

# *Big Bear Home Inspectors*

## Property Inspection Report



1215 Sample street, " Erwin Lake ", Big Bear City , CA 92314  
Inspection prepared for: Res Sample  
Real Estate Agent: Default AAA -

Date of Inspection: 7/24/2018 Time: 3:00pm  
Age of Home: Built in 1996/ 22 years old Size: 1,352 SqFt.  
Weather: Cliudy and Humid  
Inspection repoert was Paid for at the time of the Inspection7/24/2018  
Ck#181

\*\*\*\*PLEASURE DOING BUSINESS WITH YOU\*\*\*\*

Inspector: Donald DAngelo  
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### 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.

#### Interior Areas

Page 10 Item: 10	Fireplace	<ul style="list-style-type: none"> <li>• <b>**Wood Fireplaces**</b></li> <li>• <b>It was observed that some of the mortar around the firebox was failing; have a qualified individual evaluate and repair to avoid possible safety issue.</b></li> </ul>
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Fire Box has some big cracks in it. Recommend further evaluation by a Chimney Contractor to see if this is Okay to have the insert just put in or anything needs to be done first.

Flue appears to just be open with no Damper

#### Bedrooms

Page 11 Item: 6	Electrical	<ul style="list-style-type: none"> <li>• <b>Outlet is broken. Master Bedroom</b></li> <li>• <b>Switch &amp; cover are covered thick in Paint as is most of the wall Outlets and switches around the inside of the home.</b></li> </ul>
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Master Bedroom Outlet Broken Recommend replacement.

Master Bedroom Switch and Plate Covered in Paint

Page 12 Item: 12	Patio Doors	<ul style="list-style-type: none"> <li>• <b>**Sliding Patio Doors**</b></li> <li>• Door is difficult to operate, this presents a safety hazard in the event of an emergency/fire. Recommend repair/adjusting of door by a Qualified Contractor to allow easy and smooth operation. Current building standards require this second means of egress in a sleeping area for quick escape in the event of an emergency.</li> </ul>
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Master Bedroom Patio Door appears to be dragging when opening. Recommend blowing out debris with Canned Air and cleaning whats left and this should be resolved

**Bathroom**

Page 13 Item: 6	Electrical	<ul style="list-style-type: none"> <li>• <b>All Outlets in Bathroom are painted over. And almost not usable.</b></li> </ul>
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Outlet is covered with Paint as with alot of the Outlets in the House

**Kitchen**

Page 18 Item: 13	Electrical	<ul style="list-style-type: none"> <li>• <b>Outlet(s) in the Kitchen are all painted over. May be not usable after that much paint was applied to them. Recommend further evaluation by a Handyman or a Licensed Electrician</b></li> </ul>
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Almost all Outlets in the home one way or another has been painted over.

**Water Heater**

Page 26 Item: 11 Strapping

- The water heater is missing one strap. Two are required.
- Not to code, requires two 1 1/2" steel straps 16 gauge, 1/3 from the top and the bottom.



This Is One Strap and Done Incorrectly. Must 2 straps 1 at bottom 1/3 and one at top 1/3

**Garage**

Page 26 Item: 2 Walls

- Hole In the Wall



Hole in Garage Wall

Page 27 Item: 6 Electrical

- All wired should be attached to framing



(Garage Attic) Wiring should be secured to the framing

Page 28 Item: 8	Fire Door	<ul style="list-style-type: none"> <li>• There is no self-closing device on the door from the house leading to the garage. It is strongly recommended that one be installed in order to protect the residence against garage originated fires.</li> </ul>
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Exterior Areas

Page 33 Item: 3	Siding Condition	<ul style="list-style-type: none"> <li>• Caulk and seal all gaps, cracks and openings.</li> <li>• Some composition siding shows signs of water damage and swelling.</li> <li>• Some siding deterioration noted. Have repaired as necessary.</li> <li>• Warped siding present in some areas; recommend repair or replacement as necessary.</li> </ul>
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Seal all gaps and Cracks

Page 34 Item: 4	Eaves & Facia	<ul style="list-style-type: none"> <li>• Split Caulking and peeling paint noted.</li> <li>• Peeling paint observed, suggest scraping and painting as necessary.</li> <li>• Fascia covering the ends of rafter or truss tails appeared to be twisting due to water damage at the time of the inspection.</li> </ul>
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Unfinished Material up in the Eaves. Recommend Further Evaluation by a Handyman.



Facia Board is Twisting. Secure or replace with a new pre sealed and painted board to assure sealing.



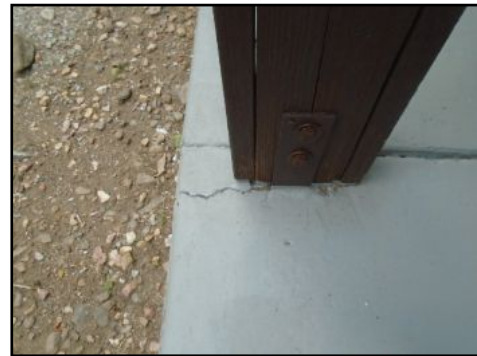
Facia Bard is Cracked and Twisted. Recommend Further Evaluation by a Handyman

Grounds

Page 35 Item: 2

Driveway and Walkway Condition

• Minor settlement, or "hairline" cracks in driveways, are normal for properties of any age. They should, however, be monitored for expansion and sealed as necessary.



Small Crack

Page 36 Item: 5

Gate Condition

• Damaged gate observed. Right of the Garage by the Electrical Panel



Gate Latch is off the Gate. (Side of the Garage By Electrical Main Panel)

Page 36 Item: 6

Patio and Porch Deck

• Support Bracket is still in Concrete Waiting to be used, But can be a Possible Tripping Hazard. Recommend covering with decorative item.  
 • Ledger Board appears to have some water damage and is starting to twist. Recommend further evaluation by a Handyman or a General Contractor



No Lag Bolts or Screws. For Safety reasons you might think about added at least Lag Screws to help support.



Support Bracket Could be a tripping Hazard. Recommend a Decorative Cover for Safety and Covers Eye Sore

Page 37 Item: 8 | Grounds Electrical | • Outlet damaged or apparently inoperable.



Outlet is dead (No Power). Recommend Further Evaluation by a Handyman or a Licensed Electrician.

Page 39 Item: 15 | Fence Condition | • Fence being pushed out at base in areas. Hillside movement with rain fall is starting to push on the fence







**\*\*\*\*\*FULL INSPECTION REPORT\*\*\*\*\***

**INTRODUCTION:**

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process.

Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFCI outlets may not be installed; this report will focus on safety and function, not current code. This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair.

For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.

# Inspection Details

**1. Attendance**

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

**2. Home Type**

Home Type: Single Family Home

**3. Occupancy**

Occupancy: Vacant • The utilities were on at the time of inspection.

### 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. Cabinets**

Good	Fair	Poor	N/A	None
X				

**Observations:**  
 • No Apparent Issues with the Interior Cabinets

**2. Ceiling Fans**

Good	Fair	Poor	N/A	None
X				

**Observations:**  
 • Operated normally when tested, at time of inspection.

Interior Areas Continued

3. Closets

Good	Fair	Poor	N/A	None
X				

Observations:  
 • The closet is in serviceable condition.

4. Doors

Good	Fair	Poor	N/A	None
X				

Observations:  
 • No Apparent Issues with the Interior Door(s).

5. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:  
 • No Apparent Issues with the Interior Electrical.

6. Smoke Detectors

Good	Fair	Poor	N/A	None
X				

Observations:  
 • **\*\*SMOKE DETECTORS\*\***  
 • Operated when tested.  
 • **\*\*CARBON MONOXIDE DETECTORS\*\***  
 • CO detector Operated when tested.

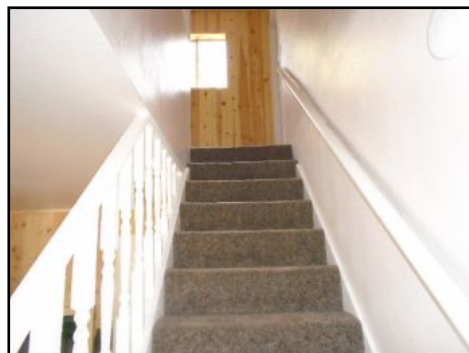


Bottom of The Staircase Stair.

7. Stairs & Handrail

Good	Fair	Poor	N/A	None
X				

Observations:  
 • No Apparent Issues with the Interior Stairs



8. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.  
 Observations:  
 • No Apparent Issues with the Interior Ceiling.

Interior Areas Continued

9. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: Drywall walls noted.  
 Observations:  
 • No Apparent Issues with the Interior Walls

10. Fireplace

Good	Fair	Poor	N/A	None
	X			

Materials: Living Room  
 Materials: Masonry fireplace noted.  
 Observations:  
 • **\*\*Wood Fireplaces\*\***  
 • **It was observed that some of the mortar around the firebox was failing; have a qualified individual evaluate and repair to avoid possible safety issue.**



Fire Box has some big cracks in it. Recommend further evaluation by a Chimney Contractor to see if this is Okay to have the insert just put in or anything needs to be done first.

Flue appears to just be open with no Damper

11. Window Condition

Good	Fair	Poor	N/A	None
X				

Observations:  
 • Operated windows appeared functional, at time of inspection

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: 2nd Floor Master Bedroom • 2nd Floor Bedroom#1 • 2nd Floor Bedroom#2

2. Cabinets

Good	Fair	Poor	N/A	None
				X

3. Ceiling Fans

Good	Fair	Poor	N/A	None
X				

Observations:  
 • None present. U/S Bedroom#2  
 • Operated normally when tested, at time of inspection. U/S Bedroom#1 & Master Only

Bedrooms Continued



U/S Bedroom#1



Master Bedroom

4. Closets

Good	Fair	Poor	N/A	None
X				

Observations:

- The closet is in serviceable condition.

5. Doors

Good	Fair	Poor	N/A	None
X				

Observations:

- No Apparent Issues With the Bedroom Door(s)

6. Electrical

Good	Fair	Poor	N/A	None
	X			

Observations:

- Outlet is broken. Master Bedroom
- Switch & cover are covered think in Paint as is most of the wall Outlets and switches around the inside of the home.



Master Bedroom Outlet Broken Recommend replacement.



Master Bedroom Switch and Plate Covered in Paint

7. Floor Condition

Good	Fair	Poor	N/A	None
X				

Flooring Types: Carpet is noted.

Observations:

- No Apparent Issues with The Bedroom Flooring

8. Smoke Detectors

Good	Fair	Poor	N/A	None
X				

Observations:

- **\*\*Smoke Detectors\*\***
- The smoke detectors operated during the inspection.

Bedrooms Continued



U/S Bedroom#1



Master Bedroom



U/S Bedroom#2

9. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: Drywall walls noted. • The walls are clad in wood plank material. (Master Bedroom Only)

Observations:

- No Apparent Issues with the Bedroom Walls

10. Window Condition

Good	Fair	Poor	N/A	None
X				

Observations:

- Operated windows appeared functional, at time of inspection.

11. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

Observations:

- No Apparent Issues with the Bedroom Ceiling.

12. Patio Doors

Good	Fair	Poor	N/A	None
	X			

Observations:

- **\*\*Sliding Patio Doors\*\***
- Door is difficult to operate, this presents a safety hazard in the event of an emergency/fire. Recommend repair/adjusting of door by a Qualified Contractor to allow easy and smooth operation. Current building standards require this second means of egress in a sleeping area for quick escape in the event of an emergency.



Master Bedroom Patio Door appears to be dragging when opening. Recommend blowing out debris with Canned Air and cleaning whats left and this should be resolved

Bedrooms Continued

13. Screen Doors

Good	Fair	Poor	N/A	None
X				

Observations:  
 • Sliding door screen is functional.

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: 2nd Floor Master Bathroom • 1st Floor Bathroom#1

2. Cabinets

Good	Fair	Poor	N/A	None
X				

Observations:  
 • Appeared functional, at time of inspection.  
 • No deficiencies observed.

3. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.  
 Observations:  
 • No Apparent Issues with the Bathroom Ceiling

4. Counters

Good	Fair	Poor	N/A	None
X				

Observations:  
 • Solid Surface tops noted.

5. Doors

Good	Fair	Poor	N/A	None
X				

Observations:  
 • No Apparent Issues With The Bathroom Door(s).

6. Electrical

Good	Fair	Poor	N/A	None
		X		

Observations:  
 • All Outlets in Bathroom are painted over. And almost not usable.



Outlet is covered with Paint as with alot of the Outlets in the House

Bathroom Continued

7. GFCI

Good	Fair	Poor	N/A	None
				X

8. Exhaust Fan

Good	Fair	Poor	N/A	None
				X

9. Floor Condition

Good	Fair	Poor	N/A	None
X				

Observations:

- No Apparent Issues with the Bathroom Flooring

10. Heating

Good	Fair	Poor	N/A	None
X				

Observations:

- Central heating noted in this room. At the time of the inspection, all appeared to be functioning and in serviceable condition.

11. Mirrors

Good	Fair	Poor	N/A	None
X				

Observations:

- No Apparent Issues with the Bathroom Mirrors

12. Plumbing

Good	Fair	Poor	N/A	None
X				

Observations:

- No Apparent Issues with The Bathroom Plumbing

13. Showers

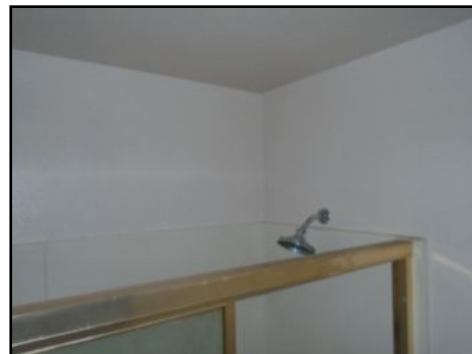
Good	Fair	Poor	N/A	None
X				

Observations:

- **\*\*SHOWER BASE\*\***
- functional
- **\*\*SHOWER FAUCET\*\***
- No Apparent issues with the Bathroom Shower Faucet
- **\*\*SHOWER DOORS\*\***
- No apparent Issues with the Bathroom Shower Door(s)



D/S Bathroom#1



U/S Bathroom#2

Bathroom Continued

14. Shower Walls

Good	Fair	Poor	N/A	None
X				

Observations:

- **\*\*OBSERVATIONS\*\***
- No Apparent Issues with the bathroom Shower Walls

15. Bath Tubs

Good	Fair	Poor	N/A	None
X				

Observations:

- Tub
- No Apparent Issues With the bathroom Tub (U/S Bathroom Only)



U/S Bathroom#2

16. Enclosure

Good	Fair	Poor	N/A	None
X				

Observations:

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



D/S Bathroom#1

17. Sinks

Good	Fair	Poor	N/A	None
X				

Observations:

- **\*\*DRAINS\*\***
- No Apparent Issues with The Bathroom Sink Drain(s)
- **\*\*SUPPLY\*\***
- No Apparent Issues the Bathroom Sink Supply.



Bathroom Continued



Bathroom#1

18. Toilets

Good	Fair	Poor	N/A	None
X				

Observations:

- Observed as functional and in good visual condition.
- Operated when tested. No deficiencies noted.



Bathroom#1

19. Window Condition

Good	Fair	Poor	N/A	None
X				

Observations:

- Operated windows appeared functional, at time of inspection

Kitchen

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

1. Cabinets

Good	Fair	Poor	N/A	None
X				

Observations:

- No deficiencies observed on all kitchen cabinets.
- Appeared functional and in satisfactory condition, at time of inspection.

2. Counters

Good	Fair	Poor	N/A	None
X				

Observations:

- Solid Surface tops noted.

3. Cooler Portion

Good	Fair	Poor	N/A	None
X				

Kitchen Continued



Handle Loose

4. Freezer Portion

Good	Fair	Poor	N/A	None
X				

5. Microwave

Good	Fair	Poor	N/A	None
X				

Observations:

- Built-in microwave ovens are tested using normal operating controls. Unit was tested and appeared to be serviceable at time of inspection. Leak and/or efficiency testing is beyond the scope of this inspection. If concerned, client should seek further review by qualified technician prior to closing.

6. Cook top condition

Good	Fair	Poor	N/A	None
X				

Observations:

- Electric cook top noted.
- All heating elements operated when tested.

7. Oven & Range

Good	Fair	Poor	N/A	None
X				

Observations:

- Oven(s): Electric
- All heating elements operated when tested.



8. Sinks

Good	Fair	Poor	N/A	None
X				

Observations:

- **\*\*DRAINS\*\***
- No Apparent Issues with the Kitchen Sink Drain
- **\*\*SUPPLY\*\***
- No Apparent Issues The Kitchen Sink Supply

Kitchen Continued



9. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: Vinyl framed sliding window noted.

Observations:

- Operated windows appeared functional, at time of inspection.

10. Floor Condition

Good	Fair	Poor	N/A	None
X				

Observations:

- No Apparent Issues with the Kitchen Flooring

11. Plumbing

Good	Fair	Poor	N/A	None
X				

Observations:

- No Apparent Issues with the Kitchen Plumbing

12. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted. • There is panel lighting present in the ceiling.

Observations:

- No Apparent Issues with the Kitchen Ceilings

13. Electrical

Good	Fair	Poor	N/A	None
	X			

Observations:

- Outlet(s) in the Kitchen are all painted over. May be not usable after that much paint was applied to them. Recommend further evaluation by a Handyman or a Licensed Electrician



Almost all Outlets in the home one way or another has been painted over.

Kitchen Continued

14. GFCI

Good	Fair	Poor	N/A	None
				X

Observations:

- **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.
- Recommend upgrading All receptacle to GFCI protection within 6 feet of all potential wet locations.

15. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: Drywall walls noted.

Observations:

- No Apparent Issues with the Kitchen Walls

Laundry

1. Locations

Locations: Laundry Room

2. Cabinets

Good	Fair	Poor	N/A	None
X				

Observations:

- No deficiencies observed.



3. Dryer Vent

Good	Fair	Poor	N/A	None
X				

Observations:

- No Apparent Issues with The Dryer Vent



Laundry Continued

4. Electrical

Good	Fair	Poor	N/A	None
X				



5. GFCI

Good	Fair	Poor	N/A	None
				X

Observations:

- The receptacles near laundry machines are polarized and should be GFCI

6. Floor Condition

Good	Fair	Poor	N/A	None
X				

7. Plumbing

Good	Fair	Poor	N/A	None
X				



8. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: Drywall walls noted.

9. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

Heat/AC

### Heat/AC Continued

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

Good	Fair	Poor	N/A	None
X				

Materials: Location: • The furnace is located in the garage

Materials: Gas fired forced hot air.

Observations:

- Fuel Furnace: Last service date is over one year ago, or is unable to be determined. Although this unit appears to be operating properly from controls, there are areas which cannot be seen without specialized equipment and training. One such area is the combustion chamber / heat exchanger where cold air blows across the "fire box", becoming the hot air that circulates throughout your home. During the life span of any furnace, this metal wall may develop a crack or a broken weld, allowing carbon monoxide to circulate throughout the home. This is why furnace specialists recommend a complete inspection annually; consider having unit inspected by certified HVAC technician.

#### 2. Heater Base

Good	Fair	Poor	N/A	None
X				

Observations:

- The heater base appears to be functional.

#### 3. Enclosure

Good	Fair	Poor	N/A	None
X				

#### 4. Venting

Good	Fair	Poor	N/A	None
X				

Observations:

- **\*\*VENTING OBSERVATIONS\*\***
- The visible portions of the vent pipes appeared functional.



#### 5. Gas Valves

Good	Fair	Poor	N/A	None
X				

Observations:

- Gas shut off valves were present and functional.

Heat/AC Continued



6. Air Supply

Good	Fair	Poor	N/A	None
X				

Observations:

- The return air supply system appears to be functional.

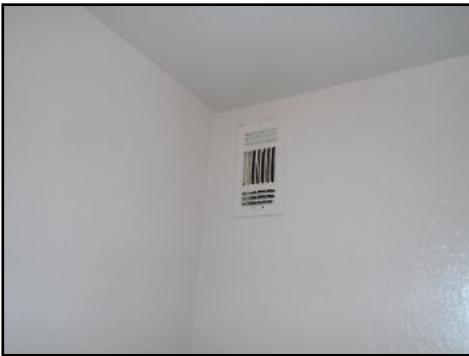


7. Registers

Good	Fair	Poor	N/A	None
X				

Observations:

- The return air supply system appears to be functional.



D/S Bathroom#1



Kitchen



Living Room

Heat/AC Continued



U/S Bedroom#1



U/S Bathroom#2



U/S Bedroom#2



Master Bedroom

8. Filters

Good	Fair	Poor	N/A	None
X				

Location: Located inside a filter grill in the U/S Hall Ceiling.

9. Thermostats

Good	Fair	Poor	N/A	None
	X			

Observations:

- Location: Living Room
- Analog, non-programmable type.
- Functional at the time of inspection.
- IMPROVE: Non-programmable thermostats have no energy saving capabilities as do digital setback-type thermostats. Recommend an upgrade to a modern, digital programmable thermostat. This could yield a saving of up to \$180 per year in energy costs.



Living Room



Water Heater Continued  
Water Heater

1. Base

Good	Fair	Poor	N/A	None
X				

Observations:  
• The water heater base is functional.

2. Heater Enclosure

Good	Fair	Poor	N/A	None
X				

Observations:  
• The water heater enclosure is functional.

3. Combustion

Good	Fair	Poor	N/A	None
				X

Observations:  
• No air vents were present.

4. Venting

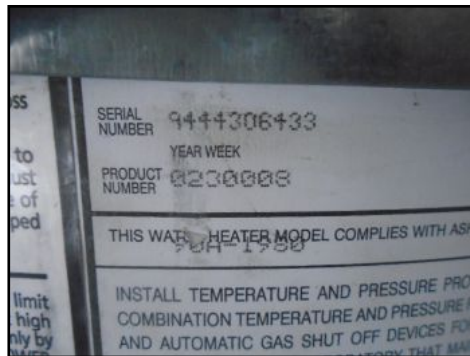
Good	Fair	Poor	N/A	None
X				

Observations:  
• No Apparent Issues With The Water Heater Venting

5. Water Heater Condition

Good	Fair	Poor	N/A	None
X				

Heater Type: Electric  
Location: The heater is located in the garage.  
Observations:  
• Tank appears to be in satisfactory condition -- no concerns.



This American 30 Gallon Electric Water Heater was Manufactured in November of 1994. Actually 2 years older than the Home.

6. TPRV

Good	Fair	Poor	N/A	None
X				

Observations:  
• Appears to be in satisfactory condition -- no concerns.

Water Heater Continued



7. Number Of Gallons

Good	Fair	Poor	N/A	None
X				

Observations:  
 • 30 gallons

8. Gas Valve

Good	Fair	Poor	N/A	None
				X

Observations:  
 • none

9. Plumbing

Good	Fair	Poor	N/A	None
X				

Materials: Copper • Galvanized

Observations:  
 • No deficiencies observed at the visible portions of the supply piping.



Supply Shut-Off for the Water Heater

10. Overflow Condition

Good	Fair	Poor	N/A	None
X				

Materials: Copper

Observations:  
 • Appears to be in satisfactory condition -- no concerns.



Water Heater Continued

11. Strapping

Good	Fair	Poor	N/A	None
		X		

Observations:

- The water heater is missing one strap. Two are required.
- Not to code, requires two 1 1/2" steel straps 16 gauge, 1/3 from the top and the bottom.



This Is One Strap and Done Incorrectly. Must 2 straps 1 at bottom 1/3 and one at top 1/3

Garage

1. Roof Condition

Good	Fair	Poor	N/A	None
X				

Materials: Roofing is the same as main structure. • Inspected from ladder.  
 Materials: Asphalt shingles noted.

Observations:

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

2. Walls

Good	Fair	Poor	N/A	None
X				

Observations:

- Appeared satisfactory, at time of inspection.
- Hole In the Wall



Hole in Garage Wall

3. Anchor Bolts

Good	Fair	Poor	N/A	None
			X	

Observations:

- The anchor bolts were not visible, obscured by drywall.

Garage Continued

4. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: Bare concrete floors noted.  
 Observations:  
 • Common cracks noted.

5. Rafters & Ceiling

Good	Fair	Poor	N/A	None
	X			

Observations:  
 • Limited review due to finished ceilings.



Access to Finished Garage Attic

6. Electrical

Good	Fair	Poor	N/A	None
	X			

Observations:  
 • All wired should be attached to framing



(Garage Attic) Wiring should be secured to the framing

7. Exterior Door

Good	Fair	Poor	N/A	None
		X		

Observations:  
 • Appeared functional, at time of inspection.

Garage Continued



Garage to Outside Door

8. Fire Door

Good	Fair	Poor	N/A	None
		X		

Observations:

- There is no self-closing device on the door from the house leading to the garage. It is strongly recommended that one be installed in order to protect the residence against garage originated fires.

9. Garage Door Condition

Good	Fair	Poor	N/A	None
X				

Materials: Hinged door noted.

Observations:

- No deficiencies observed.



10. Garage Door Parts

Good	Fair	Poor	N/A	None
X				

Observations:

- The garage door appeared functional during the inspection.

Electrical

1. Electrical Panel

Good	Fair	Poor	N/A	None
X				

Location: Main Location: • Main Disconnect in panel box. • East side of the house.

Location: Sub Panel Location: • No Sub Panels located.

Observations:

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

Electrical Continued



2. Main Amp Breaker

Good	Fair	Poor	N/A	None
X				

Observations:  
 • 100 amp



3. Breakers in off position

Good	Fair	Poor	N/A	None
X				

Observations:  
 • 0



4. Cable Feeds

Good	Fair	Poor	N/A	None
X				

Observations:  
 • There is an overhead service drop noted.

5. Breakers

Good	Fair	Poor	N/A	None
X				

Materials: Copper non-metallic sheathed cable noted.  
 Observations:  
 • All of the circuit breakers appeared serviceable.  
 • 1 -20 Amp Breaker was Tripped when box was open due not know why but reset and all was good

Electrical Continued



1 - 20 Amp Breaker was Tripped when panel was opened.

Roof

1. Roof Condition

Good	Fair	Poor	N/A	None
X				

Materials: Inspected from ladder.  
Materials: Asphalt shingles noted.

Observations:

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

2. Flashing

Good	Fair	Poor	N/A	None
X				

3. Chimney

Good	Fair	Poor	N/A	None
X				

Observations:

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

4. Spark Arrestor

Good	Fair	Poor	N/A	None
X				

Observations:

- No Apparent Issues With the Spark Arrestor

5. Vent Caps

Good	Fair	Poor	N/A	None
X				

Observations:

- No Apparent Issues with The Vent Cap(s)

6. Gutter

Good	Fair	Poor	N/A	None
				X

Observations:

- No gutters or downspouts. Full installation recommended to keep water away from structure. Water can weaken the foundation and deteriorate the siding. Be sure to install splashblocks or extensions to carry water away, and keep water from areas such as driveways or walks where it can be an ice hazard in winter.

Attic

Attic Continued

1. Access

Good	Fair	Poor	N/A	None
X				

- Observations:
- **\*\*Location of access\*\***
  - Scuttle Hole located in:
  - Garage ceiling.



Home

2. Structure

Good	Fair	Poor	N/A	None
X				

- Observations:
- No Apparent Issues with The Structure



3. Ventilation

Good	Fair	Poor	N/A	None
				X

- Observations:
- No Visible Ventilation noted.

4. Vent Screens

Good	Fair	Poor	N/A	None
				X

5. Duct Work

Good	Fair	Poor	N/A	None
X				

- Observations:
- Functional.



Attic Continued



6. Electrical

Good	Fair	Poor	N/A	None
X				

7. Attic Plumbing

Good	Fair	Poor	N/A	None
X				

Observations:

- **ABS** (Acrylonitrile-Butadiene-Styrene)( black in color) - plumbing vent piping

8. Insulation Condition

Good	Fair	Poor	N/A	None
X				

Materials: Unfinished fiberglass batts noted.

Depth: Insulation averages about 6-8 inches in depth

Observations:

- Insulation appears adequate.



9. Chimney

Good	Fair	Poor	N/A	None
				X

10. Exhaust Vent

Good	Fair	Poor	N/A	None
X				

Observations:

- Functional.

Exterior Areas

Exterior Areas Continued

1. Doors

Good	Fair	Poor	N/A	None
X				

Observations:

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

2. Window Condition

Good	Fair	Poor	N/A	None
X				

Observations:

- Some window screens damaged.



Multiple Screens around the house are showing tampering (Slight Bends in the Frame) to try to get open. Only around the first floor seals the Idea of tampering. Recommend Repairing & Replacing as needed.

3. Siding Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Composition wood siding, wood frame construction, concrete / block foundation

Observations:

- Caulk and seal all gaps, cracks and openings.
- Some composition siding shows signs of water damage and swelling.
- Some siding deterioration noted. Have repaired as necessary.
- Warped siding present in some areas; recommend repair or replacement as necessary.



Seal all gaps and Cracks

4. Eaves & Fascia

Good	Fair	Poor	N/A	None
	X			

Observations:

- Split Caulking and peeling paint noted.
- Peeling paint observed, suggest scraping and painting as necessary.
- Fascia covering the ends of rafter or truss tails appeared to be twisting due to water damage at the time of the inspection.

Exterior Areas Continued



Unfinished Material up in the Eaves. Recommend Further Evaluation by a Handyman.



Facia Board is Twisting. Secure or replace with a new pre sealed and painted board to assure sealing.



Facia Bard is Cracked and Twisted. Recommend Further Evaluation by a Handyman

5. Exterior Paint

Good	Fair	Poor	N/A	None
X				

Observations:

- Suggest sealing/caulking as part of routine maintenance to prevent further deterioration.
- Exposed wood surfaces observed. Wood rot & deterioration can occur. Prep, prime and paint wood trim surface where paint is peeling or missing.

Foundation

1. Slab Foundation

Good	Fair	Poor	N/A	None
X				

Observations:

- Concrete slab not visible due to floor coverings.

2. Foundation Perimeter

Good	Fair	Poor	N/A	None
X				

Observations:

- No deficiencies were observed at the visible portions of the structural components of the home.

Grounds

1. Water Valve Condition

Good	Fair	Poor	N/A	None
X				

Materials: To the Left of the Front Door on hillside below gate

Observations:

- City water Main Valve Appeared to be working Correctly At The Time Of The inspection

Grounds Continued



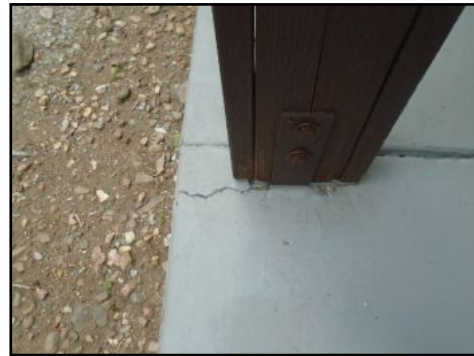
City Water Main Valve & Meter

2. Driveway and Walkway Condition

Good	Fair	Poor	N/A	None
X				

Materials: Concrete Driveway Noted: • Concrete Walkway(s) Noted:  
Observations:

- No major system safety or function concerns noted at time of inspection.
- **Minor settlement, or "hairline" cracks in driveways, are normal for properties of any age. They should, however, be monitored for expansion and sealed as necessary.**



Small Crack

3. Vegetation Observations

Good	Fair	Poor	N/A	None
X				

Observations:

- Prune or remove any plants that are in contact or proximity to home to eliminate pathways of wood destroying insects.
- Tree limbs within 10 feet of roof should be trimmed away to provide air and sunlight to roof, while minimizing debris & dampness.
- Trim trees that are in contact or proximity to home, as branches can abrade roofing or siding.
- Tree branches overhanging roof and/or against siding. Trim trees that are in contact or proximity to home, as branches can abrade siding and damage roofing.
- Trees that grow too close, or overhang property, should be trimmed back. This will help reduce the frequency of having to clean out the gutters, which should be done on a regular basis.

4. S&W Condition

Good	Fair	Poor	N/A	None
X				

Observations:

- Stop & Waste Functioned Correctly During the Time Of The inspection

Grounds Continued



5. Gate Condition

Good	Fair	Poor	N/A	None
X				

Materials: Chain link

Observations:

- Appears to be no Issues with the Gate at the Time Of The Inspection.
- **Damaged gate observed. Right of the Garage by the Electrical Panel**



Gate Latch is off the Gate. (Side of the Garage By Electrical Main Panel)

6. Patio and Porch Deck

Good	Fair	Poor	N/A	None
X				

Observations:

- No Lag Bolts Visible: The deck ledger board is nailed or screwed to the house, or is covered and not visible. Consider installing lag screws to securely attach ledger board to house, if they have not been used.
- **Support Bracket is still in Concrete Waiting to be used, But can be a Possible Tripping Hazard. Recommend covering with decorative item.**
- **Ledger Board appears to have some water damage and is starting to twist. Recommend further evaluation by a Handyman or a General Contractor**

Grounds Continued



No Lag Bolts or Screws. For Safety reasons you might think about added at least Lag Screws to help support.



Support Bracket Could be a tripping Hazard. Recommend a Decorative Cover for Safety and Covers Eye Sore



Ledger Board Twisting Pulling away from wall. Recommend further Evaluation by a Handyman or a General Contractor for Options



Monitor The Joint

7. Stairs & Handrail

Good	Fair	Poor	N/A	None
X				

Observations:  
 • Appeared functional at time of inspection.

8. Grounds Electrical

Good	Fair	Poor	N/A	None
	X			

Observations:  
 • Outlet damaged or apparently inoperable.



Outlet is dead (No Power). Recommend Further Evaluation by a Handyman or a Licensed Electrician.

Grounds Continued

9. GFCI

Good	Fair	Poor	N/A	None
				X

Observations:  
 • None Visible:

10. Main Gas Valve Condition

Good	Fair	Poor	N/A	None
X				

Materials: LP Gas shutoff located at the gas manifold - labeled and client made aware.  
 Observations:  
 • Meter located at exterior. All gas appliances have cut-off valves in line at each unit. No gas odors detected.



11. Propane Tank Condition

Good	Fair	Poor	N/A	None
X				



Propane Tank

12. Septic Tank Condition

Good	Fair	Poor	N/A	None
X				

Materials: Under the Back Deck  
 Observations:  
 • Condition Of the Septic Tank Is Beyond my Scope of Inspection. But Visually appears to have no Issues at the Time of the Inspection

Grounds Continued



Septic Tank is Located under the Back Deck.



Out Garage Door and Under Back Deck

13. Plumbing

Good	Fair	Poor	N/A	None
X				

Observations:

- Septic system noted. Client is advised to seek the services of a specialist in evaluating this system.



Not quite sure what this is.

14. Exterior Faucet Condition

Good	Fair	Poor	N/A	None
X				

Observations:

- Appears Functional.

15. Fence Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Chain Link

Observations:

- Fence being pushed out at base in areas. Hillside movement with rain fall is starting to push on the fence





## 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.

## Big Bear Home Inspectors Utilities & Service Providers List

### Big Bear Insurance Companies

Rilynn Insur: Brain Walker	951-672-3476
Russ Hump† (Tracy Hagman)	909-866-9626

### Glass Companies

Bear City Glass Company	909-585-2037
Stangl Window Cleaning & Glass	909-556-8602

### Utilities

Bear Valley Electric	909-866-4678
Bear City Water (BBC CSD)	909-585-2565
Dept. of Water (BB Lake)	909-866-5050
Big Bear Disposal	909-866-3942
Southwest Gas	877-860-6020
Thomas Gas (Propane)	909-866-3513
Ferrell Gas (Propane)	909-866-4605
CSA (Fawnskin Sewer)	800-554-0565
Spectrum Cable,TV, Interent & Phone	866-499-8080
Direct T.V.	888-777-2454
Verizon	800-483-4000

### Termite Companies

Burkitt's Bugs	909-337-9528
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### Big Bear Locksmiths

A-Kenn's	909-866-8336
Alan's Mobile Services	909-732-4724

### Chimney Sweeps

Chimney Krikket's	909-866-5692
CSI Chimney Sweep	909-333-6930
Sweep Lucky Chimmey & Duct Cleaning	909-337-0256
Mountain Top Chimney	909-585-3724

### Appliance Sales & Repairs

A & S Appliance	909-547-0809
Big Bear Appliance	909-866-3838

### Carpet Cleaning / Repairs / Water Damage

Adavance Carpet ( Randy )	909-585-7451
Bear Valley Carpet (Andy)	909-866-8303

### Flooring

A Class Flooring	909-366-2309
Carpet Barn	909-366-5021
Interiors	909-866-2252

### Spa/Hot Tub Mainance

Bear Valley Pool & Spas Sales	909-585-4849
Mike Rapheal - Spa service	909-648-4211

### Gutters

Daniel's Seamless Rain Gutter's	909-205-6375
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### Snow Removal

Alex Villaobos	909-991-9537
Dave Beckett	909-866-6642

### Handy Man

Armstrong Home Solution	909-547-0809
Bernal Hanyman & Cleaning	909-838-4084
Cesar Garcia	909-709-7240
Victor Castillo	909-674-2220

### House Cleaning

Christie Simonek	909-633-0741
Debbie Miner	909-855-7844
Suzy Morals	909-708-7595

### General Contractors

American Log Homes & Cont	909-222-7872
Dean Farrar	909-725-8897
Michael Beverage	909-262-9111
Mike Bain	909-838-8892

### Painting

Above & Beyond (Brian)	909-585-8570
Arts Painting	909-9132271

### Plumbing & Heating

Bear Valley Heating	909-585-1232
J & M Mechanical	909-936-3361
Joe Nickles	909-866-5363
M&M Mechanical	909-585-5567
Patriot Bear Heating	909-261-4609

### Electric

Bolt Electric	909-585-2272
Ludecke	909-866-1900
Rick Kunkle	909-584-7653

### Roofers

Sturdy Roofing	909-585-2508
Beckett Roofing	909-866-6642
James Castello Roofing	909-585-2989

### Vacation Rental Management CO

Big Bear Vacations	909-866-8200
Cool Cabins	800-550-8779
Denstination Big Bear	949-355-4810
Village Reservation	909-866-8583

### Full Time Rental Management CO

Bear Lake Resort Rental	909-585-2556
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