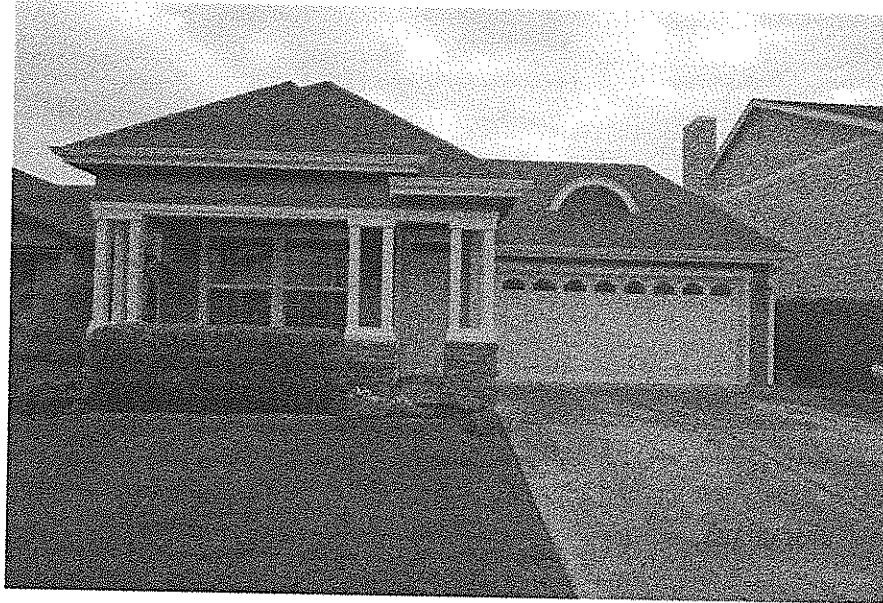


Maffei Property Inspections

Property Inspection Report



120 Wine Blossom Dr, Chico, CA

Inspection prepared for: ~~Bill & Debra Ottone~~

Real Estate Agent: ~~Barbara Weber - Coldwell Banker BUCOUR Realty~~

Date of Inspection: 3/16/2018 Time: 9am

Age of Home: approx 14 yrs Size: approx 1550 sf

Weather: Sunny and Dry

For the purpose of this report the front of the home faces west. It rained the day before the inspection.

Inspector: David Maffei
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Received/Reviewed

Bill & Debra Ottone

David Maffei

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.

Grounds		
Page 3 Item: 9	Grounds Electrical	• Reverse polarity noted in the outlet on the northeast support post for the back patio roof. <i>Repaired</i>
Roof		
Page 8 Item: 1	Roof Condition	• Evidence of hail damage noted. • Recommend contacting a licensed roofing contractor for further evaluation. <i>not replaced last week</i>
Page 8 Item: 2	Flashing	• The bottom edges of the roof jacks around the bathroom plumbing vents have raised up. Recommend nailing down. <i>repaired</i>
Attic		
Page 10 Item: 2	Structure	• Moisture stains noted around the dryer vent where it passes through the roof. Moisture stains were also found on the HVAC plenum below this area. <i>repaired</i>
Page 10 Item: 6	Electrical	• Open junction box noted next to the chimney chase. Recommend covering. <i>repaired</i>
Page 11 Item: 8	Insulation Condition	• There was space around the whole house fan where the insulation was missing. It may have been pulled back to install the fan. Recommend replacing. <i>repaired</i>
Water Heater		
Page 18 Item: 11	Strapping	• The water heater was braced, however, not in accordance with current standards. The method used may have been acceptable at time of construction. Recommend upgrading to today's water heater straps. <i>Will be done w/ dry rot repair</i>
Kitchen		
Page 23 Item: 3	Dishwasher	• Recommend installing a high loop in the dishwasher drain line.
Laundry		
Page 25 Item: 3	Dryer Vent	• Recommend having vent pipe cleaned. <i>VODF top repaired</i>

Inspection Details

DEFINITIONS

Apparent Conditions: Systems and components are rated as follows:

Satisfactory (Sat.)- Indicates the component is functionally consistent with its original purpose but may show signs of normal wear and tear and deterioration.

Fair- indicates the component could require repair or replacement within five years.

Poor- Indicates the component will need repair or replacement now or in the very near future.

N/A- Not applicable or the component is not present.

None- Not present.

1. Attendance

In Attendance: Client present • Buyer Agent present

2. Home Type

Home Type: Single Family Home • Single Story • Attached 2 Car Garage

3. Occupancy

Occupancy: Occupied - Furnished. Furniture and personal items can restrict view of the home. • The utilities were on at the time of inspection.

Grounds

1. Driveway and Walkway Condition

Sat.	Fair	Poor	N/A	None
X				

Materials: Concrete Driveway Noted

• Concrete Walkway Noted

Observations:

• Appeared functional at time of inspection.

2. Grading

Sat.	Fair	Poor	N/A	None
X				

Observations:

• The exterior drainage is generally away from foundation.

3. Vegetation Observations

Sat.	Fair	Poor	N/A	None
	X			

Observations:

• 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.

• Maintenance Tip: When landscaping keep plants, even at full growth, at least a foot (preferably 18 inches) from house siding and windows. Keep trees away from foundation and roof. Plants in contact or proximity to home can provide pathways to wood destroying insects and abrade and damage siding, screens and roofs.

4. Patio and Porch Deck

Sat.	Fair	Poor	N/A	None
X				

Observations:

• Appeared functional at time of inspection

• Material: Concrete

5. Stairs & Handrail

Sat.	Fair	Poor	N/A	None
			X	

6. Patio and Porch Condition

Sat.	Fair	Poor	N/A	None
			X	

Materials: The patio/porch roof is the same as main structure.

7. Balcony

Sat.	Fair	Poor	N/A	None
			X	

8. Patio Enclosure

Sat.	Fair	Poor	N/A	None
			X	

9. Grounds Electrical

Sat.	Fair	Poor	N/A	None
	X			

Observations:

• Reverse polarity noted in the outlet on the northeast support post for the back patio roof.



10. GFCI

Sat.	Fair	Poor	N/A	None
X				

Observations:
 • **GFCI** tested functional at time of inspection.

11. Main Gas Valve Condition

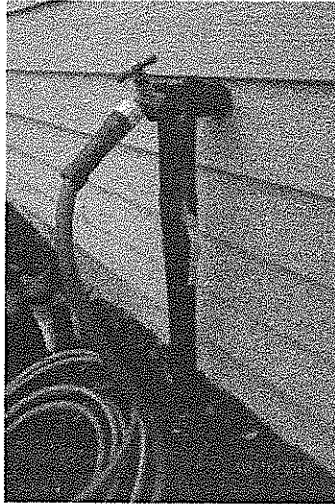
Sat.	Fair	Poor	N/A	None
X				

Materials: Located on the south side of home.
 Observations:
 • Appeared functional at time of inspection.

12. Plumbing

Sat.	Fair	Poor	N/A	None
	X			

Observations:
 • Appeared functional at time of inspection.



13. Exterior Faucet Condition

Sat.	Fair	Poor	N/A	None
X				

Observations:
 • Appeared functional at time of inspection.

Exterior Areas

1. Doors

Sat.	Fair	Poor	N/A	None
X				

Observations:
 • Appeared functional at time of inspection.

2. Window Condition

Sat.	Fair	Poor	N/A	None
X				

Observations:
 • Appeared functional at time of inspection.

3. Siding Condition

Sat.	Fair	Poor	N/A	None
X				

Materials: Material: Fiber-cement
 Observations:
 • Appeared functional at time of inspection.
 • Caulk and seal all gaps, cracks and openings.

4. Eaves/Facia/Trim

Sat.	Fair	Poor	N/A	None
X				

Observations:
 • Appeared functional at time of inspection.

5. Exterior Paint

Sat.	Fair	Poor	N/A	None
X				

Observations:
 • Appeared in functional at time of inspection.

Garage

1. Roof Condition

Sat.	Fair	Poor	N/A	None
			X	

Materials: Roofing is the same as main structure.
 Observations:
 • See roof section for comment.

2. Walls/Firewall

Sat.	Fair	Poor	N/A	None
X				

Observations:
 • Appeared functional at time of inspection.

3. Fire door

Sat.	Fair	Poor	N/A	None
	X			

Observations:
 • Fire door could not be verified, but all indications are that it is a fire rated door.

4. Floor Condition

Sat.	Fair	Poor	N/A	None
X				

Materials: Concrete floors noted.
 Observations:
 • Appeared functional at time of inspection.

5. Rafters & Ceiling

Sat.	Fair	Poor	N/A	None
X				

Observations:
 • Appeared functional at time of inspection.

6. Electrical

Sat.	Fair	Poor	N/A	None
X				

Observations:
 • Appeared functional at time of inspection.

7. GFCI

Sat.	Fair	Poor	N/A	None
X				

Observations:
 • GFCI appeared functional at time of inspection.

8. 240 Volt

Sat.	Fair	Poor	N/A	None
			X	

9. Door(s)

Sat.	Fair	Poor	N/A	None
X				

Observations:
 • Appeared functional at time of inspection.

10. Garage Door Condition

Sat.	Fair	Poor	N/A	None
X				

Materials: Metal
 Observations:
 • Appeared functional at time of inspection.

11. Garage Opener Status

Sat.	Fair	Poor	N/A	None
X				

Observations:
 • Appeared functional at time of inspection.

12. Garage Door's Reverse Status

Sat.	Fair	Poor	N/A	None
X				

Observations:

- Appeared functional at time of inspection.

13. Ventilation

Sat.	Fair	Poor	N/A	None
			X	

14. Vent Screens

Sat.	Fair	Poor	N/A	None
			X	

15. Cabinets

Sat.	Fair	Poor	N/A	None
			X	

16. Counters

Sat.	Fair	Poor	N/A	None
			X	

17. Wash Basin

Sat.	Fair	Poor	N/A	None
			X	

Roof

1. Roof Condition

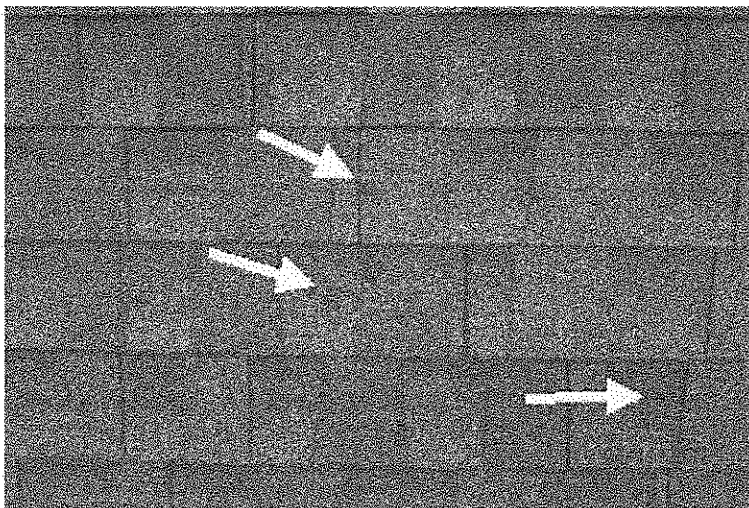
Sat.	Fair	Poor	N/A	None
		X		

Materials: Roof was inspected from ontop the roof.

Materials: Asphalt shingles noted.

Observations:

- Evidence of hail damage noted.
- Recommend contacting a licensed roofing contractor for further evaluation.



Evidence of hail damage

2. Flashing

Sat.	Fair	Poor	N/A	None
	X			

Observations:

- The bottom edges of the roof jacks around the bathroom plumbing vents have raised up. Recommend nailing down.



3. Chimney

Sat.	Fair	Poor	N/A	None
X				

Observations:

- Appeared functional at time of inspection.

4 Spark Arrestor

Sat.	Fair	Poor	N/A	None
X				

Observations:
• Appeared functional at time of inspection.

5 Sky Lights

Sat.	Fair	Poor	N/A	None
			X	

6 Vent Caps

Sat.	Fair	Poor	N/A	None
	X			

Observations:
• Appeared functional at time of inspection.

7 Gutter

Sat.	Fair	Poor	N/A	None
	X			

Observations:
• Appeared functional at time of inspection.
• Recommend adding extensions to downspouts to direct water away from foundation.

Attic

1. Access

Sat.	Fair	Poor	N/A	None
X				

Observations:

- Appeared functional at time of inspection.
- Scuttle Hole located in/on: Laundry
- Access to much of the attic space is limited by the framing and duct work.

2. Structure

Sat.	Fair	Poor	N/A	None
	X			

Observations:

- Moisture stains noted around the dryer vent where it passes through the roof. Moisture stains were also found on the HVAC plenum below this area.



Moisture stains on plenum

3. Ventilation

Sat.	Fair	Poor	N/A	None
X				

Observations:

- Under eave soffit inlet vents noted.
- Gable louver vents noted.

4. Vent Screens

Sat.	Fair	Poor	N/A	None
X				

Observations:

- Appeared functional at time of inspection.

5. Duct Work

Sat.	Fair	Poor	N/A	None
X				

Observations:

- Appeared functional at time of inspection.
- Insulated flexible ducting installed.

6. Electrical

Sat.	Fair	Poor	N/A	None
	X			

Observations:

- Open junction box noted next to the chimney chase. Recommend covering.



Open junction box

7. Attic Plumbing

Sat.	Fair	Poor	N/A	None
X				

Observations:

- Appeared functional at time of inspection.
- ~~ABS~~ plumbing vents

8. Insulation Condition

Sat.	Fair	Poor	N/A	None
	X			

Materials: Loose fill insulation noted.

Depth: Insulation averages about 14-16 inches in depth

Observations:

- There was space around the whole house fan where the insulation was missing. It may have been pulled back to install the fan. Recommend replacing.



Missing insulation

9. Chimney

Sat.	Fair	Poor	N/A	None
	X			

Observations:

- View restricted by duct work and framing.
- Appeared functional at time of inspection.

10. Exhaust Vent

Sat.	Fair	Poor	N/A	None
			X	

Observations:
• Not visible.

Slab Foundation

1. Slab Foundation

Sat.	Fair	Poor	N/A	None
			X	

Observations:

- View of the slab foundation was obstructed by the floor coverings.

2. Foundation Perimeter

Sat.	Fair	Poor	N/A	None
X				

Observations:

- Appeared functional at time of inspection, where visible.

3. Anchor Bolts

Sat.	Fair	Poor	N/A	None
			X	

Electrical

1. Electrical Panel

Sat.	Fair	Poor	N/A	None
X				

Location: Main Location: South side of home.

Observations:

- Appeared functional at time of inspection.



2. Main Amp Breaker

Sat.	Fair	Poor	N/A	None
X				

Observations:

- 200 amp

3. Breakers in off position

Sat.	Fair	Poor	N/A	None
X				

Observations:

- 0

4. Cable Feeds

Sat.	Fair	Poor	N/A	None
	X			

Observations:

- There is an underground service lateral noted.
- Appeared functional at time of inspection.

5. Breakers

Sat.	Fair	Poor	N/A	None
X				

Materials: Copper Romex cable noted.

Observations:

- Appeared functional at time of inspection.

6. Fuses

Sat.	Fair	Poor	N/A	None
			X	

Heat/AC

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

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

1. Heater Condition

Sat.	Fair	Poor	N/A	None
	X			

Materials: Located: Attic
 Materials: Gas fired forced hot air.
 Observations:
 • Appeared functional at time of inspection.
 • Make: Bryant

2. Heater Base

Sat.	Fair	Poor	N/A	None
X				

Observations:
 • Appeared functional at time of inspection.

3. Enclosure

Sat.	Fair	Poor	N/A	None
X				

Observations:
 • Appeared functional at time of inspection.

4. Venting

Sat.	Fair	Poor	N/A	None
X				

Observations:
 • Appeared functional at time of inspection.

5. Gas Valves

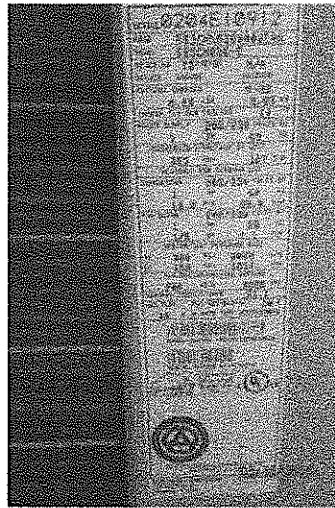
Sat.	Fair	Poor	N/A	None
X				

Observations:
 • Appeared functional at time of inspection.

6. AC Compress Condition

Sat.	Fair	Poor	N/A	None
			X	

Compressor Type: Electric
 Location: The compressor is located on east side of home.
 Observations:
 • Make: Lennox
 • Because outside temperature was less than 65 degrees fahrenheit the AC was not tested.



7. Refrigerant Lines

Sat.	Fair	Poor	N/A	None
X				

Observations:
 • Appeared functional at time of inspection.

8. Air Supply

Sat.	Fair	Poor	N/A	None
X				

Observations:
 • Appeared functional at time of inspection.

9. Registers

Sat.	Fair	Poor	N/A	None
X				

Observations:
 • Appeared functional at time of inspection.

10. Filters

Sat.	Fair	Poor	N/A	None
X				

Location: Located in a filter grill in a hallway.
 Observations:
 • MAINTENANCE: The air filter(s) should be inspected at least monthly and cleaned or replaced as required. There are two types of filters commonly used: (1) Washable filters, (constructed of aluminum mesh, foam, or reinforced fibers) these may be cleaned by soaking in mild detergent and rinsing with water. Or (2) Fiberglass disposable filters that must be REPLACED before they become clogged. Remember that dirty filters are the most common cause of inadequate heating or cooling performance.

11. Thermostats

Sat.	Fair	Poor	N/A	None
X				

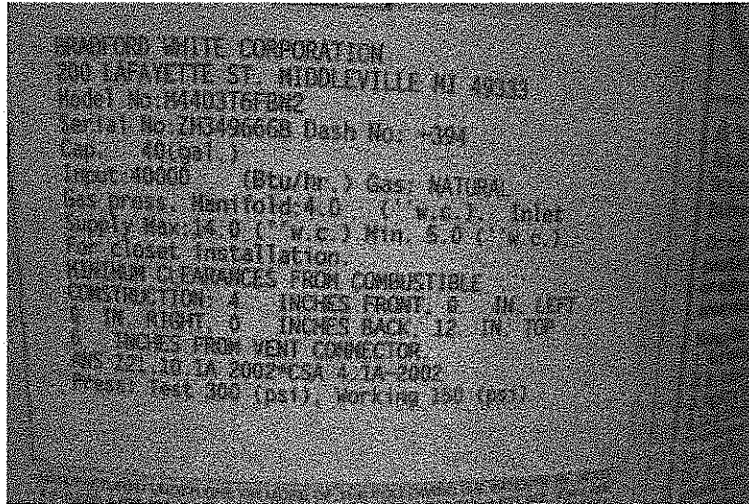
Observations:
 • Location: Hallway.
 • Appeared functional at time of inspection.

Water Heater

1. Water Heater Condition

Sat.	Fair	Poor	N/A	None
	X			

Heater Type: Gas.
 Location: Water heater located in garage.
 Observations:
 • Appeared functional at time of inspection.
 • Make: State
 • Water heater appears to be original to home.



2. Base

Sat.	Fair	Poor	N/A	None
X				

Observations:
 • Appeared functional at time of inspection.

3. Heater Enclosure

Sat.	Fair	Poor	N/A	None
			X	

4. Combustion

Sat.	Fair	Poor	N/A	None
X				

Observations:
 • Appeared functional at time of inspection.

5. Venting

Sat.	Fair	Poor	N/A	None
X				

Observations:
 • Appeared functional at time of inspection.

6. TPRV

Sat.	Fair	Poor	N/A	None
X				

Observations:
 • Appeared functional at time of inspection.

7. Number Of Gallons

Sat.	Fair	Poor	N/A	None
X				

Observations:
 • 40 gallons

8. Gas Valve

Sat.	Fair	Poor	N/A	None
X				

Observations:
 • Appeared functional at time of inspection.

9. Plumbing

Sat.	Fair	Poor	N/A	None
X				

Observations:
 • Appeared functional at time of inspection.

10. Overflow Condition

Sat.	Fair	Poor	N/A	None
X				

Observations:
 • Appeared functional at time of inspection.

11. Strapping

Sat.	Fair	Poor	N/A	None
	X			

Observations:
 • The water heater was braced, however, not in accordance with current standards. The method used may have been acceptable at time of construction. Recommend upgrading to today's water heater straps.

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. Bar

Sat.	Fair	Poor	N/A	None
			X	

2. Cabinets

Sat.	Fair	Poor	N/A	None
			X	

3. Closets

Sat.	Fair	Poor	N/A	None
X				

Observations:
 • Appeared functional at time of inspection.

4. Doors

Sat.	Fair	Poor	N/A	None
X				

Observations:
 • Appeared functional at time of inspection.

5. Electrical

Sat.	Fair	Poor	N/A	None
X				

Observations:
 • Switches and outlets operated properly went tested.

6. Fireplace

Sat.	Fair	Poor	N/A	None
			X	

7. Floor Condition

Sat.	Fair	Poor	N/A	None
X				

Observations:
 • Appeared functional at time of inspection.

8. Security Bars

Sat.	Fair	Poor	N/A	None
			X	

9. Smoke Detectors

Sat.	Fair	Poor	N/A	None
X				

Observations:
 • The smoke detectors operated during the inspection.
 • New guidelines advise replacing smoke alarms that are more than 10 yrs old.

10. Wall Condition

Sat.	Fair	Poor	N/A	None
X				

Observations:
 • Appeared functional at time of inspection.

11. Ceiling Condition

Sat.	Fair	Poor	N/A	None
X				

Observations:
• Appeared functional at time of inspection.

12. Ceiling Fans

Sat.	Fair	Poor	N/A	None
X				

Observations:
• Appeared functional at time of inspection.

13. Window-Wall AC or Heat

Sat.	Fair	Poor	N/A	None
			X	

14. Window Condition

Sat.	Fair	Poor	N/A	None
X				

Observations:
• Appeared functional at time of inspection.

15. Patio Doors

Sat.	Fair	Poor	N/A	None
X				

Observations:
• Appeared functional at time of inspection.

16. Screen Doors

Sat.	Fair	Poor	N/A	None
			X	

Bathrooms

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. Cabinets

Sat.	Fair	Poor	N/A	None
X				

Observations:
 • Appeared functional at time of inspection.

2. Counters

Sat.	Fair	Poor	N/A	None
X				

Observations:
 • Appeared functional at time of inspection.

3. Wall Condition

Sat.	Fair	Poor	N/A	None
X				

Observations:
 • Appeared functional at time of inspection.

4. Ceiling Condition

Sat.	Fair	Poor	N/A	None
X				

Observations:
 • Appeared functional at time of inspection.

5. Doors

Sat.	Fair	Poor	N/A	None
X				

Observations:
 • Appeared functional at time of inspection.

6. Electrical

Sat.	Fair	Poor	N/A	None
X				

Observations:
 • Switches and outlets appeared functional at time of inspection.

7. GFCI

Sat.	Fair	Poor	N/A	None
X				

Observations:
 • Appeared functional at time of inspection.

8. Exhaust Fan

Sat.	Fair	Poor	N/A	None
X				

Observations:
 • Appeared functional at time of inspection.

9. Floor Condition

Sat.	Fair	Poor	N/A	None
X				

Observations:
 • Appeared functional at time of inspection.

10. Heating

Sat.	Fair	Poor	N/A	None
X				

Observations:
 • Central heating and cooling noted in these rooms. At the time of the inspection, all appeared to be functioning and in serviceable condition.

11. Mirrors

Sat.	Fair	Poor	N/A	None
X				

Observations:
• Appeared functional at time of inspection.

12. Plumbing

Sat.	Fair	Poor	N/A	None
X				

Observations:
• Appeared functional at time of inspection.

13. Security Bars

Sat.	Fair	Poor	N/A	None
			X	

14. Showers

Sat.	Fair	Poor	N/A	None
X				

Observations:
• Appeared functional at time of inspection.

15. Shower Walls

Sat.	Fair	Poor	N/A	None
X				

Observations:
• Appeared functional at time of inspection.

16. Bath Tubs

Sat.	Fair	Poor	N/A	None
X				

Observations:
• Appeared functional at time of inspection.

17. Enclosure

Sat.	Fair	Poor	N/A	None
X				

Observations:
• Appeared functional at time of inspection.

18. Sinks

Sat.	Fair	Poor	N/A	None
X				

Observations:
• Appeared functional at time of inspection.

19. Toilets

Sat.	Fair	Poor	N/A	None
X				

Observations:
• Appeared functional at time of inspection.

20. Window Condition

Sat.	Fair	Poor	N/A	None
X				

Observations:
• Appeared functional at time of inspection.

Kitchen

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

1. Cabinets

Sat.	Fair	Poor	N/A	None
X				

Observations:
 • Appeared functional at time of inspection.

2. Counters

Sat.	Fair	Poor	N/A	None
X				

Observations:
 • Appeared functional at time of inspection.

3. Dishwasher

Sat.	Fair	Poor	N/A	None
	X			

Observations:
 • Recommend installing a high loop in the dishwasher drain line.

4. Doors

Sat.	Fair	Poor	N/A	None
			X	

5. Garbage Disposal

Sat.	Fair	Poor	N/A	None
	X			

Observations:
 • Appeared functional at time of inspection.

6. Microwave

Sat.	Fair	Poor	N/A	None
X				

Observations:
 • Appeared functional at time of inspection.

7. Cook top condition

Sat.	Fair	Poor	N/A	None
X				

Observations:
 • Appeared functional at time of inspection.
 • Gas cook top noted.

8. Oven & Range

Sat.	Fair	Poor	N/A	None
X				

Observations:
 • Oven(s): Electric
 • Appeared functional at time of inspection.

9. Sinks

Sat.	Fair	Poor	N/A	None
X				

Observations:
 • Appeared functional at time of inspection.

10. Vent Condition

Sat.	Fair	Poor	N/A	None
X				

Materials: Exterior Vented
 Observations:
 • Appeared functional at time of inspection.

11. Floor Condition

Sat.	Fair	Poor	N/A	None
X				

Observations:
 • Appeared functional at time of inspection.

12. Plumbing

Sat.	Fair	Poor	N/A	None
X				

Observations:
 • Appeared functional at time of inspection.

13. Electrical

Sat.	Fair	Poor	N/A	None
X				

Observations:
 • Switches and outlets appeared functional at time of inspection.

14. GFCI

Sat.	Fair	Poor	N/A	None
X				

Observations:
 • Appeared functional at time of inspection.

15. Wall Condition

Sat.	Fair	Poor	N/A	None
X				

Observations:
 • Appeared functional at time of inspection.

16. Ceiling Condition

Sat.	Fair	Poor	N/A	None
X				

Observations:
 • Appeared functional at time of inspection.

17. Window Condition

Sat.	Fair	Poor	N/A	None
X				

Observations:
 • Appeared functional at time of inspection.

18. Security Bars

Sat.	Fair	Poor	N/A	None
			X	

19. Patio Doors

Sat.	Fair	Poor	N/A	None
			X	

20. Screen Doors

Sat.	Fair	Poor	N/A	None
			X	

Laundry

1. Cabinets

Sat.	Fair	Poor	N/A	None
X				

Observations:
 • Appeared functional at time of inspection.

2. Counters

Sat.	Fair	Poor	N/A	None
			X	

3. Dryer Vent

Sat.	Fair	Poor	N/A	None
	X			

Observations:
 • Recommend having vent pipe cleaned.

4. Electrical

Sat.	Fair	Poor	N/A	None
X				

Observations:
 • Appeared functional at time of inspection.

5. GFCI

Sat.	Fair	Poor	N/A	None
			X	

6. Exhaust Fan

Sat.	Fair	Poor	N/A	None
X				

Observations:
 • Appeared functional at time of inspection.

7. Gas Valves

Sat.	Fair	Poor	N/A	None
X				

Observations:
 • Appeared functional at time of inspection.

8. Wash Basin

Sat.	Fair	Poor	N/A	None
			X	

9. Window Condition

Sat.	Fair	Poor	N/A	None
			X	

10. Floor Condition

Sat.	Fair	Poor	N/A	None
X				

Observations:
 • Appeared functional at time of inspection.

11. Plumbing

Sat.	Fair	Poor	N/A	None
X				

Observations:
 • Appeared functional at time of inspection.

12. Wall Condition

Sat.	Fair	Poor	N/A	None
X				

Observations:
 • Appeared functional at time of inspection.

13. Ceiling Condition

Sat.	Fair	Poor	N/A	None
X				

Observations:
• Appeared functional at time of inspection.

14. Security Bars

Sat.	Fair	Poor	N/A	None
			X	

15. Doors

Sat.	Fair	Poor	N/A	None
X				

Observations:
• Appeared functional at time of inspection.

Interior Areas

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

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

1. Bar

Sat.	Fair	Poor	N/A	None
			X	

2. Cabinets

Sat.	Fair	Poor	N/A	None
			X	

3. Closets

Sat.	Fair	Poor	N/A	None
X				

Observations:
 • Appeared functional at time of inspection.

4. Door Bell

Sat.	Fair	Poor	N/A	None
X				

Observations:
 • Appeared functional at time of inspection.

5. Doors

Sat.	Fair	Poor	N/A	None
X				

Observations:
 • Appeared functional at time of inspection.

6. Electrical

Sat.	Fair	Poor	N/A	None
X				

Observations:
 • Appeared functional at time of inspection.

7. Security Bars

Sat.	Fair	Poor	N/A	None
			X	

8. Smoke Detectors

Sat.	Fair	Poor	N/A	None
	X			

Observations:
 • Smoke alarm and CO detector worked when tested.
 • New guidelines advise replacing smoke alarms that are more than 10 yrs old.

9. Stairs & Handrail

Sat.	Fair	Poor	N/A	None
			X	

10. Window-Wall AC or Heat

Sat.	Fair	Poor	N/A	None
			X	

11. Window Condition

Sat.	Fair	Poor	N/A	None
X				

Observations:
• Appeared functional at time of inspection.

12. Wall Condition

Sat.	Fair	Poor	N/A	None
X				

Observations:
• Appeared functional at time of inspection.

13. Ceiling Condition

Sat.	Fair	Poor	N/A	None
X				

Observations:
• Appeared functional at time of inspection.

14. Ceiling Fans

Sat.	Fair	Poor	N/A	None
X				

Observations:
• Appeared functional at time of inspection.

15. Patio Doors

Sat.	Fair	Poor	N/A	None
X				

Observations:
• Appeared functional at time of inspection.

16. Screen Doors

Sat.	Fair	Poor	N/A	None
			X	

17. Fireplace

Sat.	Fair	Poor	N/A	None
X				

Materials: Family Room
Materials: Gas fireplace noted.
Observations:
• Appeared functional at time of inspection.

18. Whole House Fan Condition

Sat.	Fair	Poor	N/A	None
X				

Observations:
• Appeared functional at time of inspection.

19. Floor Condition

Sat.	Fair	Poor	N/A	None
X				

Observations:
• Appeared functional at time of inspection.

Glossary

Term	Definition
ABS	Acronym for acrylonitrile butadiene styrene; rigid black plastic pipe used only for drain lines.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.