

4 Seasons Home Inspections LLC

Property Inspection Report



9515 6th Ave NW, Seattle, WA 98117
Inspection prepared for: Shannon Hurst
Date of Inspection: 2/22/2013 Time: 10am
Age of Home: 91 yrs Size: 2160sqft
Weather: Rainy; Temperature is 42 degrees
Report # 13059

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"For the best protection, Get the right Inspection"

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 GFI 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.**

Ratings are abbreviated as described.

(AS) Appears Serviceable - When (AS) is checked it means that we did not observe conditions that would lead us to believe problems existed with the component or system. Some serviceable items may, however show signs of wear and tear.

(RR) Repairs Recommended - Recommend further review and repairs as needed by a licensed qualified contractor or specialty tradesman dealing with that item or system.

(Safety Hazard) This item is a safety hazard Correction is needed.

Inspection Details

A. Attendance

In Attendance: Client present • Buyer Agent present

B. Home Type

Home Type: Single Family Home

C. Occupancy

Occupancy: Vacant

D. Foundation Type

Materials: The foundation is a crawlspace type foundation.

E. Roof Type

Materials: The roof is a gable type roof.

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.

A. Bar

| AS | RR | Safety Hazard | N/A | None |
|--------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

B. Cabinets

| AS | RR | Safety Hazard | N/A | None |
|--------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

C. Ceiling Fans

| AS | RR | Safety Hazard | N/A | None |
|--------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

D. Closets

| AS | RR | Safety Hazard | N/A | None |
|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Observations:

- The closet is in serviceable condition.

E. Door Bell

| AS | RR | Safety Hazard | N/A | None |
|--------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

F. Doors

| AS | RR | Safety Hazard | N/A | None |
|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Observations:

- The main entry door appeared serviceable with no defects.

G. Electrical

| AS | RR | Safety Hazard | N/A | None |
|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

H. Smoke Detectors

| AS | RR | Safety Hazard | N/A | None |
|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Observations:

- The CO detectors operated when tested.
- The smoke detectors operated when tested.

I. Stairs & Handrail

| AS | RR | Safety Hazard | N/A | None |
|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

J. Ceiling Condition

| AS | RR | Safety Hazard | N/A | None |
|----|----|------------------|-----|------|
| | X | | | |

Materials: There are drywall ceilings noted.

Observations:

- Evidence of past leaking was noted.
- Visible leaking noted on the ceiling at a few locations. We recommend contacting a qualified contractor to evaluate the roof and the drywall in this area and repair as necessary.



Visible leaking noted on the ceiling at a few locations. We recommend contacting a qualified contractor to evaluate the roof and the drywall in this area and repair as necessary.

K. Patio Doors

| AS | RR | Safety Hazard | N/A | None |
|----|----|------------------|-----|------|
| | | X | | |

Observations:

- The hinged patio door was functional during the inspection.
- The eave is hanging too low into the path of the exterior door way near the laundry room. This could be a safety hazard. Recommend repair.



The eave is hanging too low into the path of the exterior door way near the laundry room. This could be a safety hazard. Recommend repair.

L. Screen Doors

| AS | RR | Safety Hazard | N/A | None |
|----|----|------------------|-----|------|
| | | | | X |

M. Wall Condition

| | | | | |
|----|----|---------------|-----|------|
| AS | RR | Safety Hazard | N/A | None |
| X | | | | |

Materials: Drywall walls noted.

N. Fireplace

| | | | | |
|----|----|---------------|-----|------|
| AS | RR | Safety Hazard | N/A | None |
| X | | | | |

Materials: Living Room
Materials: Sealed direct vent

O. Window Condition

| | | | | |
|----|----|---------------|-----|------|
| AS | RR | Safety Hazard | N/A | None |
| | X | | | |

Materials: Vinyl framed sliding window noted.
Observations:
• Missing screens observed at most locations.

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.

A. Ceiling Fans

| AS | RR | Safety Hazard | N/A | None |
|----|----|------------------|-----|------|
| | | | | X |

B. Closets

| AS | RR | Safety Hazard | N/A | None |
|----|----|------------------|-----|------|
| X | | | | |

Observations:

- The closet is in serviceable condition.

C. Doors

| AS | RR | Safety Hazard | N/A | None |
|----|----|------------------|-----|------|
| X | | | | |

D. Electrical

| AS | RR | Safety Hazard | N/A | None |
|----|----|------------------|-----|------|
| X | | | | |

E. Fireplace

| AS | RR | Safety Hazard | N/A | None |
|----|----|------------------|-----|------|
| | | | | X |

F. Floor Condition

| AS | RR | Safety Hazard | N/A | None |
|----|----|------------------|-----|------|
| X | | | | |

Flooring Types: Carpet is noted.

G. Smoke Detectors

| AS | RR | Safety Hazard | N/A | None |
|----|----|------------------|-----|------|
| X | | | | |

Observations:

- The smoke detectors operated during the inspection.

H. Wall Condition

| AS | RR | Safety Hazard | N/A | None |
|----|----|------------------|-----|------|
| X | | | | |

Materials: Drywall walls noted.

I. Window Condition

| AS | RR | Safety Hazard | N/A | None |
|----|----|------------------|-----|------|
| X | | | | |

Materials: Vinyl framed sliding window noted.

J. Ceiling Condition

| AS | RR | Safety Hazard | N/A | None |
|----|----|------------------|-----|------|
| X | | | | |

Materials: There are drywall ceilings noted.

Lower Front Bathroom

A. Cabinets

| AS | RR | Safety Hazard | N/A | None |
|----|----|------------------|-----|------|
| X | | | | |

Observations:

- Most not accessible due to stored personal items.

B. Ceiling Condition

| AS | RR | Safety Hazard | N/A | None |
|----|----|------------------|-----|------|
| X | | | | |

Materials: There are drywall ceilings noted.

C. Counters

| AS | RR | Safety Hazard | N/A | None |
|----|----|------------------|-----|------|
| X | | | | |

Observations:

- Granite tops noted.

D. Doors

| AS | RR | Safety Hazard | N/A | None |
|----|----|------------------|-----|------|
| X | | | | |

Observations:

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

E. Electrical

| AS | RR | Safety Hazard | N/A | None |
|----|----|------------------|-----|------|
| X | | | | |

Observations:

- Some outlets were not accessible due to furniture and or stored personal items in the wat.

F. GFCI

| AS | RR | Safety Hazard | N/A | None |
|----|----|------------------|-----|------|
| X | | | | |

Observations:

- GFCI in place and operational

G. Exhaust Fan

| AS | RR | Safety Hazard | N/A | None |
|----|----|------------------|-----|------|
| X | | | | |

Observations:

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

H. Floor Condition

| AS | RR | Safety Hazard | N/A | None |
|----|----|------------------|-----|------|
| X | | | | |

I. Heating

| AS | RR | Safety Hazard | N/A | None |
|----|----|------------------|-----|------|
| X | | | | |

J. Mirrors

| AS | RR | Safety Hazard | N/A | None |
|----|----|------------------|-----|------|
| X | | | | |

K. Plumbing

| AS | RR | Safety Hazard | N/A | None |
|----|----|------------------|-----|------|
| X | | | | |

L. Showers

| AS | RR | Safety Hazard | N/A | None |
|----|----|------------------|-----|------|
| X | | | | |

M. Shower Walls

| AS | RR | Safety Hazard | N/A | None |
|----|----|------------------|-----|------|
| X | | | | |

Observations:

- Fiberglass surround noted.

N. Bath Tubs

| AS | RR | Safety Hazard | N/A | None |
|----|----|------------------|-----|------|
| X | | | | |

Observations:

- Tub

O. Sinks

| AS | RR | Safety Hazard | N/A | None |
|----|----|------------------|-----|------|
| X | | | | |

Observations:

- Sink(s) Appear functional.

P. Toilets

| AS | RR | Safety Hazard | N/A | None |
|----|----|------------------|-----|------|
| X | | | | |

Observations:

- Observed as functional and in good visual condition.

Q. Window Condition

| AS | RR | Safety Hazard | N/A | None |
|----|----|------------------|-----|------|
| | | | | X |

Lower Rear Bathroom

A. Cabinets

| AS | RR | Safety Hazard | N/A | None |
|----|----|------------------|-----|------|
| | X | | | |

Observations:

- There is damage to the right side cabinet under the sink.



There is damage to the right side cabinet under the sink.

B. Ceiling Condition

| AS | RR | Safety Hazard | N/A | None |
|----|----|------------------|-----|------|
| X | | | | |

Materials: There are drywall ceilings noted.

C. Counters

| AS | RR | Safety Hazard | N/A | None |
|----|----|------------------|-----|------|
| X | | | | |

Observations:

- Granite tops noted.

D. Doors

| AS | RR | Safety Hazard | N/A | None |
|----|----|------------------|-----|------|
| X | | | | |

Observations:

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

E. Electrical

| AS | RR | Safety Hazard | N/A | None |
|----|----|------------------|-----|------|
| X | | | | |

F. GFCI

| AS | RR | Safety Hazard | N/A | None |
|----|----|------------------|-----|------|
| | X | | | |

Observations:

- The electrical outlet behind the sinks are not functional at their current locations.



The electrical outlet behind the sinks are not functional at their current locations.



A plug will not fit here.

G. Exhaust Fan

| AS | RR | Safety Hazard | N/A | None |
|----|----|---------------|-----|------|
| X | | | | |

Observations:

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

H. Floor Condition

| AS | RR | Safety Hazard | N/A | None |
|----|----|---------------|-----|------|
| X | | | | |

Materials: Hardwood flooring is noted.

I. Heating

| AS | RR | Safety Hazard | 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.

J. Mirrors

| AS | RR | Safety Hazard | N/A | None |
|----|----|---------------|-----|------|
| X | | | | |

K. Plumbing

| AS | RR | Safety Hazard | N/A | None |
|----|----|---------------|-----|------|
| X | | | | |

L. Showers

| AS | RR | Safety Hazard | N/A | None |
|----|----|---------------|-----|------|
| | X | | | |

Observations:

- The shower faucet and handles are loosely mounted.



The shower faucet and handles are loosely mounted.

M. Shower Walls

| AS | RR | Safety Hazard | N/A | None |
|----|----|------------------|-----|------|
| X | | | | |

Observations:

- Fiberglass surround noted.

N. Bath Tubs

| AS | RR | Safety Hazard | N/A | None |
|----|----|------------------|-----|------|
| X | | | | |

O. Sinks

| AS | RR | Safety Hazard | N/A | None |
|----|----|------------------|-----|------|
| X | | | | |

P. Toilets

| AS | RR | Safety Hazard | N/A | None |
|----|----|------------------|-----|------|
| X | | | | |

Observations:

- Observed as functional and in good visual condition.

Q. Window Condition

| AS | RR | Safety Hazard | N/A | None |
|----|----|------------------|-----|------|
| X | | | | |

Materials: Vinyl framed sliding window noted.

Master 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..

A. Cabinets

| AS | RR | Safety Hazard | N/A | None |
|----|----|---------------|-----|------|
| X | | | | |

Observations:

- No deficiencies observed.

B. Ceiling Condition

| AS | RR | Safety Hazard | N/A | None |
|----|----|---------------|-----|------|
| X | | | | |

Materials: There are drywall ceilings noted.

C. Counters

| AS | RR | Safety Hazard | N/A | None |
|----|----|---------------|-----|------|
| X | | | | |

Observations:

- Granite tops noted.

D. Doors

| AS | RR | Safety Hazard | N/A | None |
|----|----|---------------|-----|------|
| X | | | | |

Observations:

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

E. Electrical

| AS | RR | Safety Hazard | N/A | None |
|----|----|---------------|-----|------|
| X | | | | |

F. GFCI

| AS | RR | Safety Hazard | N/A | None |
|----|----|---------------|-----|------|
| | X | | | |

Observations:

- GFCI in place and operational
- The outlet behind the sink cannot be used because of lack of access.



The outlet behind the sink cannot be used because of lack of access.

G. Exhaust Fan

| AS | RR | Safety Hazard | N/A | None |
|----|----|------------------|-----|------|
| X | | | | |

Observations:

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

H. Floor Condition

| AS | RR | Safety Hazard | N/A | None |
|----|----|------------------|-----|------|
| X | | | | |

Materials: Ceramic tile is noted.

I. Heating

| AS | RR | Safety Hazard | 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.

J. Mirrors

| AS | RR | Safety Hazard | N/A | None |
|----|----|------------------|-----|------|
| X | | | | |

K. Plumbing

| AS | RR | Safety Hazard | N/A | None |
|----|----|------------------|-----|------|
| X | | | | |

L. Showers

| AS | RR | Safety Hazard | N/A | None |
|----|----|------------------|-----|------|
| X | | | | |

Observations:

- functional

M. Shower Walls

| AS | RR | Safety Hazard | N/A | None |
|----|----|------------------|-----|------|
| X | | | | |

Observations:

- Ceramic tile noted.

N. Bath Tubs

| AS | RR | Safety Hazard | N/A | None |
|----|----|------------------|-----|------|
| | X | | | |

Observations:

- Whirlpool tub observed. Tub was filled to a level above the water jets and operated to check intake and jets. The tub was then drained to check for leaks and/or damage. Pump and supply lines were not completely visible or accessible. GFCI's were present and was tested. The items tested appeared to be in serviceable condition. If a more detailed report is desired, the client is advised to consult a licensed plumber for a complete review prior to closing.

- Tub faucet is loose.

O. Sinks

| AS | RR | Safety Hazard | N/A | None |
|----|----|------------------|-----|------|
| X | | | | |

P. Toilets

| AS | RR | Safety Hazard | N/A | None |
|----|----|------------------|-----|------|
| X | | | | |

Observations:

- Observed as functional and in good visual condition.

Q. Window Condition

| | | | | |
|----|----|------------------|-----|------|
| AS | RR | Safety Hazard | N/A | None |
| X | | | | |

Materials: Vinyl framed sliding window noted.

Kitchen

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

A. Cabinets

| AS | RR | Safety Hazard | N/A | None |
|----|----|---------------|-----|------|
| | X | | | |

Observations:

- There is cracked cabinet above the kitchen sink.
- The cabinet are missing trimwork at numerous locations.



There is cracked cabinet above the kitchen sink.



The cabinet are missing trimwork at numerous locations.



B. Counters

| AS | RR | Safety Hazard | N/A | None |
|----|----|---------------|-----|------|
| | X | | | |

Observations:

- Granite tops noted.
- The granite counter tops in the kitchen are unprofessionally installed with poor seams.

C. Dishwasher

| AS | RR | Safety Hazard | N/A | None |
|----|----|---------------|-----|------|
| | X | | | |

Observations:

- Installation is incomplete.

D. Doors

| AS | RR | Safety Hazard | N/A | None |
|----|----|---------------|-----|------|
| | | | | X |

E. Garbage Disposal

| AS | RR | Safety Hazard | N/A | None |
|----|----|---------------|-----|------|
| X | | | | |

Observations:

- Operated - appeared functional at time of inspection.

F. Microwave

| AS | RR | Safety Hazard | N/A | None |
|----|----|---------------|-----|------|
| X | | | | |

G. Cook top condition

| AS | RR | Safety Hazard | N/A | None |
|----|----|---------------|-----|------|
| | | X | | |

Observations:

- Anti-tip bracket is missing from range installation. See label inside oven door. All free-standing, slide-in ranges include an anti-tip device and is essential in the safe operation of the range. It provides protection when excess force or weight is applied to an open oven door. Carried by home building centers.

H. Oven & Range

| AS | RR | Safety Hazard | N/A | None |
|----|----|---------------|-----|------|
| X | | | | |

Observations:

- Oven(s): Electric

I. Sinks

| AS | RR | Safety Hazard | N/A | None |
|----|----|---------------|-----|------|
| X | | | | |

J. Drinking Fountain

| AS | RR | Safety Hazard | N/A | None |
|----|----|---------------|-----|------|
| | | | | X |

K. Spray Wand

| AS | RR | Safety Hazard | N/A | None |
|----|----|---------------|-----|------|
| X | | | | |

Observations:

- The spray wand was operated and was functional.

L. Hot Water Dispenser

| AS | RR | Safety Hazard | N/A | None |
|----|----|---------------|-----|------|
| | | | | X |

M. Soap Dispenser

| AS | RR | Safety Hazard | N/A | None |
|----|----|---------------|-----|------|
| | | | | X |

N. Vent Condition

| AS | RR | Safety Hazard | N/A | None |
|----|----|---------------|-----|------|
| X | | | | |

Materials: Recirculating

O. Window Condition

| AS | RR | Safety Hazard | N/A | None |
|----|----|---------------|-----|------|
| | X | | | |

Materials: Vinyl framed sliding window noted.

Observations:

- Missing screens observed.

P. Floor Condition

| AS | RR | Safety Hazard | N/A | None |
|----|----|---------------|-----|------|
| | X | | | |

Materials: Hardwood flooring is noted.

Observations:

- There are gaps in the hardwood flooring showing signs of poor craftsmanship.



There are gaps in the hardwood flooring showing signs of poor craftsmanship.

Q. Plumbing

| AS | RR | Safety Hazard | N/A | None |
|----|----|---------------|-----|------|
| X | | | | |

R. Ceiling Condition

| AS | RR | Safety Hazard | N/A | None |
|----|----|---------------|-----|------|
| X | | | | |

Materials: There are drywall ceilings noted.

S. Electrical

| AS | RR | Safety Hazard | N/A | None |
|----|----|---------------|-----|------|
| X | | | | |

T. GFCI

| AS | RR | Safety Hazard | N/A | None |
|----|----|---------------|-----|------|
| X | | | | |

Observations:

- GFCI in place and operational.

U. Wall Condition

| | | | | |
|----|----|------------------|-----|------|
| AS | RR | Safety Hazard | N/A | None |
| X | | | | |

Materials: Drywall walls noted.

Laundry

A. Cabinets

| AS | RR | Safety Hazard | N/A | None |
|----|----|------------------|-----|------|
| X | | | | |

Observations:

- No deficiencies observed.

B. Counters

| AS | RR | Safety Hazard | N/A | None |
|----|----|------------------|-----|------|
| | | | | X |

C. Dryer Vent

| AS | RR | Safety Hazard | N/A | None |
|----|----|------------------|-----|------|
| X | | | | |

D. Electrical

| AS | RR | Safety Hazard | N/A | None |
|----|----|------------------|-----|------|
| X | | | | |

E. GFCI

| AS | RR | Safety Hazard | N/A | None |
|----|----|------------------|-----|------|
| | | | | X |

F. Exhaust Fan

| AS | RR | Safety Hazard | N/A | None |
|----|----|------------------|-----|------|
| | | | | X |

Observations:

- None present.

G. Gas Valves

| AS | RR | Safety Hazard | N/A | None |
|----|----|------------------|-----|------|
| X | | | | |

Observations:

- Valve in off position.

H. Wash Basin

| AS | RR | Safety Hazard | N/A | None |
|----|----|------------------|-----|------|
| | | | | X |

I. Floor Condition

| AS | RR | Safety Hazard | N/A | None |
|----|----|------------------|-----|------|
| X | | | | |

Materials: Ceramic tile is noted.

J. Plumbing

| AS | RR | Safety Hazard | N/A | None |
|----|----|------------------|-----|------|
| X | | | | |

K. Wall Condition

| AS | RR | Safety Hazard | N/A | None |
|----|----|------------------|-----|------|
| | X | | | |

Materials: Drywall walls noted.

Observations:

- There is evidence of moisture entering structure near the doorway. We recommend contacting a contractor experienced in roofing systems to evaluate the area and suggest repair options.

L. Ceiling Condition

| AS | RR | Safety Hazard | N/A | None |
|----|----|------------------|-----|------|
| X | | | | |

Materials: There are drywall ceilings noted.

M. Doors

| AS | RR | Safety Hazard | N/A | None |
|----|----|------------------|-----|------|
| X | | | | |

Observations:

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

N. Window Condition

| AS | RR | Safety Hazard | N/A | None |
|----|----|------------------|-----|------|
| X | | | | |

Materials: Vinyl framed sliding window noted.

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.

A. Heater Condition

| AS | RR | Safety Hazard | N/A | None |
|----|----|------------------|-----|------|
| | X | | | |

Materials: The furnace is located in the crawlspace

Materials: Gas fired forced hot air.

Observations:

- Pilot not lit; could not test.
- 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.
- Unit did not respond to thermostat.

B. Heater Base

| AS | RR | Safety Hazard | N/A | None |
|----|----|------------------|-----|------|
| X | | | | |

Observations:

- The heater base appears to be functional.

C. Enclosure

| AS | RR | Safety Hazard | N/A | None |
|----|----|------------------|-----|------|
| X | | | | |

D. Venting

| AS | RR | Safety Hazard | N/A | None |
|----|----|------------------|-----|------|
| X | | | | |

Observations:

- Plastic - PVC vent noted.

E. Gas Valves

| AS | RR | Safety Hazard | N/A | None |
|----|----|------------------|-----|------|
| X | | | | |

Observations:

- Gas shut off valves were present and functional.

F. Refrigerant Lines

| AS | RR | Safety Hazard | N/A | None |
|----|----|------------------|-----|------|
| | | | | X |

G. AC Compress Condition

| AS | RR | Safety Hazard | N/A | None |
|----|----|------------------|-----|------|
| | | | | X |

H. Air Supply

| AS | RR | Safety Hazard | N/A | None |
|----|----|------------------|-----|------|
| X | | | | |

Observations:

- The return air supply system appears to be functional.

I. Registers

| AS | RR | Safety Hazard | N/A | None |
|----|----|------------------|-----|------|
| X | | | | |

J. Filters

| AS | RR | Safety Hazard | N/A | None |
|----|----|------------------|-----|------|
| | X | | | |

Location: Located inside heater cabinet.

Observations:

- Access is a bit difficult.

K. Thermostats

| AS | RR | Safety Hazard | N/A | None |
|----|----|------------------|-----|------|
| X | | | | |

Observations:

- Digital - programmable type.

Water Heater #1

A. Base

| AS | RR | Safety Hazard | N/A | None |
|----|----|------------------|-----|------|
| X | | | | |

Observations:

- The water heater base is functional.

B. Heater Enclosure

| AS | RR | Safety Hazard | N/A | None |
|----|----|------------------|-----|------|
| X | | | | |

Observations:

- The water heater enclosure is functional.

C. Combustion

| AS | RR | Safety Hazard | N/A | None |
|----|----|------------------|-----|------|
| | | | | X |

D. Venting

| AS | RR | Safety Hazard | N/A | None |
|----|----|------------------|-----|------|
| | | | | X |

E. Water Heater Condition

| AS | RR | Safety Hazard | N/A | None |
|----|----|------------------|-----|------|
| X | | | | |

Heater Type: Electric

Location: The heater is located in the laundry room.

F. TPRV

| AS | RR | Safety Hazard | N/A | None |
|----|----|------------------|-----|------|
| X | | | | |

G. Number Of Gallons

| AS | RR | Safety Hazard | N/A | None |
|----|----|------------------|-----|------|
| X | | | | |

Observations:

- 40 gallons

H. Gas Valve

| AS | RR | Safety Hazard | N/A | None |
|----|----|------------------|-----|------|
| X | | | | |

Observations:

- Appears functional.

I. Plumbing

| AS | RR | Safety Hazard | N/A | None |
|----|----|------------------|-----|------|
| X | | | | |

Materials: Copper

Observations:

- No deficiencies observed at the visible portions of the supply piping.

J. Overflow Condition

| AS | RR | Safety Hazard | N/A | None |
|----|----|------------------|-----|------|
| | | | | X |

Materials: None

K. Strapping

| | | | | |
|----|----|------------------|-----|------|
| AS | RR | Safety Hazard | N/A | None |
| X | | | | |

Observations:

- The water heater seismic straps appear functional.

Electrical

A. Electrical Panel

| AS | RR | Safety Hazard | N/A | None |
|----|----|------------------|-----|------|
| X | | | | |

Location: Main Location: Laundry Room

Location: Sub Panel Location: • Located in the garage.

Observations:

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

B. Main Amp Breaker

| AS | RR | Safety Hazard | N/A | None |
|----|----|------------------|-----|------|
| X | | | | |

Observations:

- 200 amp

C. Breakers in off position

| AS | RR | Safety Hazard | N/A | None |
|----|----|------------------|-----|------|
| X | | | | |

Observations:

- 0

D. Cable Feeds

| AS | RR | Safety Hazard | N/A | None |
|----|----|------------------|-----|------|
| X | | | | |

Observations:

- There is an overhead service drop noted.

E. Breakers

| AS | RR | Safety Hazard | N/A | None |
|----|----|------------------|-----|------|
| X | | | | |

Materials: Copper non-metallic sheathed cable noted.

Observations:

- All of the circuit breakers appeared serviceable.

F. Fuses

| AS | RR | Safety Hazard | N/A | None |
|----|----|------------------|-----|------|
| | | | | X |

Roof

A. Roof Condition

| AS | RR | Safety Hazard | N/A | None |
|----|----|------------------|-----|------|
| X | | | | |

Observations:

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

B. Flashing

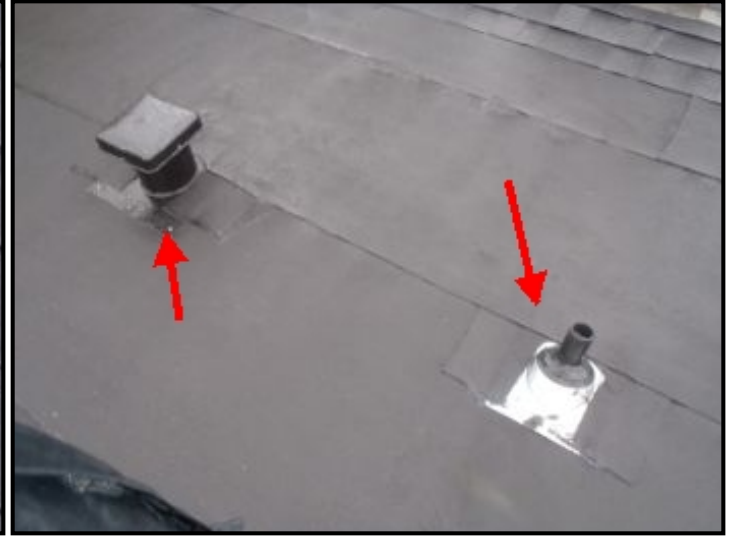
| AS | RR | Safety Hazard | N/A | None |
|----|----|------------------|-----|------|
| | X | | | |

Observations:

- Flashings are mastic covered, recommend re-sealing all through the roof vents and projections as a part of routine maintenance.



Flashings are mastic covered, recommend re-sealing all through the roof vents and projections as a part of routine maintenance.



The vent flashings on the lower roof are improperly installed.

C. Chimney

| AS | RR | Safety Hazard | N/A | None |
|----|----|------------------|-----|------|
| X | | | | |

Observations:

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

D. Sky Lights

| AS | RR | Safety Hazard | N/A | None |
|----|----|------------------|-----|------|
| | X | | | |

Observations:

- Skylights have very poor flashing installation.



Skylights have very poor flashing installation.

E. Spark Arrestor

| AS | RR | Safety Hazard | N/A | None |
|----|----|------------------|-----|------|
| X | | | | |

F. Vent Caps

| AS | RR | Safety Hazard | N/A | None |
|----|----|------------------|-----|------|
| | | X | | |

Observations:

- The exhaust vent lacks proper clearance to combustible materials at the top portion of the roof.



The exhaust vent lacks proper clearance to combustible materials at the top portion of the roof.

G. Gutter

| AS | RR | Safety Hazard | N/A | None |
|----|----|------------------|-----|------|
| | X | | | |

Observations:

- The gutters leak at numerous areas.

Attic

A. Access

| AS | RR | Safety Hazard | N/A | None |
|----|----|------------------|-----|------|
| | X | | | |

Observations:

- Scuttle Hole located in:
- Bedroom Closet.
- Drywall access panel is damaged.



Drywall access panel is damaged.

B. Structure

| AS | RR | Safety Hazard | N/A | None |
|----|----|------------------|-----|------|
| | X | | | |

Observations:

- Some areas of attic sheathing are blackened by a mold like substance. It is a small area on the north side of the upper attic. Recommend removing insulation from blocking the ventilation in the eaves to cure problem.



Some areas of attic sheathing are blackened by a mold like substance. It is a small area on the north side of the upper attic. Recommend removing insulation from blocking the ventilation in the eaves to cure problem.

C. Ventilation

| AS | RR | Safety Hazard | N/A | None |
|----|----|------------------|-----|------|
| X | | | | |

Observations:

- Under eave soffit inlet vents noted.
- Fixed, roof-field exhaust vent noted.

D. Vent Screens

| AS | RR | Safety Hazard | N/A | None |
|----|----|------------------|-----|------|
| | X | | | |

Observations:

- Vent screens noted as blocked.

E. Duct Work

| AS | RR | Safety Hazard | N/A | None |
|----|----|------------------|-----|------|
| | | | | X |

F. Electrical

| AS | RR | Safety Hazard | N/A | None |
|----|----|------------------|-----|------|
| | | | | X |

G. Attic Plumbing

| AS | RR | Safety Hazard | N/A | None |
|----|----|------------------|-----|------|
| X | | | | |

Observations:

- ABS plumbing vents

H. Insulation Condition

| AS | RR | Safety Hazard | N/A | None |
|----|----|------------------|-----|------|
| | X | | | |

Materials: Fiberglass batts with kraft paper facing noted.

Depth: Insulation averages about 6-8 inches in depth

Observations:

- Insulation is sparse in some areas.



The insulation in the garage attic is improperly installed

I. Exhaust Vent

| AS | RR | Safety Hazard | N/A | None |
|----|----|------------------|-----|------|
| | | | | X |

Exterior

A. Siding Condition

| AS | RR | Safety Hazard | N/A | None |
|----|----|------------------|-----|------|
| X | | | | |

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

Observations:

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

B. Eaves & Fascia

| AS | RR | Safety Hazard | N/A | None |
|----|----|------------------|-----|------|
| | X | | | |

Observations:

- Areas of paint needed at the eaves on the left side of the house.

C. Trim Condition

| AS | RR | Safety Hazard | N/A | None |
|----|----|------------------|-----|------|
| | X | | | |

Observations:

- The foundation vents on the left side of the house are in need of paint.



The foundation vents on the left side of the house are in need of paint.

D. Exterior Paint

| AS | RR | Safety Hazard | N/A | None |
|----|----|------------------|-----|------|
| X | | | | |

Observations:

- Paint appears serviceable.

E. Stucco

| AS | RR | Safety Hazard | N/A | None |
|----|----|------------------|-----|------|
| | | | | X |

Foundation

A. Slab Foundation

| AS | RR | Safety Hazard | N/A | None |
|----|----|------------------|-----|------|
| X | | | | |

B. Foundation Perimeter

| AS | RR | Safety Hazard | N/A | None |
|----|----|------------------|-----|------|
| | X | | | |

Observations:

- There is no foundation perimeter around the older part of the house. This is a very important system of the house. Recommend a full evaluation by a licensed structural engineer and make repairs as necessary.
- There crawlspace is left wide open to a animals around the perimeter. There is a lot of earth to wood contact with plywood trying to be used a skirting. Recommend no earth to wood contact.



There crawlspace is left wide open to a animals around the perimeter. There is a lot of earth to wood contact with plywood trying to be used a skirting. Recommend no earth to wood contact.

C. Foundation Walls

| AS | RR | Safety Hazard | N/A | None |
|----|----|------------------|-----|------|
| | | | | X |

D. Cripple Walls

| AS | RR | Safety Hazard | N/A | None |
|----|----|------------------|-----|------|
| | | | | X |

E. Ventilation

| AS | RR | Safety Hazard | N/A | None |
|----|----|------------------|-----|------|
| X | | | | |

F. Vent Screens

| AS | RR | Safety Hazard | N/A | None |
|----|----|------------------|-----|------|
| X | | | | |

Observations:

- Vent screens noted as functional.

G. Access Panel

| AS | RR | Safety Hazard | N/A | None |
|----|----|------------------|-----|------|
| | | | X | |

H. Post and Girders

| AS | RR | Safety Hazard | N/A | None |
|----|----|------------------|-----|------|
| | X | | | |

Observations:

- Beam Material: Wood
- Concrete piers
- There is structural construction of a vast amount of post and beams in the crawlspace still in process. Most still have form boards on the that should be removed. The structural flooring in the crawlspace still appears to be in construction. The construction of the flooring system looks unprofessional and should be reviewed by a structural engineer and permits reviewed before purchase.

I. Sub Flooring

| AS | RR | Safety Hazard | N/A | None |
|----|----|------------------|-----|------|
| | X | | | |

Observations:

- **DECKING**
- Diagonal plank subfloor noted.
- Dimensional lumber wood Joists
- Advise review and cost estimates by a qualified contractor.

J. Anchor Bolts

| AS | RR | Safety Hazard | N/A | None |
|----|----|------------------|-----|------|
| | | | | X |

K. Foundation Electrical

| AS | RR | Safety Hazard | N/A | None |
|----|----|------------------|-----|------|
| | | | | X |



a separated fitting on the electrical conduit id noted.

L. Foundation Plumbing

| AS | RR | Safety Hazard | N/A | None |
|----|----|------------------|-----|------|
| | | | | X |

M. Sump Pump

| AS | RR | Safety Hazard | N/A | None |
|----|----|------------------|-----|------|
| | | | | X |

N. Ducting

| AS | RR | Safety Hazard | N/A | None |
|----|----|------------------|-----|------|
| | | | | X |

Grounds

A. Driveway and Walkway Condition

| AS | RR | Safety Hazard | N/A | None |
|----|----|------------------|-----|------|
| | X | | | |

Materials: Concrete driveway noted.

Observations:

- **IMPROVE:** Typical cracking was observed at the concrete surfaces. Further deterioration will occur as water expands and contracts from freeze and thaw cycles. Recommend sealing the cracks to prolong the life of the concrete.

B. Grading

| AS | RR | Safety Hazard | N/A | None |
|----|----|------------------|-----|------|
| | X | | | |

Observations:

- **Siding to Soil contact or proximity.** This may provide entrance of moisture or insects to siding. Recommend grading soil so there is at least 6" of space (where practical) between the siding and the soil below and checking for any damaged trim and siding materials.



Siding to Soil contact or proximity. This may provide entrance of moisture or insects to siding. Recommend grading soil so there is at least 6" of space (where practical) between the siding and the soil below and checking for any damaged trim and siding materials.

C. Vegetation Observations

| AS | RR | Safety Hazard | N/A | None |
|----|----|------------------|-----|------|
| X | | | | |

Observations:

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

D. Gate Condition

| AS | RR | Safety Hazard | N/A | None |
|----|----|------------------|-----|------|
| X | | | | |

Materials: Wood

E. Deck

| AS | RR | Safety Hazard | N/A | None |
|----|----|------------------|-----|------|
| | X | | | |

Observations:

- **Missing properly installed flashing where the deck attaches to the house.** This is a important to prevent future damage to the house.
- **Rotted Wood planks near the back door on the left side.**
- **Unstable supports.** Pier blocks are used as the foundation. Recommend installation of proper footings under the deck post.



Rotted Wood planks near the back door on the left side.



Missing properly installed flashing where the deck attaches to the house. This is a important to prevent future damage to the house.



Unstable supports. Pier blocks are used as the foundation. Recommend installation of proper footings under the deck post.



Rotted Wood planks near the back door on the left side.

F. Stairs & Handrail

| AS | RR | Safety Hazard | N/A | None |
|----|----|---------------|-----|------|
| X | | | | |

Observations:

- Appeared functional at time of inspection.

G. Grounds Electrical

| AS | RR | Safety Hazard | N/A | None |
|----|----|---------------|-----|------|
| X | | | | |

H. GFCI

| AS | RR | Safety Hazard | N/A | None |
|----|----|---------------|-----|------|
| | | | | X |

Observations:

- None visible.

I. Main Gas Valve Condition

| AS | RR | Safety Hazard | N/A | None |
|----|----|------------------|-----|------|
| X | | | | |

Observations:

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

J. Water Pressure

| AS | RR | Safety Hazard | N/A | None |
|----|----|------------------|-----|------|
| | X | | | |

Observations:

- 90 psi
- High pressure.
- recommend 80 psi

K. Pressure Regulator

| AS | RR | Safety Hazard | N/A | None |
|----|----|------------------|-----|------|
| | | | | X |

Observations:

- None.

L. Exterior Faucet Condition

| AS | RR | Safety Hazard | N/A | None |
|----|----|------------------|-----|------|
| | X | | | |

Location: Front of structure. • Rear of the house.

Observations:

- The front hose faucet on the let side of the house is buried by dirt a not usable in this condition.

M. Patio

| AS | RR | Safety Hazard | N/A | None |
|----|----|------------------|-----|------|
| | | | | X |

N. Patio Enclosure

| AS | RR | Safety Hazard | N/A | None |
|----|----|------------------|-----|------|
| | | | | X |

O. Patio and Porch Roof Condition

| AS | RR | Safety Hazard | N/A | None |
|----|----|------------------|-----|------|
| | | | | X |

P. Fence Condition

| AS | RR | Safety Hazard | N/A | None |
|----|----|------------------|-----|------|
| X | | | | |

Materials: Wood

Q. Sprinklers

| AS | RR | Safety Hazard | N/A | None |
|----|----|------------------|-----|------|
| | | | | X |

Crawlspace

A. Insulation

| AS | RR | Safety Hazard | N/A | None |
|----|----|------------------|-----|------|
| | X | | | |

Observations:

- There is no insulation in the floor system.

B. Plumbing Materials

| AS | RR | Safety Hazard | N/A | None |
|----|----|------------------|-----|------|
| X | | | | |

Materials: **WASTE** • Appears Functional.

Observations:

- ABS

C. Basement Electric

| AS | RR | Safety Hazard | N/A | None |
|----|----|------------------|-----|------|
| | X | | | |

Observations:

- Open junction boxes were observed, which is a safety concern. Recommend installing proper covers, as needed, for safety.
- There are open wire splices in the crawlspace in need of junction boxes.

D. GFCI

| AS | RR | Safety Hazard | N/A | None |
|----|----|------------------|-----|------|
| | | | | X |

E. Access

| AS | RR | Safety Hazard | N/A | None |
|----|----|------------------|-----|------|
| X | | | | |

Materials: Exterior hatch door. • Hatch in interior closet.

Observations:

- Exterior entrance is in serviceable condition.
- Interior hatch appears serviceable.

F. Drainage

| AS | RR | Safety Hazard | N/A | None |
|----|----|------------------|-----|------|
| | | | | X |

G. Sump Pump

| AS | RR | Safety Hazard | N/A | None |
|----|----|------------------|-----|------|
| | | | | |

H. Framing

| AS | RR | Safety Hazard | N/A | None |
|----|----|------------------|-----|------|
| | X | | | |

Observations:

- Recommend review of floor support system by a qualified contractor for any repair or upgrades needed to structure.
- Floor joist appear to be over spaces for proper support. Joist are constructed with 2X4 material. Beams are being installed through out crawlspace to take up structural deficiency of floor system. Some joist show signs of deterioration and are sistered to other joist. It is a large mess in the floor system and it should be fully evaluated by a structural engineer.



Floor joist appear to be over spaces for proper support. Joist are constructed with 2X4 material. Beams are being installed through out crawlspace to take up structural deficiency of floor system. Some joist show signs of deterioration and are sistered to other joist. It is a large mess in the floor system and it should be fully evaluated by a structural engineer.

I. Subfloor

| AS | RR | Safety Hazard | N/A | None |
|----|----|---------------|-----|------|
| | | | | |

J. Columns

| AS | RR | Safety Hazard | N/A | None |
|----|----|---------------|-----|------|
| | | | X | |

K. Piers

| AS | RR | Safety Hazard | N/A | None |
|----|----|---------------|-----|------|
| | | | X | |



For boards are left on piers. Recommend removal.

L. Crawlspace Ductwork

| | | | | |
|----|----|---------------|-----|------|
| AS | RR | Safety Hazard | N/A | None |
| | X | | | |

Observations:

- There is missing ductwork to a register in the rear bedroom.



There is missing ductwork to a register in the rear bedroom.

M. Condition

| | | | | |
|----|----|---------------|-----|------|
| AS | RR | Safety Hazard | N/A | None |
| | X | | | |

Observations: The vapor barrier is missing in areas of the crawlspace and is in need of repair. The earth should be covered 100% of the crawlspace. Recommend repair.

Plumbing

A. Main Line Condition

| AS | RR | Safety Hazard | N/A | None |
|----|----|------------------|-----|------|
| X | | | | |

Materials: 3/4 Copper

Observations:

- The main water supply line is in functional condition.
- The main water shutoff is located under the kitchen sink.

B. Supply Line Condition

| AS | RR | Safety Hazard | N/A | None |
|----|----|------------------|-----|------|
| | X | | | |

Materials: Copper • PEX

Observations:

- Recommend insulating exposed water supply lines in the crawlspace to protect from freezing.
- The supply lines are not fully visible.

C. Waste System Condition

| AS | RR | Safety Hazard | N/A | None |
|----|----|------------------|-----|------|
| | X | | | |

Materials: ABS • Cast Iron

Observations:

- The waste lines are not fully visible.
- The waste lines appeared serviceable at the time of inspection.
- Sewer line—Due to the age of this home I recommend a sewer line inspection. This separate inspection will show the condition of the buried sewer line from the home to the city main. Items such as tree roots, broken drain pipes, and other obstructions will be revealed. A qualified plumber with a sewer camera sewer rodding machine can inspect

Garage

A. Garage Floor

| AS | RR | Safety Hazard | N/A | None |
|----|----|------------------|-----|------|
| X | | | | |

Observations:

- The garage floor is bare concrete.
- The garage floor looks in excellent condition with no deficiencies noted.

B. Firewall

| AS | RR | Safety Hazard | N/A | None |
|----|----|------------------|-----|------|
| | | X | | |

Observations:

- The fire wall separation is incomplete.

C. Exterior Door

| AS | RR | Safety Hazard | N/A | None |
|----|----|------------------|-----|------|
| | X | | | |

Observations:

- The weatherstripping is in need of repair or replacement around the exterior garage door.

D. Fire Door

| AS | RR | Safety Hazard | N/A | None |
|----|----|------------------|-----|------|
| X | | | | |

Observations:

- The fire door appears serviceable.

E. Garage Door

| AS | RR | Safety Hazard | N/A | None |
|----|----|------------------|-----|------|
| | X | | | |

Observations:

- One or more of the garage door panels are damaged.

F. Garage Door Opener

| AS | RR | Safety Hazard | N/A | None |
|----|----|------------------|-----|------|
| | | | | X |

G. Garage Electrical

| AS | RR | Safety Hazard | N/A | None |
|----|----|------------------|-----|------|
| | X | | | |

Observations:

- There is loose and damaged electrical outlets in the garage ceiling.
- There is improper use of a electrical cord for a outlet in the garage.

H. GFCI Outlets

| AS | RR | Safety Hazard | N/A | None |
|----|----|------------------|-----|------|
| | X | | | |

Observations:

- There is no GFCI protected outlets in the garage.

Water Heater #2

A. Base

| AS | RR | Safety Hazard | N/A | None |
|----|----|------------------|-----|------|
| X | | | | |

Observations:

- The water heater base is functional.

B. Heater Enclosure

| AS | RR | Safety Hazard | N/A | None |
|----|----|------------------|-----|------|
| X | | | | |

Observations:

- The water heater enclosure is functional.

C. Combustion

| AS | RR | Safety Hazard | N/A | None |
|----|----|------------------|-----|------|
| | X | | | |

Observations:

- No combustion air to the water heater.

D. Venting

| AS | RR | Safety Hazard | N/A | None |
|----|----|------------------|-----|------|
| X | | | | |

E. Water Heater Condition

| AS | RR | Safety Hazard | N/A | None |
|----|----|------------------|-----|------|
| | X | | | |

Heater Type: Gas

Location: The heater is located in the hall closet.

Observations:

- Gas not turned ON at the unit. Water heater not tested and hot water not available to dwelling. Unable to inspect hot water at fixtures. There is an additional charge for a separate trip to return and inspect the water heater and hot water supply branching system.
- There is improper clearance around the water heater to view the pilot.



There is improper clearance around the water heater to view the pilot.

F. TPRV

| AS | RR | Safety Hazard | N/A | None |
|----|----|------------------|-----|------|
| X | | | | |

G. Number Of Gallons

| AS | RR | Safety Hazard | N/A | None |
|----|----|------------------|-----|------|
| X | | | | |

Observations:
• 40 gallons

H. Gas Valve

| AS | RR | Safety Hazard | N/A | None |
|----|----|------------------|-----|------|
| X | | | | |

Observations:
• Appears functional.

I. Plumbing

| AS | RR | Safety Hazard | N/A | None |
|----|----|------------------|-----|------|
| X | | | | |

Materials: Copper

J. Overflow Condition

| AS | RR | Safety Hazard | N/A | None |
|----|----|------------------|-----|------|
| | | | | X |

Materials: None

K. Strapping

| AS | RR | Safety Hazard | N/A | None |
|----|----|------------------|-----|------|
| X | | | | |

Observations:
• The water heater seismic straps appear functional.

Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expenses 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 of the pages of the report as the summary alone does not explain all the issues. All repairs must be done by a licensed & bonded trade or profession. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

| Interior Areas | | |
|---------------------|--------------------|---|
| Page 4 Item: J | Ceiling Condition | <ul style="list-style-type: none"> • Evidence of past leaking was noted. • Visible leaking noted on the ceiling at a few locations. We recommend contacting a qualified contractor to evaluate the roof and the drywall in this area and repair as necessary. |
| Page 4 Item: K | Patio Doors | <ul style="list-style-type: none"> • The eave is hanging too low into the path of the exterior door way near the laundry room. This could be a safety hazard. Recommend repair. |
| Page 5 Item: O | Window Condition | <ul style="list-style-type: none"> • Missing screens observed at most locations. |
| Lower Rear Bathroom | | |
| Page 9 Item: A | Cabinets | <ul style="list-style-type: none"> • There is damage to the right side cabinet under the sink. |
| Page 9 Item: F | GFCI | <ul style="list-style-type: none"> • The electrical outlet behind the sinks are not functional at their current locations. |
| Page 10 Item: L | Showers | <ul style="list-style-type: none"> • The shower faucet and handles are loosely mounted. |
| Master Bathroom | | |
| Page 12 Item: F | GFCI | <ul style="list-style-type: none"> • The outlet behind the sink cannot be used because of lack of access. |
| Page 13 Item: N | Bath Tubs | <ul style="list-style-type: none"> • Tub faucet is loose. |
| Kitchen | | |
| Page 15 Item: A | Cabinets | <ul style="list-style-type: none"> • There is cracked cabinet above the kitchen sink. • The cabinet are missing trimwork at numerous locations. |
| Page 15 Item: B | Counters | <ul style="list-style-type: none"> • The granite counter tops in the kitchen are unprofessionally installed with poor seams. |
| Page 16 Item: C | Dishwasher | <ul style="list-style-type: none"> • Installation is incomplete. |
| Page 16 Item: G | Cook top condition | <ul style="list-style-type: none"> • Anti-tip bracket is missing from range installation. See label inside oven door. All free-standing, slide-in ranges include an anti-tip device and is essential in the safe operation of the range. It provides protection when excess force or weight is applied to an open oven door. Carried by home building centers. |
| Page 17 Item: O | Window Condition | <ul style="list-style-type: none"> • Missing screens observed. |
| Page 17 Item: P | Floor Condition | <ul style="list-style-type: none"> • There are gaps in the hardwood flooring showing signs of poor craftsmanship. |
| Laundry | | |
| Page 20 Item: K | Wall Condition | <ul style="list-style-type: none"> • There is evidence of moisture entering structure near the doorway. We recommend contacting a contractor experienced in roofing systems to evaluate the area and suggest repair options. |
| Heat/AC | | |

| | | |
|-----------------|----------------------|--|
| Page 21 Item: A | Heater Condition | <ul style="list-style-type: none"> • Pilot not lit; could not test. • 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. • Unit did not respond to thermostat. |
| Page 22 Item: J | Filters | <ul style="list-style-type: none"> • Access is a bit difficult. |
| Roof | | |
| Page 26 Item: B | Flashing | <ul style="list-style-type: none"> • Flashings are mastic covered, recommend re-sealing all through the roof vents and projections as a part of routine maintenance. |
| Page 26 Item: D | Sky Lights | <ul style="list-style-type: none"> • Skylights have very poor flashing installation. |
| Page 27 Item: G | Gutter | <ul style="list-style-type: none"> • The gutters leak at numerous areas. |
| Attic | | |
| Page 28 Item: A | Access | <ul style="list-style-type: none"> • Drywall access panel is damaged. |
| Page 28 Item: B | Structure | <ul style="list-style-type: none"> • Some areas of attic sheathing are blackened by a mold like substance. It is a small area on the north side of the upper attic. Recommend removing insulation from blocking the ventilation in the eaves to cure problem. |
| Page 29 Item: D | Vent Screens | <ul style="list-style-type: none"> • Vent screens noted as blocked. |
| Page 29 Item: H | Insulation Condition | <ul style="list-style-type: none"> • Insulation is sparse in some areas. |
| Exterior | | |
| Page 30 Item: B | Eaves & Facia | <ul style="list-style-type: none"> • Areas of paint needed at the eaves on the left side of the house. |
| Page 30 Item: C | Trim Condition | <ul style="list-style-type: none"> • The foundation vents on the left side of the house are in need of paint. |
| Foundation | | |
| Page 31 Item: B | Foundation Perimeter | <ul style="list-style-type: none"> • There is no foundation perimeter around the older part of the house. This is a very important system of the house. Recommend a full evaluation by a licensed structural engineer and make repairs as necessary. • There crawlspace is left wide open to animals around the perimeter. There is a lot of earth to wood contact with plywood trying to be used a skirting. Recommend no earth to wood contact. |
| Page 32 Item: H | Post and Girders | <ul style="list-style-type: none"> • There is structural construction of a vast amount of post and beams in the crawlspace still in process. Most still have form boards on the that should be removed. The structural flooring in the crawlspace still appears to be in construction. The construction of the flooring system looks unprofessional and should be reviewed by a structural engineer and permits reviewed before purchase. |
| Page 32 Item: I | Sub Flooring | <ul style="list-style-type: none"> • Advise review and cost estimates by a qualified contractor. |

| Grounds | | |
|-----------------|--------------------------------|--|
| Page 34 Item: A | Driveway and Walkway Condition | <ul style="list-style-type: none"> • IMPROVE: Typical cracking was observed at the concrete surfaces. Further deterioration will occur as water expands and contracts from freeze and thaw cycles. Recommend sealing the cracks to prolong the life of the concrete. |
| Page 34 Item: B | Grading | <ul style="list-style-type: none"> • Siding to Soil contact or proximity. This may provide entrance of moisture or insects to siding. Recommend grading soil so there is at least 6" of space (where practical) between the siding and the soil below and checking for any damaged trim and siding materials. |
| Page 35 Item: E | Deck | <ul style="list-style-type: none"> • Missing properly installed flashing where the deck attaches to the house. This is a important to prevent future damage to the house. • Rotted Wood planks near the back door on the left side. • Unstable supports. Pier blocks are used as the foundation. Recommend installation of proper footings under the deck post. |
| Page 36 Item: J | Water Pressure | <ul style="list-style-type: none"> • 90 psi • High pressure. • recommend 80 psi |
| Page 36 Item: L | Exterior Faucet Condition | <ul style="list-style-type: none"> • The front hose faucet on the let side of the house is buried by dirt a not usable in this condition. |
| Crawlspace | | |
| Page 37 Item: A | Insulation | <ul style="list-style-type: none"> • There is no insulation in the floor system. |
| Page 37 Item: C | Basement Electric | <ul style="list-style-type: none"> • Open junction boxes were observed, which is a safety concern. Recommend installing proper covers, as needed, for safety. • There are open wire splices in the crawlspace in need of junction boxes. |
| Page 37 Item: H | Framing | <ul style="list-style-type: none"> • Recommend review of floor support system by a qualified contractor for any repair or upgrades needed to structure. • Floor joist appear to be over spaces for proper support. Joist are constructed with 2X4 material. Beams are being installed through out crawlspace to take up structural deficiency of floor system. Some joist show signs of deterioration and are sistered to other joist. It is a large mess in the floor system and it should be fully evaluated by a structural engineer. |
| Page 39 Item: L | Crawlspace Ductwork | <ul style="list-style-type: none"> • There is missing ductwork to a register in the rear bedroom. |
| Page 39 Item: M | Condition | <ul style="list-style-type: none"> • The vapor barrier is missing in areas of the crawlspace and is in need of repair. The earth should be covered 100% of the crawlspace. Recommend repair. |
| Plumbing | | |
| Page 40 Item: B | Supply Line Condition | <ul style="list-style-type: none"> • Recommend insulating exposed water supply lines in the crawlspace to protect from freezing. • The supply lines are not fully visible. |
| Page 40 Item: C | Waste System Condition | <ul style="list-style-type: none"> • Sewer line—Due to the age of this home I recommend a sewer line inspection. This separate inspection will show the condition of the buried sewer line from the home to the city main. Items such as tree roots, broken drain pipes, and other obstructions will be revealed. A qualified plumber with a sewer camera sewer rodding machine can inspect |

| Garage | | |
|-----------------|------------------------|--|
| Page 41 Item: B | Firewall | • The fire wall separation is incomplete. |
| Page 41 Item: C | Exterior Door | • The weatherstripping is in need of repair or replacement around the exterior garage door. |
| Page 41 Item: G | Garage Electrical | • There is loose and damaged electrical outlets in the garage ceiling. • There is improper use of a electrical cord for a outlet in the garage. |
| Page 41 Item: H | GFCI Outlets | • There is no GFCI protected outlets in the garage. |
| Water Heater #2 | | |
| Page 42 Item: C | Combustion | • No combustion air to the water heater. |
| Page 42 Item: E | Water Heater Condition | • Gas not turned ON at the unit. Water heater not tested and hot water not available to dwelling. Unable to inspect hot water at fixtures. There is an additional charge for a separate trip to return and inspect the water heater and hot water supply branching system. • There is improper clearance around the water heater to view the pilot. |