed contractor inspect and evaluate further for repairs.</li> </ul>
Page 46 Item: 5	Rafters & Ceiling	<ul style="list-style-type: none"> <li>• Large moisture stains found on garage ceiling at time of inspection. Moisture was detected when tested. Possible active leak present. Moisture percentage was between 80-100%. Recommend licensed contractor inspect and evaluate further for repairs.</li> </ul>
Page 47 Item: 6	Electrical	<ul style="list-style-type: none"> <li>• Possible evidence of handyman wiring found in garage at time of inspection. Recommend licensed electrician inspect and evaluate further for repairs.</li> </ul>
Page 48 Item: 9	Exterior Door	<ul style="list-style-type: none"> <li>• In the inspectors opinion the door is near the end of its useful life due to .</li> <li>• Exterior garage door showed signs of moisture damage at time of inspection. Recommend replace.</li> </ul>
Laundry		
Page 53 Item: 5	Electrical	<ul style="list-style-type: none"> <li>• Switch cover plate damaged. Recommend replace.</li> </ul>
Page 53 Item: 6	GFCI	<ul style="list-style-type: none"> <li>• The laundry receptacle should be <b>GFCI</b> protected type.</li> <li>• No GFCI protection present, suggest installing GFCI protected receptacles for safety.</li> </ul>
Page 54 Item: 11	Plumbing	<ul style="list-style-type: none"> <li>• Rusting/corrosion noted on plumbing valves at time of inspection. Recommend licensed plumber inspect and evaluate further for repairs.</li> </ul>
Kitchen		
Page 60 Item: 9	Sinks	<ul style="list-style-type: none"> <li>• Sink rusted. Monitor for developing leaks (none found during inspection).</li> </ul>
Page 62 Item: 18	Plumbing	<ul style="list-style-type: none"> <li>• Rusting and corrosion noted on plumbing piping at time of inspection. Recommend licensed plumber inspect and evaluate further for repairs.</li> </ul>
Page 64 Item: 23	Electrical	<ul style="list-style-type: none"> <li>• Ungrounded receptacles observed at water sources or exterior locations ideally should be grounded, suggest installing GFCI's for safety.</li> </ul>
Page 64 Item: 24	GFCI	<ul style="list-style-type: none"> <li>• No GFCI protection present, suggest installing GFCI protected receptacles for safety.</li> <li>• GFCI protected receptacles may not have been required when the house was built. We suggest buyer consider upgrading with GFCI's at all receptacles near water sources.</li> </ul>
Bathroom		



Page 66 Item: 6	Electrical	<ul style="list-style-type: none"> <li>• Open ground (or 2-wire) outlets present. This means that the 3rd (round) part of an appliance plug is not getting ground protection. This may be a concern with items such as computers and electronic devices.</li> </ul>
Page 67 Item: 7	GFCI	<ul style="list-style-type: none"> <li>• GFCI did not respond to test, suggest replacing for safety.</li> <li>• No GFCI protection present, suggest installing GFCI protected receptacles for safety.</li> </ul>
Page 69 Item: 12	Plumbing	<ul style="list-style-type: none"> <li>• Evidence of rusting and corrosion found in bathroom plumbing pipes at time of inspection. Recommend licensed plumber inspect and evaluate further for repairs.</li> </ul>
Page 72 Item: 15	Shower Walls	<ul style="list-style-type: none"> <li>• Some areas of drywall near shower showed signs of damage. Recommend repair.</li> </ul>
Page 73 Item: 18	Sinks	<ul style="list-style-type: none"> <li>• Some sink faucets showed signs of corrosion at time of inspection.</li> </ul>
<b>Bedrooms</b>		
Page 77 Item: 6	Electrical	<ul style="list-style-type: none"> <li>• 2-prong outlets - The home contained outdated, ungrounded 2-prong electrical outlets. Although this condition may have been commonly considered safe or acceptable at the time the home was originally constructed, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. Consider updating the existing condition to meet generally-accepted current standards.</li> </ul>
Page 81 Item: 14	Ceiling Condition	<ul style="list-style-type: none"> <li>• Paint deterioration noted on bedroom ceilings at time of inspection. Recommend repair.</li> </ul>
<b>Interior Areas</b>		
Page 85 Item: 7	Electrical	<ul style="list-style-type: none"> <li>• 2-prong outlets - The home contained outdated, ungrounded 2-prong electrical outlets. Although this condition may have been commonly considered safe or acceptable at the time the home was originally constructed, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. Consider updating the existing condition to meet generally-accepted current standards.</li> </ul>
Page 86 Item: 12	Ceiling Condition	<ul style="list-style-type: none"> <li>• Small stains noted on the ceiling near fireplace. They tested dry at the time of the inspection.</li> <li>• Evidence of past leaking was noted.</li> <li>• Paint deterioration noted on some areas of ceiling at time of inspection. Recommend repair.</li> </ul>
Page 88 Item: 15	Wall Condition	<ul style="list-style-type: none"> <li>• Some sections of walls showed signs of damage and moisture stains. Recommend licensed contractor inspect and evaluate further for repairs.</li> </ul>
Page 89 Item: 16	Fireplace	<ul style="list-style-type: none"> <li>• Some cracks present in firebrick at time of inspection. Recommend licensed fireplace specialist inspect and evaluate further for repairs.</li> </ul>
Page 90 Item: 17	Window Condition	<ul style="list-style-type: none"> <li>• Deterioration noted due to contact with moisture, repairs needed.</li> </ul>
<b>Attic</b>		
Page 93 Item: 1	Access	<ul style="list-style-type: none"> <li>• Attic access is located above toilet in hallway bathroom. Recommend moving attic access to more accessible area.</li> </ul>

Page 93 Item: 2	Structure	<ul style="list-style-type: none"> <li>• Hornet/wasp nest found in attic at time of inspection. Recommend licensed pest control specialist inspect and evaluate further for repairs.</li> </ul>
Foundation		
Page 97 Item: 3	Foundation Walls	<ul style="list-style-type: none"> <li>• Moisture intrusion was observed in numerous areas of the foundation floor and at the base of foundation walls. Moisture can create high humidity, mold &amp; can damage stored items &amp; finishing materials. It is recommended to have a foundation specialist review the foundation for correcting the water intrusion and advise as needed before closing.</li> </ul>
Page 101 Item: 12	Foundation Plumbing	<ul style="list-style-type: none"> <li>• Corrosion/cysts were noted as one or more locations of the metal drain lines. Repairs recommended to be performed by a Qualified Licensed Plumber.</li> </ul>
Water Heater		
Page 106 Item: 1	Base	<ul style="list-style-type: none"> <li>• Evidence of possible rodent droppings found in water heat closet at time of inspection. Recommend licensed pest control specialist inspect and evaluate further.</li> </ul>
Page 108 Item: 6	TPRV	<ul style="list-style-type: none"> <li>• <b>IPR valve</b> extension piping missing at time of inspection. Recommend licensed plumber inspect and evaluate further for repairs.</li> </ul>
Page 109 Item: 10	Overflow Condition	<ul style="list-style-type: none"> <li>• The extension at the water heater relief valve is missing. This is a potential scalding concern as water can discharge improperly. Recommend installing the proper type of relief extension to discharge within 6 to 8" from the floor.</li> </ul>
Page 109 Item: 11	Strapping	<ul style="list-style-type: none"> <li>• The water heater is partially strapped. Potential safety hazard. Recommend licensed plumber inspect and evaluate further for repairs.</li> </ul>
Electrical		
Page 110 Item: 1	Electrical Panel	<ul style="list-style-type: none"> <li>• There is a Federal Pacific Electric service panel in the house. There are studies that show that some FPE circuit breakers are prone to problems that can lead to failures, lack of proper protection of circuits and other serious issues, including fire and electrocution. Although the Consumer Products Safety Commission has not issued a formal product recall, the panel is old and the company is now out of business. We cannot definitively call this panel defective, but recommend, for your peace of mind, to consult a qualified electrical contractor to get their opinion on this matter. You can learn more about this issue at: <a href="http://www.codecheck.com/pdf/electri...%20Nov2003.pdf">http://www.codecheck.com/pdf/electri...%20Nov2003.pdf</a>, <a href="http://www.inspect-ny.com/fpe/fpepanel.htm">www.inspect-ny.com/fpe/fpepanel.htm</a>, and <a href="http://www.inspect-ny.com/fpe/CPSCsummary.htm">http://www.inspect-ny.com/fpe/CPSCsummary.htm</a>.</li> <li>• Panel cover missing on sub panel in garage, exposing live electrical wires/breakers as an electrocution hazard.</li> <li>• Panel cover screw(s) missing.</li> </ul>



# Inspection Details

## 1. Attendance

In Attendance: Client present • Buyer Agent present • Selling Agent present

## 2. Home Type

Home Type: Single Family Home

## 3. Occupancy

Occupancy: Occupied - Furnished: Heavy volume of personal and household items observed. • ACCESS TO SOME ITEMS SUCH AS: ELECTRICAL OUTLETS, WINDOWS, WALL/FLOOR SURFACES, AND CABINET INTERIORS WAS RESTRICTED BY FURNITURE AND LARGE QUANTITY OF PERSONAL BELONGINGS. ANY SUCH ITEMS ARE EXCLUDED FROM THIS INSPECTION REPORT.



# Grounds

Inspectors shall inspect adjacent or entryway walkways, patios, and driveways; vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building.

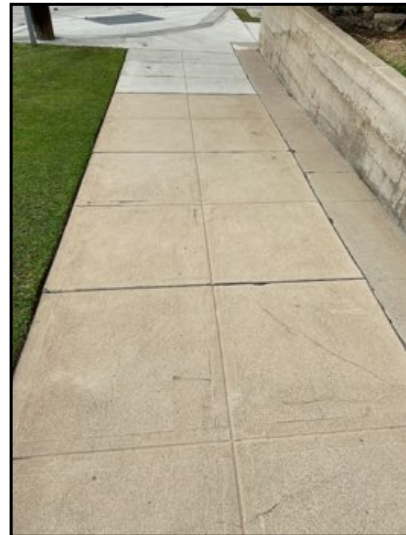
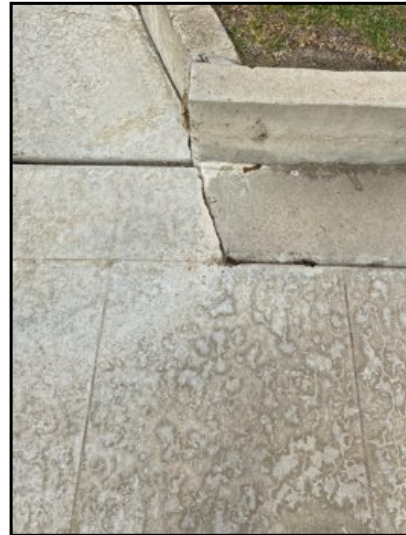
## 1. Driveway and Walkway Condition

Satisfactory	Marginal	Poor	Monitor	None
	X			

Materials: Concrete driveway noted. • Concrete sidewalk noted.

Observations:

- Potential Trip Hazard(s) at sidewalk; monitor / repair as necessary.
  - Some sections of concrete driveway/walkways showed signs of crack.
- Recommend repair/seal.





### 2. Grading

Satisfactory	Marginal	Poor	Monitor	None
X				

#### Observations:

- No major system safety or function concerns noted at time of inspection.

### 3. Vegetation Observations

Satisfactory	Marginal	Poor	Monitor	None
	X			

#### Observations:

- Recommend trimming trees/vegetation so that it does not come into contact with home.







#### 4. Gate Condition

Satisfactory	Marginal	Poor	Monitor	None
		X		

#### Observations:

- Wooden gate showed signs of damage/deterioration at time of inspection. Recommend repair.



### 5. Patio and Porch Deck

Satisfactory	Marginal	Poor	Monitor	None
				X

### 6. Stairs & Handrail

Satisfactory	Marginal	Poor	Monitor	None
	X			

**Observations:**

- The metal railing is showing areas of rust and fasteners/bolts. Refinish, prime, repair, and paint as needed.



### 7. Grounds Electrical

Satisfactory	Marginal	Poor	Monitor	None
X				

**Observations:**

- No major system safety or function concerns noted at time of inspection.





8. GFCI

Satisfactory	Marginal	Poor	Monitor	None
X				

Observations:

- **GFCI** receptacles are in good condition.

9. Main Gas Valve Condition

Satisfactory	Marginal	Poor	Monitor	None
	X			



10. Plumbing

Satisfactory	Marginal	Poor	Monitor	None
	X			

Materials: Copper piping noted.



### 11. Water Pressure

Satisfactory    Marginal    Poor    Monitor    None

X				
---	--	--	--	--

### 12. Pressure Regulator

Satisfactory    Marginal    Poor    Monitor    None

X				
---	--	--	--	--

### 13. Exterior Faucet Condition

Satisfactory    Marginal    Poor    Monitor    None

X				
---	--	--	--	--



### 14. Balcony

Satisfactory    Marginal    Poor    Monitor    None

				X
--	--	--	--	---

### 15. Patio Enclosure

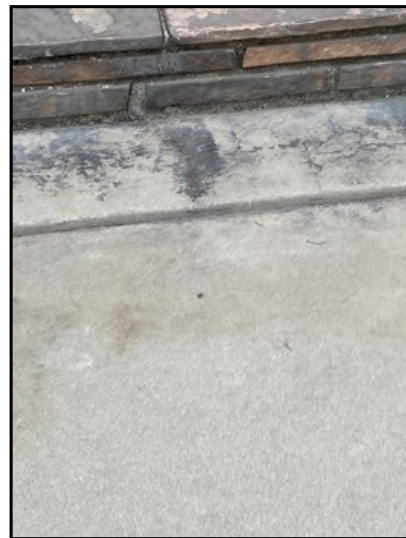
Satisfactory	Marginal	Poor	Monitor	None
	X			

#### Observations:

- Front porch showed signs of damaged tile/stone at time of inspection. Recommend repair.
- Common cracks/Seal as needed.
- Uneven concrete patio slabs noted in backyard. Potential trip hazard. Recommend repair.







16. Patio and Porch Condition

Satisfactory	Marginal	Poor	Monitor	None
		X		

Observations:

- Backyard patio covering showed signs of damage at time of inspection. Recommend licensed contractor inspect and evaluate further for repairs.



17. Fence Condition

Satisfactory	Marginal	Poor	Monitor	None
		X		

Materials: Wood • Block

Observations:

- Wood deterioration observed. Suggest repairs/replacement as needed.
- Some sections of block wall fencing showed signs of cracks at time of inspection. Recommend repair.
- Loose/missing top blocks observed. Suggest maintenance/repairs as needed.







### 18. Sprinklers

Satisfactory	Marginal	Poor	Monitor	None
			X	

**Observations:**

- Sprinkler system noted; client is advised to seek advice of a specialist in evaluating this system before use.





# Roof

## 1. Roof Condition

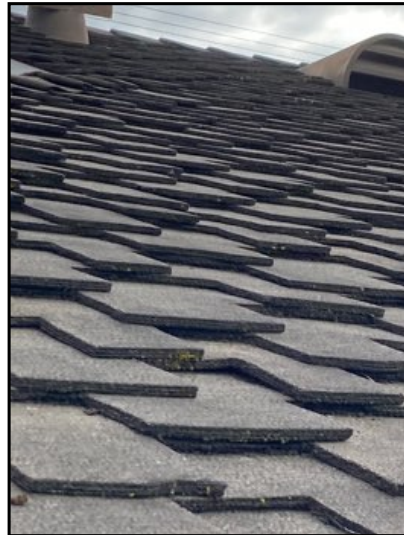
Satisfactory    Marginal    Poor    Monitor    None

X				
---	--	--	--	--

Materials: Asphalt shingles noted.

Observations:

- No major system safety or function concerns noted at time of inspection.

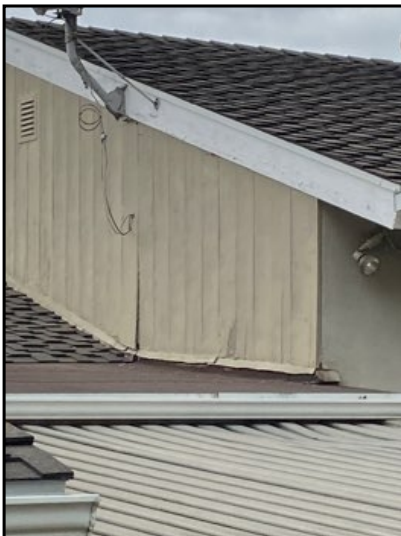




## 2. Flashing

Satisfactory    Marginal    Poor    Monitor    None

X				
---	--	--	--	--







### 3. Chimney

Satisfactory    Marginal    Poor    Monitor    None

	X			
--	---	--	--	--

#### Observations:

- Evidence of damage bricks on chimney at time of inspection. Recommend licensed chimney contractor inspect and evaluate further for repairs.



### 4. Sky Lights

Satisfactory    Marginal    Poor    Monitor    None

X				
---	--	--	--	--



### 5. Spark Arrestor

Satisfactory    Marginal    Poor    Monitor    None

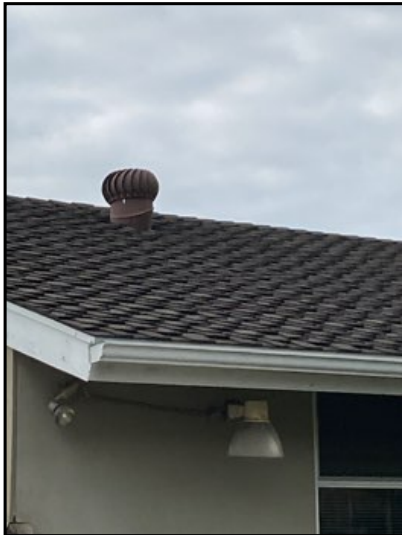
X				
---	--	--	--	--



### 6. Vent Caps

Satisfactory    Marginal    Poor    Monitor    None

X				
---	--	--	--	--



### 7. Gutter

Satisfactory	Marginal	Poor	Monitor	None
	X			

#### Observations:

- Clean gutters: Significant amounts of debris evident.
- Gutter leak(s) noted.
- All the gutters should be evaluated for correct pitch and condition by a qualified installer.









# Exterior Areas

This section describes the exterior wall coverings and trim. Inspectors are required to inspect the exterior wall coverings, flashing, trim, all exterior doors, the stoops, steps porches and their associated railings, any attached decks and balconies and eaves, soffits and fascias accessible from ground level.

## 1. Doors

Satisfactory	Marginal	Poor	Monitor	None
	X			

### Observations:

- Sliding screen door for backyard was off its tracks at time of inspection. Recommend repair.
- Backyard patio door showed signs of damage around sill plate/framing at time of inspection. Recommend repair.





## 2. Window Condition

Satisfactory	Marginal	Poor	Monitor	None
	X			

### Observations:

- Deteriorated frame(s) at window(s)





### 3. Siding Condition

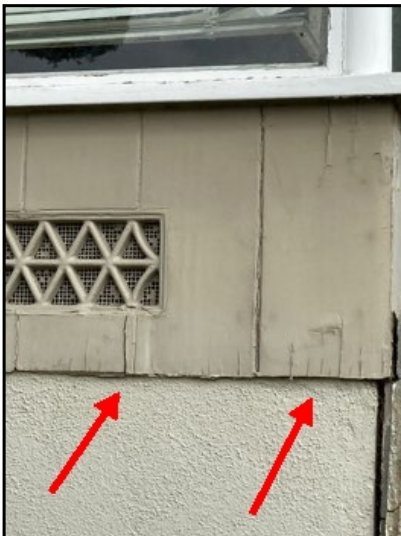
Satisfactory	Marginal	Poor	Monitor	None
	X			

Materials: Stucco veneer noted. • Wooden Planks

Observations:

- Some wood deterioration noted. Have repaired as necessary.
- Some siding deterioration noted. Have repaired as necessary.
- Some sections of siding showed signs of damage at time of inspection. Recommend repair.







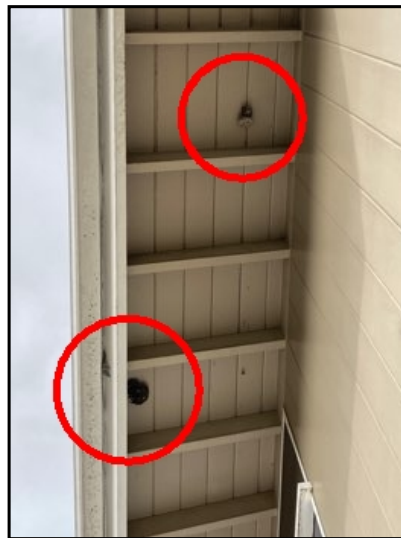
4. Eaves & Facia

Satisfactory	Marginal	Poor	Monitor	None
	X			

Observations:

- Soffit vents showed signs of damage at time of inspection. Recommend repair or replace as needed.
- Moderate amount of hornet/wasp nests under eaves edge/soffits at time of inspection. Recommend licensed pest control specialist inspect and evaluate further.





### 5. Exterior Paint

Satisfactory	Marginal	Poor	Monitor	None
	X			

**Observations:**

- Suggest caulking around doors and windows as necessary.
- Suggest sealing/caulking as part of routine maintenance to prevent further deterioration.

### 6. Stucco

Satisfactory	Marginal	Poor	Monitor	None
	X			





# Garage

## 1. Roof Condition

Satisfactory	Marginal	Poor	Monitor	None
X				

Materials: Roofing is the same as main structure.

Observations:

- No major system safety or function concerns noted at time of inspection.

## 2. Walls

Satisfactory	Marginal	Poor	Monitor	None
	X			

Observations:

- Damaged walls noted in garage at time of inspection. Recommend licensed contractor inspect and evaluate further for repairs.



## 3. Anchor Bolts

Satisfactory	Marginal	Poor	Monitor	None
			X	

Observations:

- The anchor bolts were not visible.

### 4. Floor Condition

Satisfactory	Marginal	Poor	Monitor	None
X				

Materials: Bare concrete floors noted.

Observations:

- Common cracks noted.



### 5. Rafters & Ceiling

Satisfactory	Marginal	Poor	Monitor	None
		X		

#### Observations:

• Large moisture stains found on garage ceiling at time of inspection. Moisture was detected when tested. Possible active leak present. Moisture percentage was between 80-100%. Recommend licensed contractor inspect and evaluate further for repairs.







6. Electrical

Satisfactory	Marginal	Poor	Monitor	None
	X			

Observations:

• Possible evidence of handyman wiring found in garage at time of inspection. Recommend licensed electrician inspect and evaluate further for repairs.



7. GFCI

Satisfactory	Margin al	Poor	Monito r	None
				X

8. 240 Volt

Satisfactory	Margin al	Poor	Monito r	None
				X

9. Exterior Door

Satisfactory	Margin al	Poor	Monito r	None
		X		

Observations:

- In the inspectors opinion the door is near the end of its useful life due to .
- Exterior garage door showed signs of moisture damage at time of inspection. Recommend replace.



10. Fire Door

Satisfactory	Margin al	Poor	Monito r	None
				X



### 11. Garage Door Condition

Satisfactory	Marginal	Poor	Monitor	None
	X			



### 12. Garage Door Parts

Satisfactory	Marginal	Poor	Monitor	None
	X			

### 13. Garage Opener Status

Satisfactory	Marginal	Poor	Monitor	None
X				



### 14. Garage Door's Reverse Status

Satisfactory	Margin al	Poor	Monito r	None
X				

Observations:

- Eye beam system present and operating.



### 15. Ventilation

Satisfactory	Margin al	Poor	Monito r	None
	X			

### 16. Vent Screens

Satisfactory	Margin al	Poor	Monito r	None
	X			

### 17. Cabinets

Satisfactory	Margin al	Poor	Monito r	None
	X			



18. Counters

Satisfactory    Marginal    Poor    Monitor    None

	X			
--	---	--	--	--



19. Wash Basin

Satisfactory    Marginal    Poor    Monitor    None

				X
--	--	--	--	---



# Laundry

## 1. Locations

Locations: Laundry Room

## 2. Cabinets

Satisfactory	Marginal	Poor	Monitor	None
X				

### Observations:

- Appeared functional and in satisfactory condition, at time of inspection.



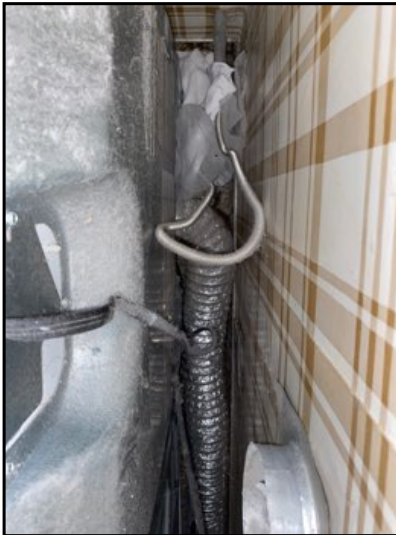
## 3. Counters

Satisfactory	Marginal	Poor	Monitor	None
				X

## 4. Dryer Vent

Satisfactory	Marginal	Poor	Monitor	None
X				





5. Electrical

Satisfactory	Marginal	Poor	Monitor	None
	X			

Observations:

- Switch cover plate damaged. Recommend replace.



6. GFCI

Satisfactory	Marginal	Poor	Monitor	None
				X

Observations:

- The laundry receptacle should be GFCI protected type.
- No GFCI protection present, suggest installing GFCI protected receptacles for safety.

7. Exhaust Fan

Satisfactory	Marginal	Poor	Monitor	None
				X

8. Gas Valves

Satisfactory	Marginal	Poor	Monitor	None
X				



9. Wash Basin

Satisfactory	Marginal	Poor	Monitor	None
				X

10. Floor Condition

Satisfactory	Marginal	Poor	Monitor	None
X				

Materials: Sheet vinyl flooring is noted.



11. Plumbing

Satisfactory	Marginal	Poor	Monitor	None
	X			

Observations:

- Rusting/corrosion noted on plumbing valves at time of inspection. Recommend licensed plumber inspect and evaluate further for repairs.



### 12. Wall Condition

Satisfactory	Marginal	Poor	Monitor	None
X				



### 13. Ceiling Condition

Satisfactory	Marginal	Poor	Monitor	None
X				

Materials: There are drywall ceilings noted.



### 14. Security Bars

Satisfactory    Marginal    Poor    Monitor    None

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	--------------------------	-------------------------------------

### 15. Doors

Satisfactory    Marginal    Poor    Monitor    None

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	--------------------------	-------------------------------------

### 16. Window Condition

Satisfactory    Marginal    Poor    Monitor    None

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	--------------------------	-------------------------------------





# Kitchen

The kitchen is used for food preparation and often for entertainment. Kitchens typically include a stove, dishwasher, sink and other appliances.

## 1. Cabinets

Satisfactory	Marginal	Poor	Monitor	None
X				

Observations:

- Appeared functional and in satisfactory condition, at time of inspection.



## 2. Counters

Satisfactory	Marginal	Poor	Monitor	None
X				



### 3. Dishwasher

Satisfactory	Marginal	Poor	Monitor	None
X				

Observations:  
 • Operated.

### 4. Doors

Satisfactory	Marginal	Poor	Monitor	None
				X

### 5. Garbage Disposal

Satisfactory	Marginal	Poor	Monitor	None
	X			



6. Microwave

Satisfactory	Margin al	Poor	Monito r	None
	X			



7. Cook top condition

Satisfactory	Margin al	Poor	Monito r	None
X				

Observations:  
 • Electric cook top noted.

8. Oven & Range

Satisfactory	Margin al	Poor	Monito r	None
X				

Observations:  
 • Oven(s): Electric



9. Sinks

Satisfactory	Marginal	Poor	Monitor	None
		X		

Observations:

• Sink rusted. Monitor for developing leaks (none found during inspection).



10. Drinking Fountain

Satisfactory	Marginal	Poor	Monitor	None
				X

11. Spray Wand

Satisfactory	Marginal	Poor	Monitor	None
				X

12. Hot Water Dispenser

Satisfactory	Marginal	Poor	Monitor	None
				X



### 13. Soap Dispenser

Satisfactory    Marginal    Poor    Monitor    None

				X
--	--	--	--	---

### 14. Trash Compactor

Satisfactory    Marginal    Poor    Monitor    None

				X
--	--	--	--	---

### 15. Vent Condition

Satisfactory    Marginal    Poor    Monitor    None

	X			
--	---	--	--	--



### 16. Window Condition

Satisfactory    Marginal    Poor    Monitor    None

	X			
--	---	--	--	--

### 17. Floor Condition

Satisfactory    Marginal    Poor    Monitor    None

	X			
--	---	--	--	--

Materials: Carpet is noted. • Sheet vinyl flooring is noted.



### 18. Plumbing

Satisfactory    Marginal    Poor    Monitor    None

		X		
--	--	---	--	--

#### Observations:

- Rusting and corrosion noted on plumbing piping at time of inspection. Recommend licensed plumber inspect and evaluate further for repairs.



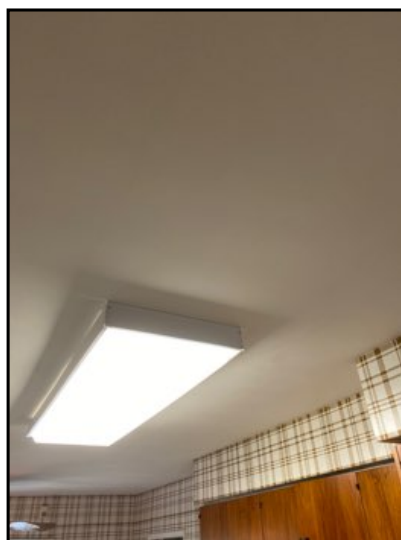
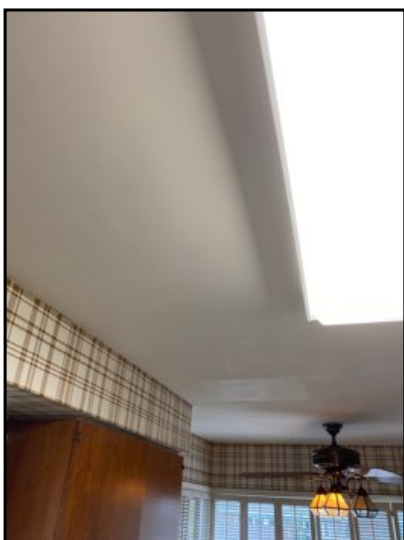


19. Ceiling Condition

Satisfactory    Marginal    Poor    Monitor    None

Materials: There are drywall ceilings noted.

X				
---	--	--	--	--



20. Security Bars

Satisfactory    Marginal    Poor    Monitor    None

				X
--	--	--	--	---

21. Patio Doors

Satisfactory    Marginal    Poor    Monitor    None

				X
--	--	--	--	---

22. Screen Doors

Satisfactory    Marginal    Poor    Monitor    None

				X
--	--	--	--	---

### 23. Electrical

Satisfactory	Marginal	Poor	Monitor	None
		X		

**Observations:**

- Ungrounded receptacles observed at water sources or exterior locations ideally should be grounded, suggest installing GFCI's for safety.



### 24. GFCI

Satisfactory	Marginal	Poor	Monitor	None
				X

**Observations:**

- No GFCI protection present, suggest installing GFCI protected receptacles for safety.
- GFCI protected receptacles may not have been required when the house was built. We suggest buyer consider upgrading with GFCI's at all receptacles near water sources.

### 25. Wall Condition

Satisfactory	Marginal	Poor	Monitor	None
X				

Materials: Drywall walls noted. • Wall paper finish noted.





# Bathroom

Bathrooms can consist of many features from jacuzzi tubs and showers to toilets and bidets. Because of all the plumbing involved it is an important area of the house to look over. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring..

## 1. Locations

Locations: Master Bathroom • Main Floor Bathroom • Guest bathroom

## 2. Cabinets

Satisfactory	Marginal	Poor	Monitor	None
X				

Observations:

- Appeared functional and in satisfactory condition, at time of inspection.

## 3. Ceiling Condition

Satisfactory	Marginal	Poor	Monitor	None
X				

Materials: There are drywall ceilings noted.

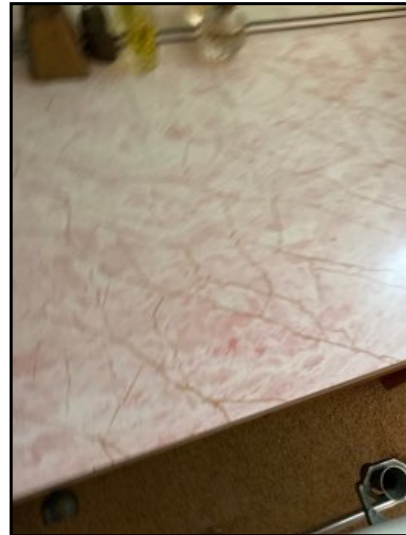


## 4. Counters

Satisfactory	Marginal	Poor	Monitor	None
X				

Observations:

- Granite tops noted.



### 5. Doors

Satisfactory	Marginal	Poor	Monitor	None
X				

**Observations:**

- No major system safety or function concerns noted at time of inspection.

### 6. Electrical

Satisfactory	Marginal	Poor	Monitor	None
		X		

**Observations:**

- Open ground (or 2-wire) outlets present. This means that the 3rd (round) part of an appliance plug is not getting ground protection. This may be a concern with items such as computers and electronic devices.





### 7. GFCI

Satisfactory	Marginal	Poor	Monitor	None
		X		X

**Observations:**

- GFCI did not respond to test, suggest replacing for safety.
- No GFCI protection present, suggest installing GFCI protected receptacles for safety.

### 8. Exhaust Fan

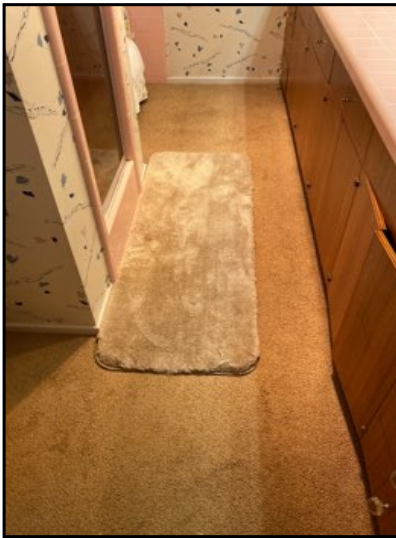
Satisfactory	Marginal	Poor	Monitor	None
	X			



### 9. Floor Condition

Satisfactory	Marginal	Poor	Monitor	None
X				

Materials: Carpet is noted.



### 10. Heating

Satisfactory    Marginal    Poor    Monitor    None

				X
--	--	--	--	---

### 11. Mirrors

Satisfactory    Marginal    Poor    Monitor    None

X				
---	--	--	--	--





12. Plumbing

Satisfactory	Marginal	Poor	Monitor	None
		X		

Observations:

• Evidence of rusting and corrosion found in bathroom plumbing pipes at time of inspection. Recommend licensed plumber inspect and evaluate further for repairs.





### 13. Security Bars

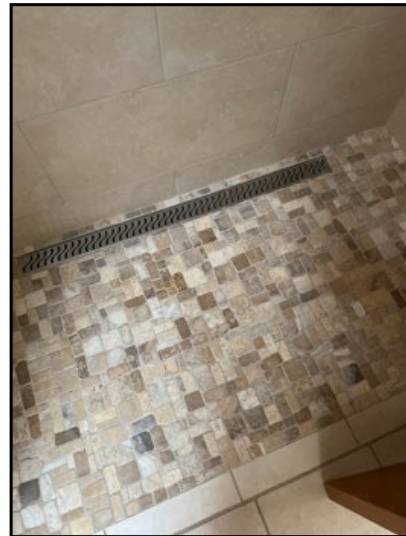
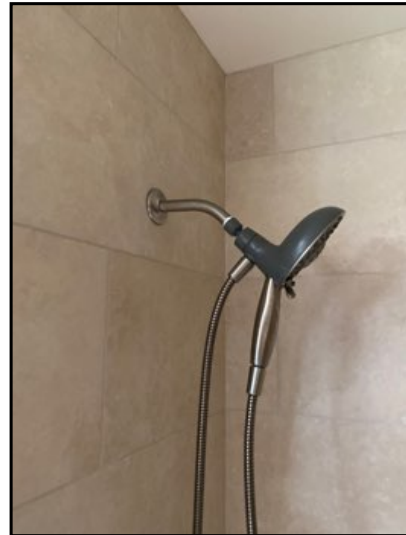
Satisfactory    Marginal    Poor    Monitor    None

				X
--	--	--	--	---

### 14. Showers

Satisfactory    Marginal    Poor    Monitor    None

X				
---	--	--	--	--



15. Shower Walls

Satisfactory	Marginal	Poor	Monitor	None
	X			

Observations:

• Some areas of drywall near shower showed signs of damage. Recommend repair.

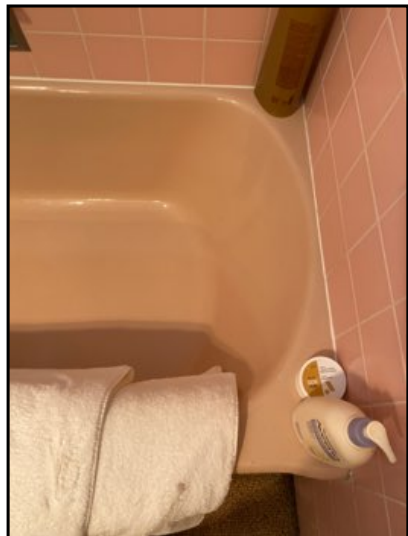
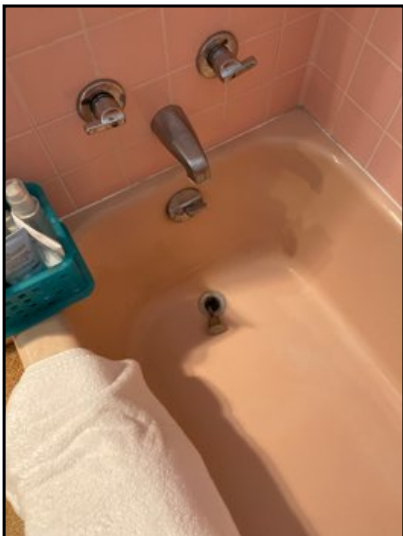
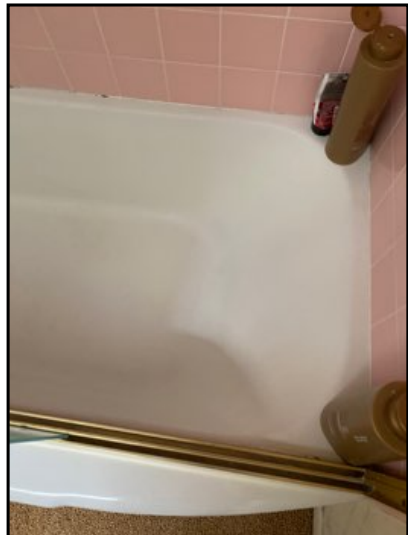
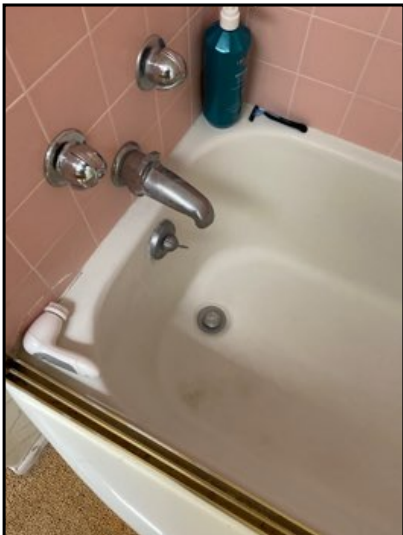




### 16. Bath Tubs

Satisfactory    Marginal    Poor    Monitor    None

X				
---	--	--	--	--





### 17. Enclosure

Satisfactory	Marginal	Poor	Monitor	None
X				

**Observations:**

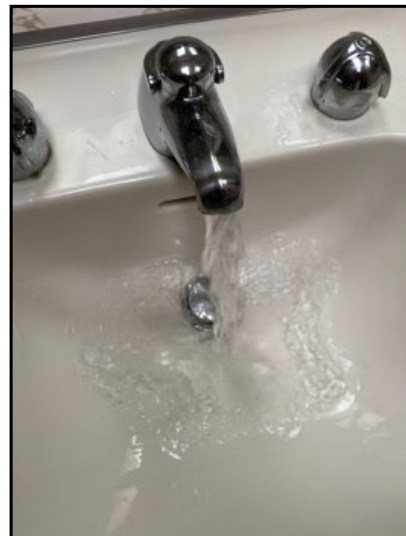
- The shower enclosure was functional at the time of the inspection.

### 18. Sinks

Satisfactory	Marginal	Poor	Monitor	None
	X			

**Observations:**

- Some sink faucets showed signs of corrosion at time of inspection.





### 19. Toilets

Satisfactory	Marginal	Poor	Monitor	None
X				

#### Observations:

- Observed as functional and in good visual condition.



### 20. Window Condition

Satisfactory	Marginal	Poor	Monitor	None
	X			





# Bedrooms

The main area of inspection in the bedrooms is the structural system. This means that all walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Personal items in the bedroom may prevent all areas to be inspected as the inspector will not move personal items.

## 1. Locations

Locations: Master Bedroom • Guest Bedroom 1 • Guest Bedroom 2

## 2. Cabinets

Satisfactory	Marginal	Poor	Monitor	None
				X

## 3. Ceiling Fans

Satisfactory	Marginal	Poor	Monitor	None
X				

### Observations:

- Operated normally when tested, at time of inspection.



## 4. Closets

Satisfactory	Marginal	Poor	Monitor	None
X				

### Observations:

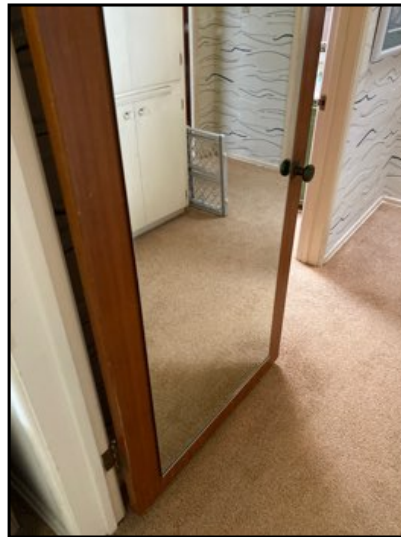
- The closet is in serviceable condition.





5. Doors

Satisfactory	Marginal	Poor	Monitor	None
X				



6. Electrical

Satisfactory	Marginal	Poor	Monitor	None
	X			

Observations:

• 2-prong outlets -  
 The home contained outdated, ungrounded 2-prong electrical outlets. Although this condition may have been commonly considered safe or acceptable at the time the home was originally constructed, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. Consider updating the existing condition to meet generally-accepted current standards.



### 7. Fireplace

Satisfactory    Marginal    Poor    Monitor    None

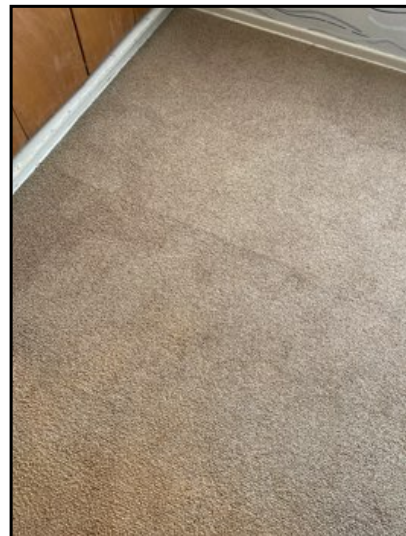
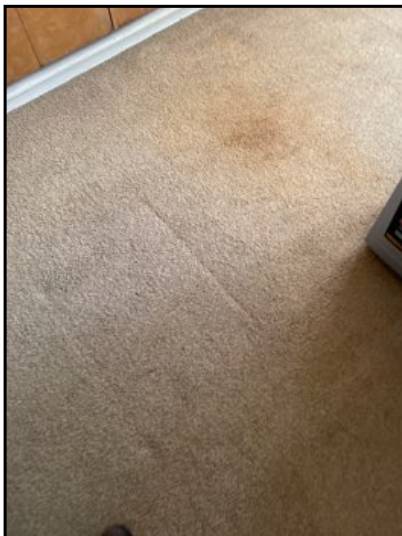
				X
--	--	--	--	---

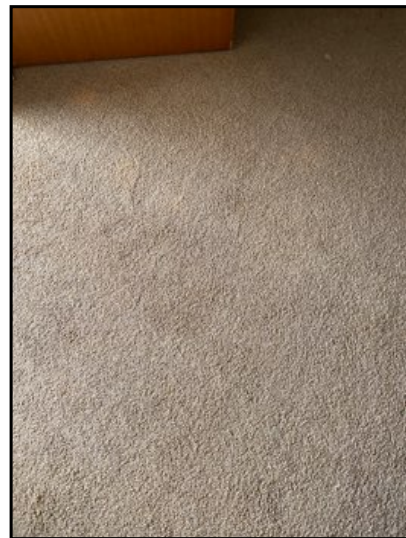
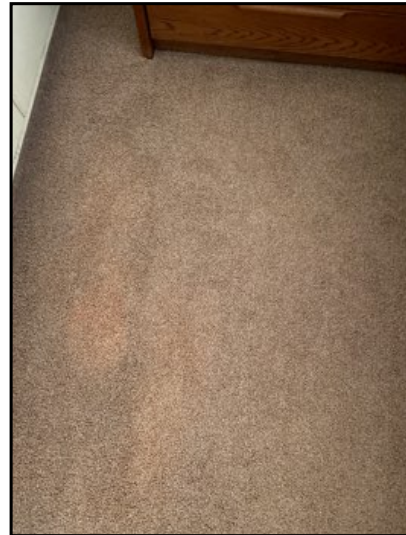
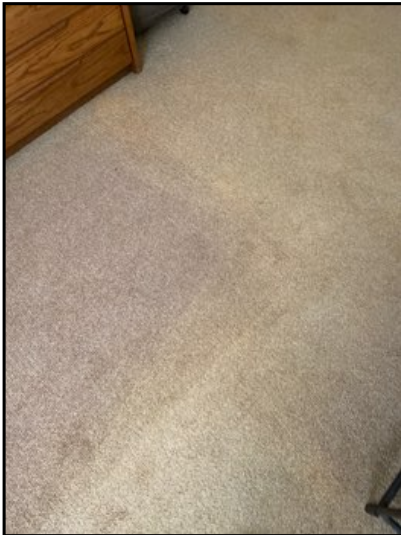
### 8. Floor Condition

Satisfactory    Marginal    Poor    Monitor    None

Flooring Types: Carpet is noted.

X				
---	--	--	--	--





**9. Security Bars**

Satisfactory    Marginal    Poor    Monitor    None

				X
--	--	--	--	---

**10. Smoke Detectors**

Satisfactory    Marginal    Poor    Monitor    None

X				
---	--	--	--	--

**Observations:**

- The smoke detectors operated during the inspection.

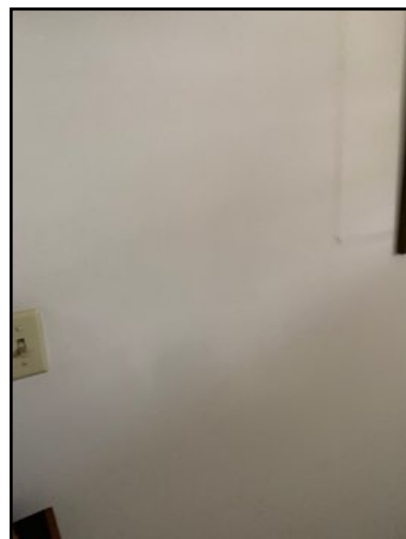


### 11. Wall Condition

Satisfactory    Marginal    Poor    Monitor    None

Materials: Drywall walls noted.

X				
---	--	--	--	--



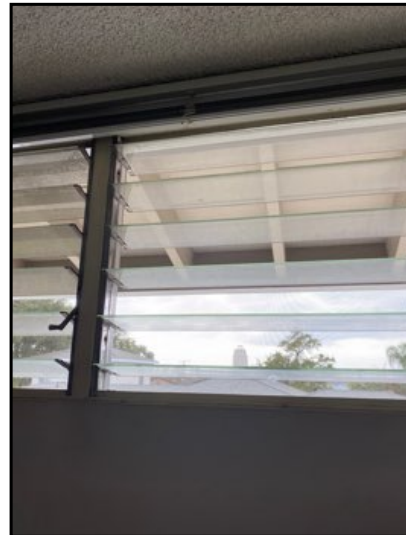


### 12. Window-Wall AC or Heat

Satisfactory	Marginal	Poor	Monitor	None
				X

### 13. Window Condition

Satisfactory	Marginal	Poor	Monitor	None
	X			

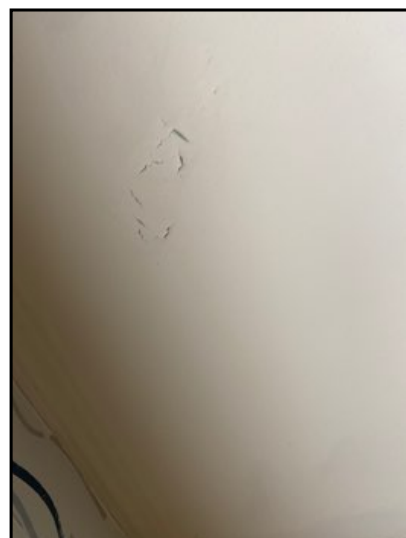
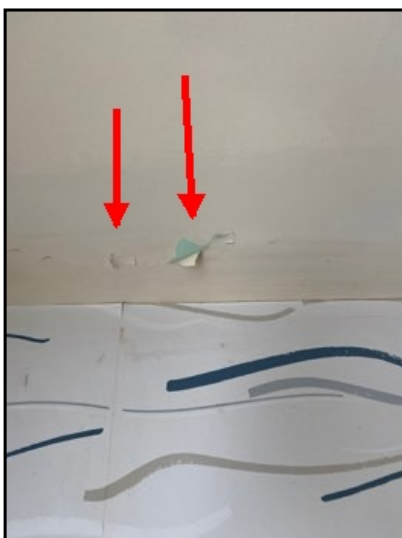


### 14. Ceiling Condition

Satisfactory	Marginal	Poor	Monitor	None
	X			

**Observations:**

- Paint deterioration noted on bedroom ceilings at time of inspection. Recommend repair.





### 15. Patio Doors

Satisfactory    Marginal    Poor    Monitor    None

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	--------------------------	-------------------------------------

### 16. Screen Doors

Satisfactory    Marginal    Poor    Monitor    None

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	--------------------------	-------------------------------------



# Interior Areas

The Interior section covers areas of the house that are not considered part of the Bathrooms, Bedrooms, Kitchen or areas covered elsewhere in the report. Interior areas usually consist of hallways, foyer, and other open areas. Within these areas the inspector is performing a visual inspection and will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas on the interior.

The inspector does not usually test for mold or other hazardous materials. A qualified expert should be consulted if you would like further testing.

## 1. Bar

Satisfactory	Marginal	Poor	Monitor	None
				X

## 2. Cabinets

Satisfactory	Marginal	Poor	Monitor	None
X				

**Observations:**

- Appeared functional and in satisfactory condition, at time of inspection.



## 3. Ceiling Fans

Satisfactory	Marginal	Poor	Monitor	None
				X

## 4. Closets

Satisfactory	Marginal	Poor	Monitor	None
X				

**Observations:**

- The closet is in serviceable condition.



5. Door Bell

Satisfactory	Margin al	Poor	Monito r	None
	X			

6. Doors

Satisfactory	Margin al	Poor	Monito r	None
	X			



7. Electrical

Satisfactory	Margin al	Poor	Monito r	None
	X			

Observations:

• 2-prong outlets -  
 The home contained outdated, ungrounded 2-prong electrical outlets. Although this condition may have been commonly considered safe or acceptable at the time the home was originally constructed, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. Consider updating the existing condition to meet generally-accepted current standards.





### 8. Security Bars

Satisfactory    Marginal    Poor    Monitor    None

				X
--	--	--	--	---

### 9. Smoke Detectors

Satisfactory    Marginal    Poor    Monitor    None

X				
---	--	--	--	--

Observations:  
 • Operated when tested.



### 10. Stairs & Handrail

Satisfactory    Marginal    Poor    Monitor    None

X				
---	--	--	--	--



11. Window-Wall AC or Heat

Satisfactory	Marginal	Poor	Monitor	None
				X

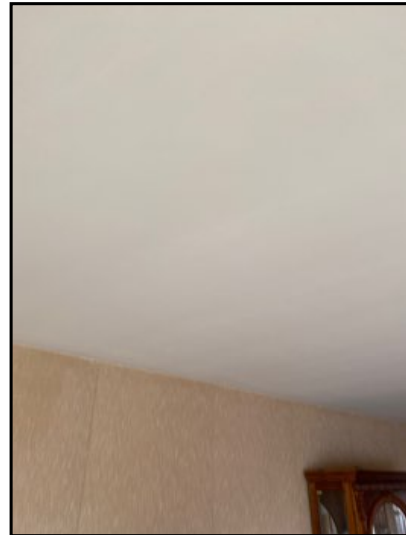
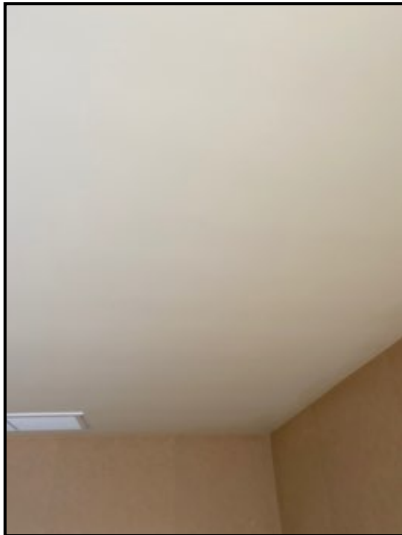
12. Ceiling Condition

Satisfactory	Marginal	Poor	Monitor	None
	X			

Materials: There are drywall ceilings noted.

Observations:

- Small stains noted on the ceiling near fireplace. They tested dry at the time of the inspection.
  - Evidence of past leaking was noted.
  - Paint deterioration noted on some areas of ceiling at time of inspection.
- Recommend repair.



13. Patio Doors

Satisfactory    Marginal    Poor    Monitor    None

	X			
--	---	--	--	--



### 14. Screen Doors

Satisfactory	Marginal	Poor	Monitor	None
	X			

### 15. Wall Condition

Satisfactory	Marginal	Poor	Monitor	None
	X			

**Observations:**

- Some sections of walls showed signs of damage and moisture stains. Recommend licensed contractor inspect and evaluate further for repairs.







16. Fireplace

Satisfactory	Marginal	Poor	Monitor	None
	X			

Materials: Living Room

Materials: Masonry fireplace noted.

Observations:

- Some cracks present in firebrick at time of inspection. Recommend licensed fireplace specialist inspect and evaluate further fore repairs.



17. Window Condition

Satisfactory	Marginal	Poor	Monitor	None
	X			

Observations:

- Deterioration noted due to contact with moisture, repairs needed.



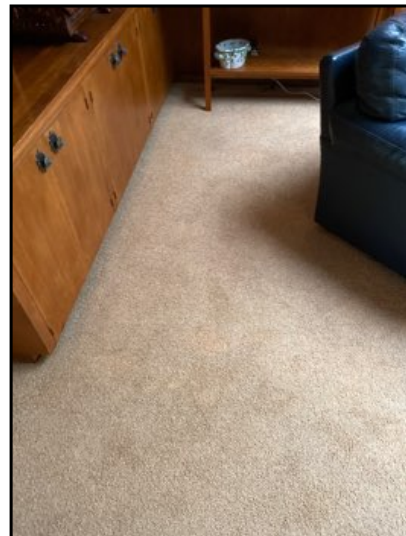
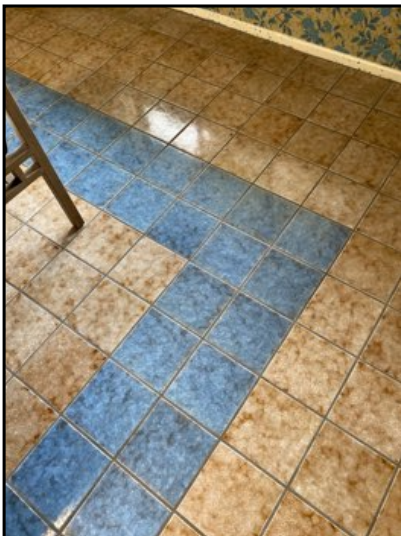
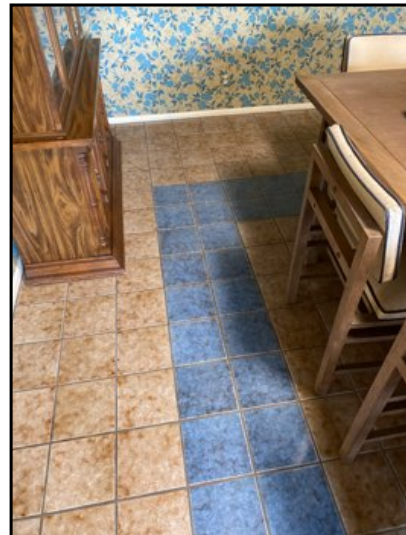
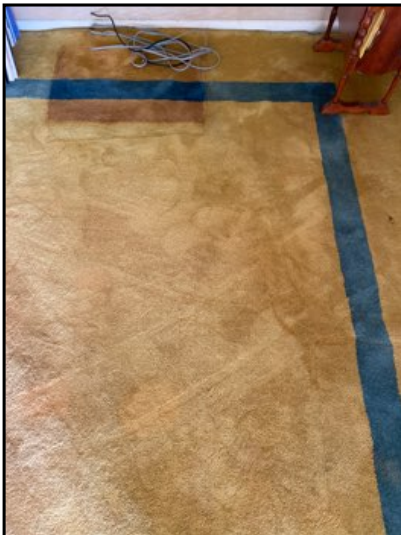


### 18. Floor Condition

Satisfactory    Marginal    Poor    Monitor    None

	X			
--	---	--	--	--

Flooring Types: Carpet is noted. • Ceramic tile is noted.









# Attic

This report describes the method used to inspect any accessible attics; and describes the insulation and vapor retarders used in unfinished spaces when readily accessible and the absence of insulation in unfinished spaces at conditioned surfaces. Inspectors are required to inspect insulation and vapor retarders in unfinished spaces when accessible and passive/mechanical ventilation of attic areas, if present.

## 1. Access

Satisfactory	Marginal	Poor	Monitor	None
			X	

**Observations:**

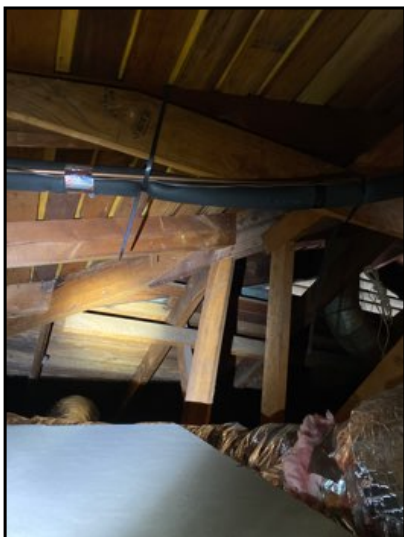
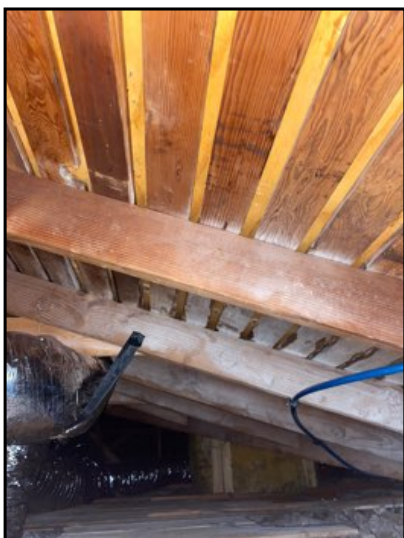
- Scuttle Hole located in:
  - Bedroom above toilet.
  - Attic access is located above toilet in hallway bathroom. Recommend moving attic access to more accessible area.

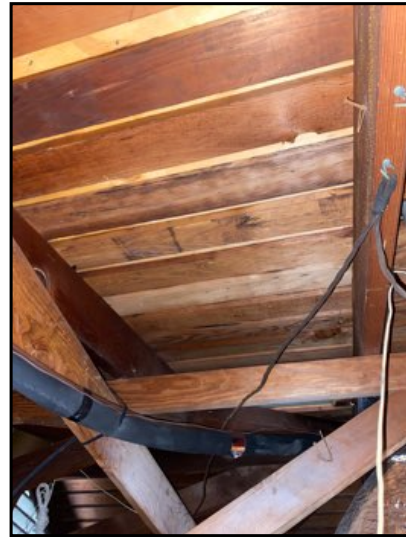
## 2. Structure

Satisfactory	Marginal	Poor	Monitor	None
X				

**Observations:**

- Hornet/wasp nest found in attic at time of inspection. Recommend licensed pest control specialist inspect and evaluate further for repairs.





### 3. Ventilation

Satisfactory	Marginal	Poor	Monitor	None
X				

### 4. Vent Screens

Satisfactory	Marginal	Poor	Monitor	None
X				

### 5. Duct Work

Satisfactory	Marginal	Poor	Monitor	None
X				

Observations:  
 • Functional.





### 6. Electrical

Satisfactory	Margin al	Poor	Monito r	None
X				

### 7. Attic Plumbing

Satisfactory	Margin al	Poor	Monito r	None
X				

### 8. Insulation Condition

Satisfactory	Margin al	Poor	Monito r	None
X				

Materials: Blown in fiberglass insulation noted.



### 9. Chimney

Satisfactory	Margin al	Poor	Monito r	None
X				

### 10. Exhaust Vent

Satisfactory    Marginal    Poor    Monitor    None

X				
---	--	--	--	--

Observations:  
• Functional.





# Foundation

This report describes the foundation, floor, wall, ceiling and roof structures and the method used to inspect any accessible under floor crawlspace areas. Inspectors inspect and probe the structural components of the home, including the foundation and framing, where deterioration is suspected or where clear indications of possible deterioration exist. Probing is not done when doing so will damage finished surfaces or when no deterioration is visible or presumed to exist. Inspectors are not required to offer an opinion as to the structural adequacy of any structural systems or components or provide architectural services or an engineering or structural analysis of any kind. Despite all efforts, it is impossible for a home inspection to provide any guaranty that the foundation, and the overall structure and structural elements of the building is sound.

## 1. Slab Foundation

Satisfactory	Marginal	Poor	Monitor	None
X				

Observations:  
 • Common cracks noted.

## 2. Foundation Perimeter

Satisfactory	Marginal	Poor	Monitor	None
			X	



## 3. Foundation Walls

Satisfactory	Marginal	Poor	Monitor	None
			X	

Observations:  
 • Normal settlement.  
 • Moisture intrusion was observed in numerous areas of the foundation floor and at the base of foundation walls. Moisture can create high humidity, mold & can damage stored items & finishing materials. It is recommended to have a foundation specialist review the foundation for correcting the water intrusion and advise as needed before closing.



#### 4. Cripple Walls

Satisfactory    Marginal    Poor    Monitor    None

				X
--	--	--	--	---

### 5. Ventilation

Satisfactory	Margin al	Poor	Monito r	None
	X			

### 6. Vent Screens

Satisfactory	Margin al	Poor	Monito r	None
	X			

### 7. Access Panel

Satisfactory	Margin al	Poor	Monito r	None
	X			



### 8. Post and Girders

Satisfactory	Margin al	Poor	Monito r	None
X				

**Observations:**

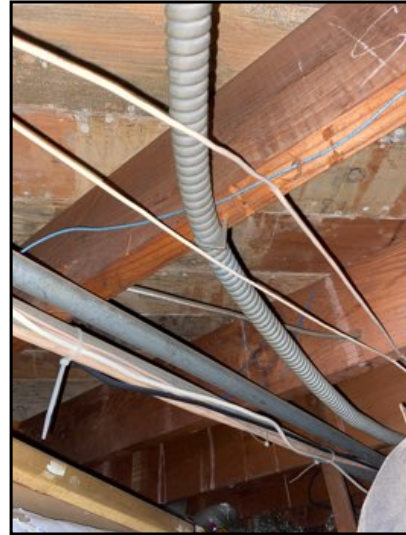
- Concrete block/wood piers support floor above.
- Foundation systems had been retrofitted in some sections.





### 9. Sub Flooring

Satisfactory	Marginal	Poor	Monitor	None
X				



### 10. Anchor Bolts

Satisfactory	Marginal	Poor	Monitor	None
X				

### 11. Foundation Electrical

Satisfactory	Marginal	Poor	Monitor	None
X				





### 12. Foundation Plumbing

Satisfactory	Marginal	Poor	Monitor	None
	X			

**Observations:**

- 1 inch Copper
- 1+ inch galvanized

- Cast iron waste and vent pipe noted.
- Acrylonitrile-Butadiene-Stryrene "**ABS**" waste and vent pipes noted.
- Corrosion/cysts were noted as one or more locations of the metal drain lines. Repairs recommended to be performed by a Qualified Licensed Plumber.





### 13. Sump Pump

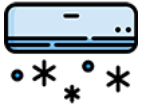
Satisfactory    Marginal    Poor    Monitor    None

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	--------------------------	-------------------------------------

### 14. Ducting

Satisfactory    Marginal    Poor    Monitor    None

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	--------------------------	-------------------------------------



# Heat/AC

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood.

The inspector will usually test the heating and air conditioner using the thermostat or other controls. For a more thorough investigation of the system please contact a licensed HVAC service person.

## 1. Heater Condition

Satisfactory	Marginal	Poor	Monitor	None
X				

Materials: The furnace is located in the attic

Observations:

- Furnace was in overall satisfactory condition at time of inspection.



## 2. Heater Base

Satisfactory	Marginal	Poor	Monitor	None
X				

Observations:

- The heater base appears to be functional.

## 3. Enclosure

Satisfactory	Marginal	Poor	Monitor	None
				X

## 4. Venting

Satisfactory	Marginal	Poor	Monitor	None
X				

## 5. Gas Valves

Satisfactory	Marginal	Poor	Monitor	None
X				



### 6. Refrigerant Lines

Satisfactory    Marginal    Poor    Monitor    None

X				
---	--	--	--	--

### 7. AC Compress Condition

Satisfactory    Marginal    Poor    Monitor    None

	X			
--	---	--	--	--

Compressor Type: Gas

Location: The compressor is located on the exterior grounds.







### 8. Air Supply

Satisfactory	Marginal	Poor	Monitor	None
X				

**Observations:**

- The return air supply system appears to be functional.

### 9. Registers

Satisfactory	Marginal	Poor	Monitor	None
X				

**Observations:**

- The return air supply system appears to be functional.

### 10. Filters

Satisfactory	Marginal	Poor	Monitor	None
X				

### 11. Thermostats

Satisfactory	Marginal	Poor	Monitor	None
X				



# Water Heater

## 1. Base

Satisfactory	Marginal	Poor	Monitor	None
X				

**Observations:**

- The water heater base is functional.
- Evidence of possible rodent droppings found in water heat closet at time of inspection. Recommend licensed pest control specialist inspect and evaluate further.



## 2. Heater Enclosure

Satisfactory	Marginal	Poor	Monitor	None
X				

**Observations:**

- The water heater enclosure is functional.



## 3. Combustion

Satisfactory	Marginal	Poor	Monitor	None
X				

**Observations:**

- The combustion chamber appears to in functional condition.



#### 4. Venting

Satisfactory	Marginal	Poor	Monitor	None
	X			



#### 5. Water Heater Condition

Satisfactory	Marginal	Poor	Monitor	None
X				

Heater Type: Gas

Location: The heater is located in the exterior closet.

Observations:

- Tank appears to be in satisfactory condition -- no concerns.



6. TPRV

Satisfactory	Marginal	Poor	Monitor	None
	X			

Observations:

- **IPR valve** extension piping missing at time of inspection. Recommend licensed plumber inspect and evaluate further for repairs.



7. Number Of Gallons

Satisfactory	Marginal	Poor	Monitor	None
			X	

Observations:

- Strapping blocking Information Tag. Unknown.

8. Gas Valve

Satisfactory	Marginal	Poor	Monitor	None
X				

Observations:

- Appears functional.

9. Plumbing

Satisfactory	Marginal	Poor	Monitor	None
	X			

Materials: Copper • Galvanized





10. Overflow Condition

Satisfactory	Marginal	Poor	Monitor	None
				X

Observations:

- The extension at the water heater relief valve is missing. This is a potential scalding concern as water can discharge improperly. Recommend installing the proper type of relief extension to discharge within 6 to 8" from the floor.

11. Strapping

Satisfactory	Marginal	Poor	Monitor	None
	X			

Observations:

- The water heater is partially strapped. Potential safety hazard. Recommend licensed plumber inspect and evaluate further for repairs.





# Electrical

This report describes the amperage and voltage rating of the service, the location of the main disconnect and any sub panel(s), the presence of solid conductor aluminum branch circuit wiring, the presence or absence of smoke detectors and wiring methods. Inspectors are required to inspect the viewable portions of the service drop from the utility to the house, the service entrance conductors, cables and raceways, the service equipment and main disconnects, the service grounding, the interior components of the service panels and sub panels, the conductors, the over-current protection devices (fuses or breakers), ground fault circuit interrupters and a representative number of installed lighting fixtures, switches and receptacles. All issues or concerns listed in this Electrical section should be construed as current and a potential personal safety or fire hazard. Repairs should be a priority, and should be made by a qualified, licensed electrician.

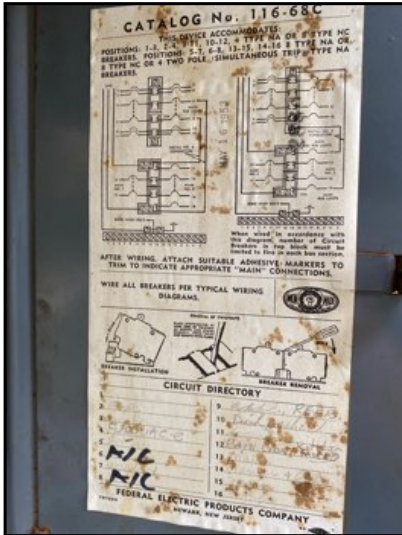
## 1. Electrical Panel

Satisfactory	Marginal	Poor	Monitor	None
			X	

Location: Exterior of structure.  
 Location: Located in the garage.  
 Observations:

- There is a Federal Pacific Electric service panel in the house. There are studies that show that some FPE circuit breakers are prone to problems that can lead to failures, lack of proper protection of circuits and other serious issues, including fire and electrocution. Although the Consumer Products Safety Commission has not issued a formal product recall, the panel is old and the company is now out of business. We cannot definitively call this panel defective, but recommend, for your peace of mind, to consult a qualified electrical contractor to get their opinion on this matter. You can learn more about this issue at: <http://www.codecheck.com/pdf/electri...%20Nov2003.pdf>, [www.inspect-ny.com/fpe/fpepanel.htm](http://www.inspect-ny.com/fpe/fpepanel.htm), and <http://www.inspect-ny.com/fpe/CPSCsummary.htm>.
- Panel cover missing on sub panel in garage, exposing live electrical wires/breakers as an electrocution hazard.
- Panel cover screw(s) missing.





**2. Main Amp Breaker**

Satisfactory	Margin al	Poor	Monito r	None
			X	

Observations:  
 • unknown

**3. Breakers in off position**

Satisfactory	Margin al	Poor	Monito r	None
				X

**4. Cable Feeds**

Satisfactory	Margin al	Poor	Monito r	None
	X			

Observations:  
 • There is an overhead service drop noted.

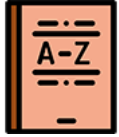
**5. Breakers**

Satisfactory	Margin al	Poor	Monito r	None
	X			

### 6. Fuses

Satisfactory	Marginal	Poor	Monitor	None
				X





# Glossary

Term	Definition
ABS	Acronym for acrylonitrile butadiene styrene; rigid black plastic pipe used only for drain lines.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
TPR Valve	The thermostat in a water heater shuts off the heating source when the set temperature is reached. If the thermostat fails, the water heater could have a continuous rise in temperature and pressure (from expansion of the water). The temperature and pressure could continue to rise until the pressure exceeds the pressure capacity of the tank (300 psi). If this should happen, the super-heated water would boil and expand with explosive force, and the tank would burst. The super-heated water turns to steam and turns the water heater into an unguided missile. To prevent these catastrophic failures, water heaters are required to be protected for both excess temperature and pressure. Usually, the means of protection is a combination temperature- and pressure-relief valve (variously abbreviated as T&P, TPV, TPR, etc.). Most of these devices are set to operate at a water temperature above 200° F and/or a pressure above 150 psi. Do not attempt to test the TPR valve yourself! Most water heating systems should be serviced once a year as a part of an annual preventive maintenance inspection by a professional heating and cooling contractor. From Plumbing: Water Heater TPR Valves