

Big Bear Home Inspectors

Property Inspection Report



1111 Sample Avenue, "Lower Moonridge", Big Bear Lake, CA 92315
Inspection prepared for: Sample Sample
Real Estate Agent: Default AAA -

Date of Inspection: 7/29/2018 Time: 10:00am
Age of Home: Built in 1947 71 Years Size: A,B,C=1,330 SqFt
Weather: Clear & Warm
There will be 3 Reports Made A B C. This is Report For Building A
Inspection Report was Paid For In Full at the Time Of The Inspection. 7-29-2018
Chk#124

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

Inspector: Donald DAngelo
Certification# 15466
Phone: 909-547-4017
Email: bigbearhomeinspectors@gmail.com



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.

Bathroom

Page 13 Item: 12	Plumbing	• Area where Plumbing enters the wall should be sealed up.
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Seal Hole around the Pipe

Electrical

Page 23 Item: 1	Electrical Panel	• Sub-Panel: • Sub-Panel "A" Knockouts need snap-in caps inside panel box. Should be installed to keep mice out of panel box and to avoid potential electrocution hazard.
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Sub Panel for Building "A"



Sub Panel For "A" has 2 open spots.

Roof

Page 25 Item: 1	Roof Condition	• Nail Pop Up Happening in a few spots around the roof
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Nail pop Up in a few places

Page 25 Item: 2

Flashing

- Roof Flashing, **Drip edge** needs to be secured in a few places.



Flashing is separating. Recommend sealing,

Page 25 Item: 5

Vent Caps

- The 1 Stack and Flashing Sealant work should be looked at.



Sealant is Questionable

Exterior Areas

Page 26 Item: 1

Doors

- Exterior door(s) are getting weathered, may need a new coat of Paint Stain Etc.



Door Trim Water damage

Page 27 Item: 2

Window Condition

- Damaged screens observed. Rubber Window Seal Coming out of Frame. Recommend further Evaluation by a Handyman
- Peeling paint observed, suggest scraping and painting as necessary.



Screen damage



Wood Needs refinished

Page 27 Item: 3

Siding Condition

- Some siding deterioration noted. Have repaired as necessary.



Seal & Fill All Gaps & Cracks

Page 27 Item: 4

Eaves & Facia

- Moisture damage, wood rot, observed. Recommend review for repair as necessary.
- Split Caulking and peeling paint noted.
- Peeling paint observed, suggest scraping and painting as necessary.



Materials coming apart



Exterior Areas Eaves & Fascia



Broken Fascia Board

Page 28 Item: 5	Exterior Paint	<ul style="list-style-type: none"> • Peeling paint observed, suggest scraping and painting as necessary. • Exposed wood surfaces observed. Wood rot & deterioration can occur. Prep, prime and paint wood trim surface where paint is peeling or missing. • Split Caulking and peeling paint noted.
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Foundation

Page 28 Item: 1	Foundation Walls	<ul style="list-style-type: none"> • Cracks and deterioration observed. • Cracks / Holes (1/4" or less) present in: foundation / floor / ext. wall. Consider sealing them to prevent water infiltration. Generally speaking, cracks that are less than 1/4" are not commonly regarded as being structurally significant.
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Crack in Wall



Crack in Foundation Wall



Crack In Foundation wall

Page 29 Item: 5	Access Panel	<ul style="list-style-type: none">• The exterior crawlspace access was missing a cover. We recommend installing a cover with a screen to assist in ventilating the space.• Could not access the crawlspace, there was limited space for entry.
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Entrance to the Crawlspace has been almost completely blocked with plumbing. Could not Access

Grounds

Page 30 Item: 2	Driveway and Walkway Condition	<ul style="list-style-type: none">• Uneven Asphalt at the driveway. This is a Tripping Hazard
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Possible Tripping Hazard

Page 32 Item: 8	Stairs & Handrail	<ul style="list-style-type: none">• Landing at The Bottom Of the Back Deck is more than 3/4 inch off the ground becoming a possible Tripping Hazard
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Landing at the Back deck. Could be a Tripping Hazard

Page 33 Item: 9	Grounds Electrical	<ul style="list-style-type: none">• FIXTURES:• Back Porch Light Fixture was not properly installed and Sealed. Recommend further evaluation by a Handyman
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Not the proper way to install & Seal a Light Fixture

Basement/Crawlspace

Page 34 Item: 1	Insulation	<ul style="list-style-type: none">• Insulation was observed to be missing or out of place in one or more locations. Recommend upgrading to promote proper insulation and increased efficiency of home.
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*******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: Multi Unit. A B C Units.

3. Occupancy

Occupancy: Vacant - Furnished A & B Only • Occupied - Furnished C Still has Tenant

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

2. Closets

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Interior Areas Continued

3. Doors

Good	Fair	Poor	N/A	None
X				

Observations:

- No Apparent Issues with the Interior Door(s).

4. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:

- No Apparent Issues with the Interior Electrical.

5. Smoke Detectors

Good	Fair	Poor	N/A	None
X				

Observations:

- ****SMOKE DETECTORS****
- Operated when tested.



Living Room

6. Window-Wall AC or Heat

Good	Fair	Poor	N/A	None
X				

Observations:

- Operated Interior Wall Heater functioned correctly at the Time Of The Inspection



Living Room



Gas Valve For Living Room Wall Heater



Living Room Wall Heater Thermostat

7. 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

8. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: Drywall walls noted.

Observations:

- No Apparent Issues with the Interior Walls

9. Fireplace

Good	Fair	Poor	N/A	None
X				

Materials: Living Room

Materials: Free standing style wood burning stove noted.

Observations:

- **Wood Fireplaces**
- Damper was opened and closed several times.
- Functional.



Living Room

10. 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: Bedroom

2. Cabinets

Good	Fair	Poor	N/A	None
				X

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 Bedroom Door(s)

Bedrooms Continued

5. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:

- No Apparent Issues with the Bedroom Electrical

6. Floor Condition

Good	Fair	Poor	N/A	None
X				

Observations:

- No Apparent Issues with The Bedroom Flooring

7. Smoke Detectors

Good	Fair	Poor	N/A	None
X				

Observations:

- ****Smoke Detectors****
- The smoke detectors operated during the inspection.
- ****Carbon Monoxide Detectors****
- Tested and functional at time of inspection, but only the siren was tested, not the carbon monoxide sensor.



CO2 Detector

8. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: Drywall walls noted.

Observations:

- No Apparent Issues with the Bedroom Walls

9. Window-Wall AC or Heat

Good	Fair	Poor	N/A	None
				X

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.

Bathroom

Bathroom Continued

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: Bathroom

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:

- No Apparent Issues with The Bathroom Electrical.

7. GFCI

Good	Fair	Poor	N/A	None
X				

8. Exhaust Fan

Good	Fair	Poor	N/A	None
X				

Observations:

- The bath fan was operated and no issues were found.



Bathroom Continued

9. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: Sheet vinyl flooring is noted.

Observations:

- No Apparent Issues with the Bathroom Flooring

10. Heating

Good	Fair	Poor	N/A	None
X				

11. Mirrors

Good	Fair	Poor	N/A	None
X				

Observations:

- No Apparent Issues with the Bathroom Mirror(s)

12. Plumbing

Good	Fair	Poor	N/A	None
X				

Observations:

- Area where Plumbing enters the wall should be sealed up.



Seal Hole around the Pipe

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)



Bathroom Continued

14. Shower Walls

Good	Fair	Poor	N/A	None
X				

Observations:

- ****MATERIALS****
- Fiberglass surround noted.
- ****OBSERVATIONS****
- No Apparent Issues with the bathroom Shower Walls

15. Bath Tubs

Good	Fair	Poor	N/A	None
				X

16. Enclosure

Good	Fair	Poor	N/A	None
X				

Observations:

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

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.



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 Continued

19. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: Wood framed single hung window noted.

Observations:

- Operated windows appeared functional, at time of inspection
- Deterioration of wooden frames noted. While basic maintenance may prolong the life of these window frames, replacement may be necessary at some point.



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.

Kitchen Continued



3. Doors

Good	Fair	Poor	N/A	None
X				

Observations:

- No Apparent Issues with The Kitchen Door(s)

4. Garbage Disposal

Good	Fair	Poor	N/A	None
X				

Observations:

- Operated - appeared functional at time of inspection.



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.



Kitchen Continued

6. Cook top condition

Good	Fair	Poor	N/A	None
X				

Observations:

- Gas cook top noted.
- The burners operated properly when tested.

7. Oven & Range

Good	Fair	Poor	N/A	None
X				

Observations:

- Oven: gas burners
- Oven(s) 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



9. Drinking Fountain

Good	Fair	Poor	N/A	None
				X

Observations:

- There was no drinking fountain present in this kitchen.

10. Spray Wand

Good	Fair	Poor	N/A	None
X				

Observations:

- The spray wand was operated and was functional.

11. Vent Condition

Good	Fair	Poor	N/A	None
X				

Materials: Recirculating

Observations:

- No Apparent Issues with the Kitchen Vent

Kitchen Continued

12. Window Condition

Good	Fair	Poor	N/A	None
X				

Observations:

- Operated windows appeared functional, at time of inspection.

13. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: Sheet vinyl flooring is noted.

Observations:

- No Apparent Issues with the Kitchen Flooring

14. Plumbing

Good	Fair	Poor	N/A	None
X				

Observations:

- No Apparent Issues with the Kitchen Plumbing

15. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

Observations:

- No Apparent Issues with the Kitchen Ceilings

16. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:

- No Apparent Issues with the Kitchen Electrical

17. GFCI

Good	Fair	Poor	N/A	None
X				

Observations:

- **GFCI** in place and operational.



18. 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 Area

Laundry Continued

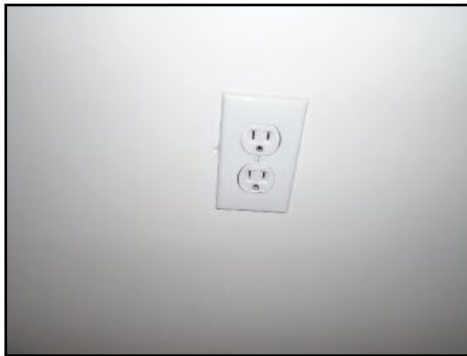
2. Dryer Vent

Good	Fair	Poor	N/A	None
X				



3. Electrical

Good	Fair	Poor	N/A	None
X				



4. GFCI

Good	Fair	Poor	N/A	None
	X			

Observations:

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

5. Gas Valves

Good	Fair	Poor	N/A	None
X				

Observations:

- Gas shut off valves were present and functional.



Laundry Continued

6. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: Sheet vinyl flooring is noted.

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.



Ceiling needs to be sealed around the Light fixture.

Water Heater

1. Base

Good	Fair	Poor	N/A	None
X				

2. Heater Enclosure

Good	Fair	Poor	N/A	None
X				

Observations:

- The water heater enclosure is functional.
- The water heater enclosure is functional.

Water Heater Continued

3. Combustion

Good	Fair	Poor	N/A	None
X				

Observations:

- The combustion chamber appears to in functional condition.

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: Gas

Location: The heater is located in the exterior closet.

Observations:

- Tank appears to be in satisfactory condition -- no concerns.
- No major system safety or function concerns noted at time of inspection.



This GE 30 Gallon Gas Water Heater Was Manufactured in January of 2004. It is 14 yrs old.

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

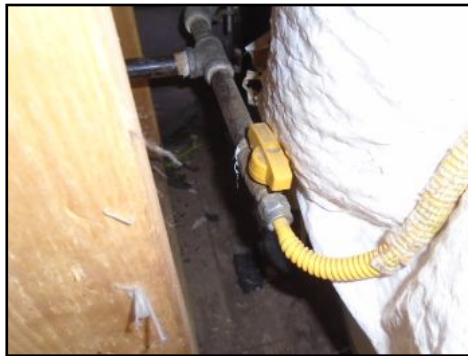
Good	Fair	Poor	N/A	None
X				

Observations:
• 30 gallons

8. Gas Valve

Good	Fair	Poor	N/A	None
X				

Observations:
• Appears functional.



9. Plumbing

Good	Fair	Poor	N/A	None
X				

Materials: Copper • Galvanized

Observations:
• No Apparent Issues with the Water Heater Plumbing



Shut Off Valve for the Water Heater Supply.

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				
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Observations:

- The Water Heater Is Strapped Correctly



Electrical

1. Electrical Panel

Good Fair Poor N/A None

X				
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Location: Main Location: • Main Disconnect in panel box. • Northwest Corner of Building "A"

Location: Sub Panel Location: • A= Southwest Corner

B= Southeast Corner

C= Southeast Corner

Observations:

- Main Panel:

- No Apparent Issues with the Main Electrical Panel

- Sub-Panel:

- Sub-Panel "A" Knockouts need snap-in caps inside panel box. Should be installed to keep mice out of panel box and to avoid potential electrocution hazard.

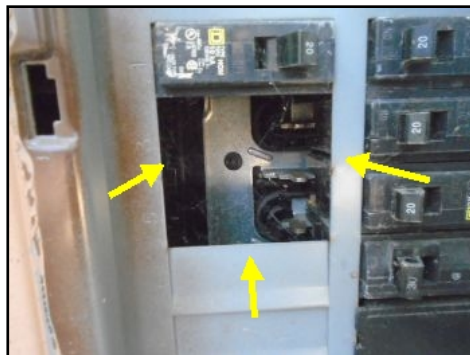
Electrical Continued



This Is The main For All 3 Buildings



Sub Panel for Building "A"



Sub Panel For "A" has 2 open spots.

2. Main Amp Breaker

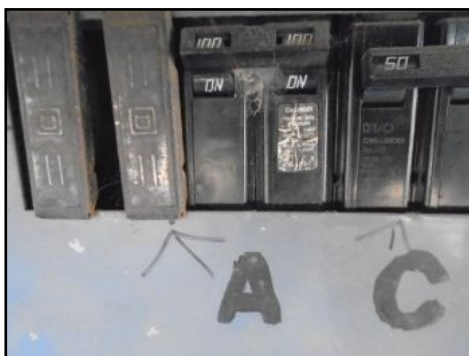
Good	Fair	Poor	N/A	None
X				

Observations:

- 100 amp Building "A"
- 50 amp Building "B"
- 50 amp Building "C"



Building "C" Main is 50 Amp



Building "A" Main is 100 Amp



Building "B" Main Breaker is 50 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.

Roof

Roof Continued

1. Roof Condition

Good	Fair	Poor	N/A	None
X				

Observations:

- Nail Pop Up Happening in a few spots around the roof



Nail pop Up in a few places

2. Flashing

Good	Fair	Poor	N/A	None
X				

Observations:

- Roof Flashing, **Drip edge** needs to be secured in a few places.



Flashing is separating. Recommend sealing,

3. Chimney

Good	Fair	Poor	N/A	None
X				

Observations:

- No Apparent Issues with the Roof Chimney

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:

- The 1 Stack and Flashing Sealant work should be looked at.

Roof Continued



Sealant is Questionable

Attic

1. Access

Good	Fair	Poor	N/A	None
				X

Observations:

- **Location of access**
- No Visible Access.
- **Access Observations**
- No attic access observed.

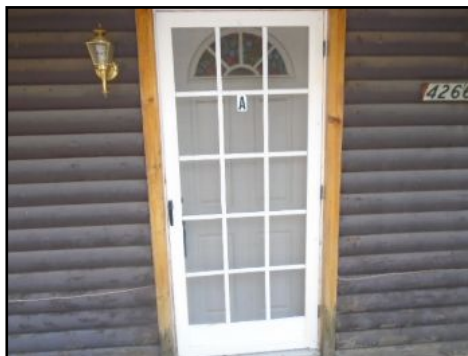
Exterior Areas

1. Doors

Good	Fair	Poor	N/A	None
X				

Observations:

- Appeared in functional and in satisfactory condition, at time of inspection.
- Exterior door(s) are getting weathered, may need a new coat of Paint Stain Etc.



Door Trim Water damage

2. Window Condition

Good	Fair	Poor	N/A	None
	X			

Observations:

- Suggest sealing/caulking as part of routine maintenance to prevent further deterioration.
- Damaged screens observed. Rubber Window Seal Coming out of Frame. Recommend further Evaluation by a Handyman
- Peeling paint observed, suggest scraping and painting as necessary.

Exterior Areas Continued



Screen damage



Wood Needs refinished

3. Siding Condition

Good	Fair	Poor	N/A	None
	X			

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

Observations:

- Caulk and seal all gaps, cracks and openings.
- **Some siding deterioration noted. Have repaired as necessary.**



Seal & Fill All Gaps & Cracks

4. Eaves & Facia

Good	Fair	Poor	N/A	None
X				

Observations:

- **Moisture damage, wood rot, observed. Recommend review for repair as necessary.**
- **Split Caulking and peeling paint noted.**
- **Peeling paint observed, suggest scraping and painting as necessary.**



Materials coming apart



Exterior Areas Eaves & Facia



Exterior Areas Continued



Broken Fascia Board

5. Exterior Paint

Good	Fair	Poor	N/A	None
	X			

Observations:

- Peeling paint observed, suggest scraping and painting as necessary.
- Exposed wood surfaces observed. Wood rot & deterioration can occur. Prep, prime and paint wood trim surface where paint is peeling or missing.
- Split Caulking and peeling paint noted.

Foundation

1. Foundation Walls

Good	Fair	Poor	N/A	None
	X			

Observations:

- Normal settlement.
- Cracks and deterioration observed.
- Cracks / Holes (1/4" or less) present in: foundation / floor / ext. wall. Consider sealing them to prevent water infiltration. Generally speaking, cracks that are less than 1/4" are not commonly regarded as being structurally significant.



Crack in Wall



Crack in Foundation Wall



Crack In Foundation wall

2. Cripple Walls

Good	Fair	Poor	N/A	None
	X			

Observations:

- Concrete block/wood piers support floor above.

3. Ventilation

Good	Fair	Poor	N/A	None
X				

Observations:

- Screened openings noted.

Foundation Continued

4. Vent Screens

Good	Fair	Poor	N/A	None
X				

Observations:

- Vent screens noted as functional.



5. Access Panel

Good	Fair	Poor	N/A	None
			X	

Observations:

- The foundation access panel installed and functional during the inspection.
- Limited inspection from the access area only.
- Recommend at least 18 inches of clear access to gain entry.
- The exterior crawlspace access was missing a cover. We recommend installing a cover with a screen to assist in ventilating the space.
- Could not access the crawlspace, there was limited space for entry.



Entrance Under Deck



Entrance to the Crawlspace has been almost completely blocked with plumbing. Could not Access

6. Post and Girders

Good	Fair	Poor	N/A	None
X				

Observations:

- Support Material: concrete block piers
- Beam Material: Wood
- Concrete block/wood piers support floor above.

7. Sub Flooring

Good	Fair	Poor	N/A	None
			X	

Observations:

- Could not tell due to not being able to enter crawlspace. From Plumbing Blockage

Foundation Continued

8. Anchor Bolts

Good	Fair	Poor	N/A	None
			X	

9. Foundation Electrical

Good	Fair	Poor	N/A	None
			X	

10. Foundation Plumbing

Good	Fair	Poor	N/A	None
			X	

Grounds

1. Water Valve Condition

Good	Fair	Poor	N/A	None
X				

Materials: Left Corner Of The Yard

Observations:

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



(Red Arrow) City Water Main (Yellow Arrow) Stop & Waste

2. Driveway and Walkway Condition

Good	Fair	Poor	N/A	None
X				

Materials: Asphalt Driveway Noted: • Gravel Driveway Noted:

Observations:

- Driveway in good shape for age and wear. Some oil staining. Clean and seal to extend life.
- Gravel driveways need ongoing maintenance. Repair as needed.
- **Uneven Asphalt at the driveway. This is a Tripping Hazard**

Grounds Continued



Possible Tripping Hazard

Gravel



Gravel



3. Grading

Good	Fair	Poor	N/A	None
X				

Observations:

- The exterior drainage is generally away from foundation.

4. 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.

5. S&W Condition

Good	Fair	Poor	N/A	None
X				

Materials: In Front of the City main Left Front Corner of the Property • Also another one coming out the Rear West Corner of the Building to what looks like it is for Draining Water Heater. But Valve sticking out of the Wall could be a Safety hazard. Recommend further evaluation by a Handyman

Observations:

- Stop & Waste Functioned Correctly During the Time Of The inspection
- Multiple Stop & Wastes on Property

Grounds Continued



For Entire Property



To drain Water Heater



Key For Outside Stop & Waste

6. Gate Condition

Good	Fair	Poor	N/A	None
X				

X				
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Materials: Chain link

Observations:

- Appears to be no Issues with the Gate at the Time Of The Inspection.



7. Patio and Porch Deck

Good	Fair	Poor	N/A	None
X				

X				
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Observations:

- Appeared functional at time of inspection.

8. Stairs & Handrail

Good	Fair	Poor	N/A	None
	X			

	X			
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Observations:

- Landing at The Bottom Of the Back Deck is more than 3/4 inch off the ground becoming a possible Tripping Hazard



Landing at the Back deck. Could be a Tripping Hazard

Grounds Continued

9. Grounds Electrical

Good	Fair	Poor	N/A	None
	X			

Observations:

- **FIXTURES:**
 - Back Porch Light Fixture was not properly installed and Sealed.
- Recommend further evaluation by a Handyman



Not the proper way to install & Seal a Light Fixture

10. GFCI

Good	Fair	Poor	N/A	None
				X

Observations:

- None Visible:

11. Main Gas Valve Condition

Good	Fair	Poor	N/A	None
X				

Materials: Between Building B & C

Observations:

- Meter located at exterior. All gas appliances have cut-off valves in line at each unit. No gas odors detected.

12. Plumbing

Good	Fair	Poor	N/A	None
X				

Materials: Galvanized piping noted.

Observations:

- Appears to be No Issues with the Grounds Plumbing



Water Main For Building A



Main Line Clean Out

13. Exterior Faucet Condition

Good	Fair	Poor	N/A	None
X				

Location: Front of structure. • North side of house.

Observations:

- Appears Functional.

Grounds Continued

14. Fence Condition

Good	Fair	Poor	N/A	None
X				

Observations:

- ****FENCING****
- No Apparent issues with Fencing.

Basement/Crawlspace

1. Insulation

Good	Fair	Poor	N/A	None
	X			

Observations:

- Full view of foundation insulation was not available due to lack of access.
- **Insulation was observed to be missing or out of place in one or more locations. Recommend upgrading to promote proper insulation and increased efficiency of home.**

2. Framing

Good	Fair	Poor	N/A	None
			X	

Observations:

- Not fully visible for inspection due to lack of access to all areas.

3. Subfloor

Good	Fair	Poor	N/A	None
			X	

Observations:

- Not fully visible for inspection due to lack of access.

Glossary

Term	Definition
Drip Edge	Drip edge is a metal flashing applied to the edges of a roof deck before the roofing material is applied. The metal may be galvanized steel, aluminum (painted or not), copper and possibly others.
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.