



9415 Wildcat Rd.
 Kelseyville CA. 95451
 EST. 2002
 707-477-3561

HOME INSPECTION REPORT

Client: ~~XXXXXXXXXXXX~~
Inspection Address: 4935 Lakeshore Blvd. Lakeport



This report is intended as a "Check List" of pertinent questions regarding the conditions of the items included in the report. All evaluations have been factored by the age of the property and other relevant conditions, such as weather, on the date of the inspection. Our Service is NOT a warranty on the integrity of the systems of the property. Home warranty insurance policies are available from other sources. No maintenance services, removal of cowlings, or destructive discovery have been performed. Our Liability is limited by the inspection contract approved on or before the date of the inspection.

REGISTERED FIRE HEARTH ADVISOR

PREPARED BY: CRAIG NORGARD
Date of Inspection: 4/12/23





Certified inspector #1460 with the American Institute of Inspectors
For more info and standards of practice go to; www.inspection.org

Home Inspection Report

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Date of Inspection: **12-Apr-23**

Report Data EXPIRES: **12-May-23**

THIS REPORT IS FOR THE EXCLUSIVE USE OF AND HAS BEEN PREPARED FOR:

Name: ~~XXXXXXXXXXXX~~

Client: **Buyer**

Fee: **\$425.00**

Time: **2:00 PM**

To prepare the following report, we have made a visual inspection of the visible and accessible areas of the building(s) on the PROPERTY LOCATED AT:

Address: **4935 Lakeshore Blvd. Lakeport**

Type Unit: **Single Family**

This report is for the exclusive use in determining the physical condition of the property inspected. Although a thorough inspection of the property was made, we wish to CAUTION you that conditions may change and equipment may become defective. The report should not be construed as a guarantee or warranty of the premises or equipment, or future uses thereof. Our *CONTRACT FOR SERVICES* or property inspection contract provides additional details:

PLEASE READ IT CAREFULLY.

The inspection, by definition, deals with an existing structure which may have older types of plumbing or wiring. It is very probable these systems would **not** meet present standards, although the system did meet requirements at the time it was installed.

Although they are sometimes mentioned as a courtesy, "cosmetic" issues are not generally addressed in this report. These issues are subjective in nature and generally do not affect the durability or serviceability of the components of a home.

DEFINITIONS: "Good"= Appears Durable and Serviceable; "Fair"= Appears Durable or Serviceable; "Poor"= Does Not Appear Durable or Serviceable; "LH"= Left Hand; "RH"= Right Hand; "DNT"= Did Not Test or Evaluate; "(x3)"= Number of times the Condition was noted. "UTD" =Unable to determine
ALL ORIENTATIONS ARE FROM THE STREET FACING THE STRUCTURE

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Legend for Inspection Report



Not Applicable



Inspected, item condition GOOD or FAIR, or item presence noted.



Recommend a licensed contractor evaluate further for any needed repairs or replacements. (see 2 below)



Inspected, reportable condition exists and/or condition of POOR, may require repair. May also represent a potential hazard.



Inspected, condition POOR and IMMEDIATE HAZARD exists that may require immediate attention. Condition may exist where system or component should not be operated until repaired.

- 1 **PLEASE NOTE . . .** This report is prepared for the sole and exclusive use of the Client named on page 1 and 2. The acceptance and use of this report by any person other than the Client named on page 1 and 2 shall be deemed to be a retention of this firm for the purpose of providing an evaluation of this property at a fee equal to the original fee for the service provided on the date of this inspection.
- 2 All recommendations for further evaluation, repair or replacement of any component noted in this report should be completed by a licensed contractor, technician or engineer qualified to make such evaluations or repairs. All inspections and bids for repair should be completed before end of contingency period.
- 3 The inspector is not required to perform any of the following as part of a real estate inspection: Obtain or review information from any third-parties including, but not limited to: government agencies (such as permits), component or system manufactures including product defects, recalls or similar notices.
- 4 Stains and/or discolorations or drywall separations may be an indication of conditions conducive to biological/organic growth. Water intrusion is a frequent indicator of unseen biological/organic growth. Since different people have differing sensitivities to these types of growths , we recommend that the client contact an experienced Environmental Inspector to conduct a survey to establish the presence of and identify and quantify the growth prior to the close of escrow.
- 5 Hazardous materials are beyond the scope of this inspection report and the inspector is not an environmental expert. If asbestos, electro-magnetic fields, fiberglass, formaldehyde, hazardous wastes, lead, radon, soil contamination, biological/organic growth, or the quality of drinking water, air or waste disposal are a concern, please contact an appropriate expert. Although the inspector may note material deterioration or insect infestation the "Wood Destroying Pest and Organism Report" should be referred to for those occurrences that affect the structure. Dual pane windows that do not show obvious evidence of moisture between panes at the time of inspection are beyond the scope of the inspection.

Home Energy and Earthquake Analysis and Comments**Energy Analysis****This energy analysis is not a certified energy rating.**

- Yes** Attic Insulation = R-19 minimum at ceiling
Yes Floor Insulation = R-11 or better
Yes Exterior Wall Outlets & Switch Plate Cover = Gaskets
Yes Exterior Caulking
No Broken Windows (or other holes in building envelope)
No Water Heater Blanket = R-6 minimum
Partial Hot/Cold Water Supply Lines = R-4 minimum 5' above water heater
Yes Duct & Plenum Insulation = R-5 minimum
Yes Shower Heads = 3 gallons per minute maximum
Yes Low Flush Toilets < or = 1.6 GPF
Yes Dual Pane Windows
- DNT** Solar Heating or Solar Hot Water Heating
DNT Mini-Blinds or Window Coverings

For information on energy programs contact:

California Energy Commission www.energy.ca.gov SMUD Peak Corps Program www.smud.org
Pacific Gas & Electric www.pge.com 1-888-742-7683
1-800-933-9555

Earthquake Analysis

- Yes** Friction catches on cabinets
Yes Water heater strapping
Yes Anchor bolts at foundation
N/A Chimney anchored to roof framing
Yes Flexible lines used for gas and water (water heater, a/c, and appliances)
N/A Cripple walls appear diagonally braced

Energy and Earthquake Rating

Energy Rating: Good
Earthquake Rating: Good

Utilities On/Off at time of Inspection

Electric: On **Water: On** **Gas: On**

Address Visible From Street: Yes

Smoke Detectors

Smoke Detector (s): Yes Hazard Smoke/Carbon Detector Not Installed
Functioned with test: Did Not Test Hazard Smoke/Carbon Detector(s) Did Not Function

Remarks:

Smoke detectors tied into an alarm system are not checked. If not installed, for safety smoke detectors should be installed in all bedrooms. If not installed, and gas appliances are present, for safety Recommend Carbon Monoxide Detector be installed. All smoke detectors should be tested each month and batteries replaced.
Smoke detectors over ten years old should be replaced.

General Comments

A pool and water feature are present in the yard which are not included in the inspection. We recommend having the pool and all its systems inspected by a licensed pool contractor.

Attended Inspection and/or Presentation

Inspector: Craig Norgard **Other:**
Seller: **Buyer: X**
Sellers Agent: X **Buyers Agent:**
Comments:

Landscaping

Weather

Weather Condition: **Sunny**

Ambient Air Temp. (F): **62**

Snow/Accumulation: ("):

Topography

Soil Condition: **Wet**

Lot **Above Roadway**

Type Lot: **Flat**

Lot Drainage Appears: **Good**

Water appears to drain away from foundation:

Drainage systems used on lot:

Negative Grade: **N/A**

Water May Pond At: **N/A**

Water may migrate from adjoining lots:

Recommend improvement of drainage to direct water away from foundation

Retaining Walls: **N/A**

General Condition:

Type Construction:

Weep holes noted:

Remarks:

Underground and/or concealed pipes and drainage systems are beyond the scope of this inspection. Note: If soil stability or expansive soil is a concern, please contact a soils engineer.

Landscaping

General Condition Is: **Good**

Trees/Shrubs: **Good**

Exposed tree roots may pose tripping hazard:

Fron

Rear

Front Landscaping: **Good**

Rear Landscaping: **Good**

RH Landscaping: **Good**

LH Landscaping: **Good**

Fountain(s): **N/A**

Functioning: Front:

Rear:

Sprinklers: **Not Included in inspection**

Yard and Garden Sprinkler Systems are not Tested for Operation

Remarks:

Fencing

General Condition Is: **Good-Fair**

Rails and Face Boards: **Good-Fair**

Type Material: **Wood**

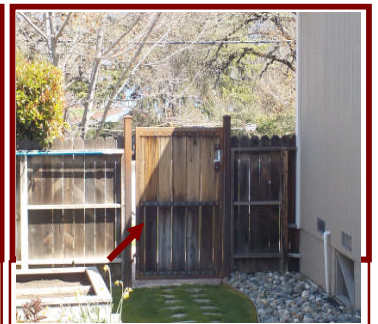
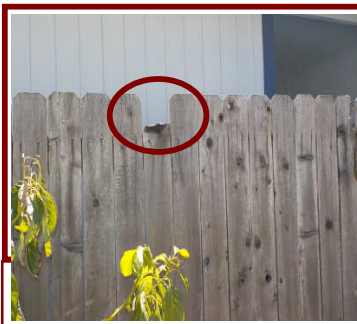
Posts: **Good**

Type: **Wood**

Gate(s) Function : **Good**

Remarks:

The right gate is locked and unable to test. The fence has some organic growth and deterioration. A few of the boards are cracked / broken.



Driveway/Walkways/Patios

Driveway

General Condition Is: **Good**

Type Material: **Concrete**

Normal settling cracks noted. All concrete, asphalt, and masonry crack, (it's just a matter of degree), the cracks observed appear to be normal. The life expectancy of driveway paving is about 15-50 years.

NOTE: Uplifting of slab or expansion material/uneven surfaces may present a tripping HAZARD.

NOTED significant cracks, (see remarks below).

Remarks:

Walkways/Paths

General Condition Is: **Fair**

Type Material: **Stone**

Normal settling cracks noted. All concrete, asphalt, and masonry crack, (it's just a matter of degree), the cracks observed appear to be normal. The life expectancy of walkway & path paving is about 20 years.

C **NOTE:** Uplifting of slab or expansion material/uneven surfaces may present a tripping HAZARD.

NOTED significant cracks, (see remarks below)

Remarks:

The rear yard stone walkway is loose in places.

Patios

Location: **Rear of home**

General Condition Is: **Good**

Type Construction: **Concrete**

Normal settling cracks noted. All concrete, asphalt, and masonry crack, (it's just a matter of degree), the cracks observed appear to be normal. The life expectancy of patio paving is about 40 to 50 years.

NOTE: Uplifting of slab or expansion material/uneven surfaces may present a tripping HAZARD.

NOTED significant cracks, (see remarks below)

Built-in barbeque-Not inspected or tested

Patio Roof Covers: and/or flat roofs are not included in the data listed above.

Remarks:



Exterior Structure and Entry

Exterior-Structure

General Condition Is: **Good-Fair**

Paint/Stain: **Good-Fair**

Brick/Block/Stone: **N/A**

Exterior Covering(s): **Good**

Type of Siding: **Wood Siding**

Normal Settling Cracks Noted

Moldings/Trim: **Good**

Eaves and Overhangs: **Good**

Windows: **Good**

Type Window(s): **Dual Pane**

Earth to Wood Clearance: **Fair**

Caulking and weather-stripping: **Good-Fair**

Material deterioration (MD) Noted: **C** Refer to "Wood Destroying Pest and Organism Report"

- Recommend a Licensed Structural Contractor evaluate further for any needed repairs or replacements.
- Enclosed plant area or planter next to foundation may allow water intrusion into structure or foundation.
- Vegetation limits access to exterior surfaces:
- Holes noted on exterior surface should be sealed (pipe, conduit, cable entry points).

Remarks:

Vegetation is growing against the home which can lead to damage in the siding. Recommend creating proper clearance as preventative maintenance. Some paint is incomplete in the siding grooves at the foundation vents that is recommended to be painted. A storage structure has been added on the left exterior that is creating earth contact with the home, recommend clearing some gravel away from the base creating clearance. The trim at the side garage door shows some minor deterioration at the base. The side garage door is dented. Some voids are present at window frames, recommend caulking to prevent moisture damage.

Entry Porch

Normal settling cracks noted

General Condition Is: **Good**

Type Construction: **Concrete**

Doorbell: **Functioning**

Steps: Riser/Tread Ratios: **Good**

No Safety Handrail Installed-Potential Hazard

NOTE: Uplifting of slab or expansion material/uneven surfaces may present a tripping HAZARD.

Deck: **N/A**

Type Surface:

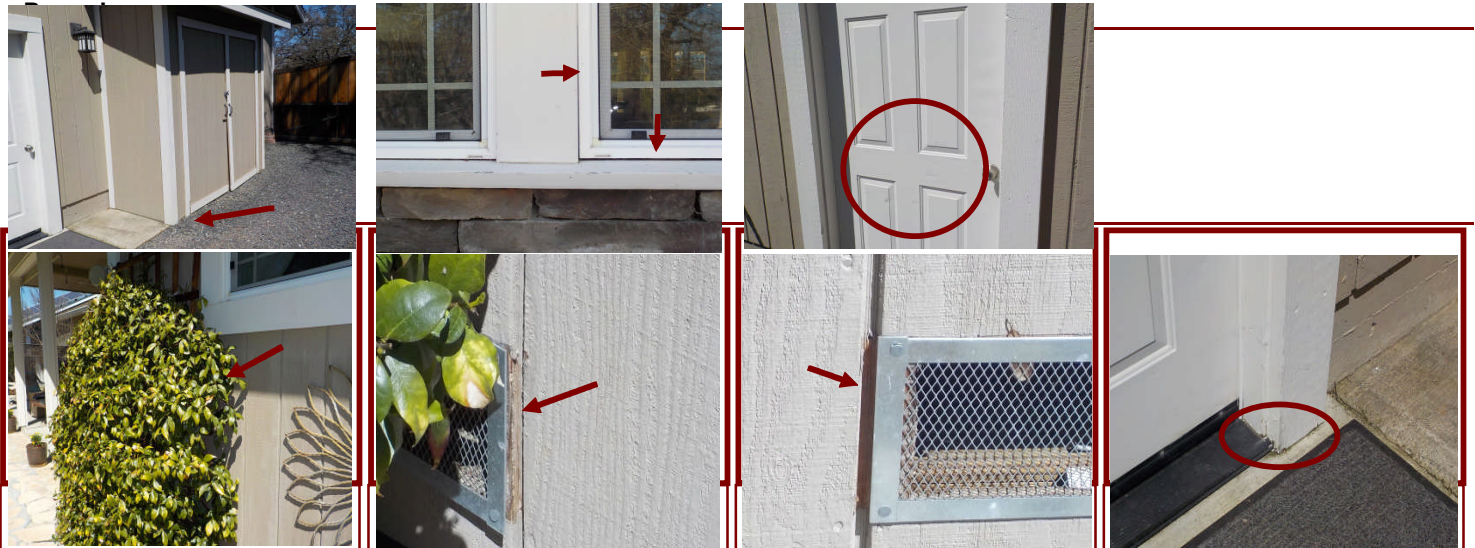
Piers fully bearing:

Potential HAZARD

Spacing of Railing Balustrades exceeds 4" which may present a HAZARD to infants/children.

Loose railings/posts noted at: See Remarks Potential HAZARD

Earth to Wood contact noted at decks, a common condition which may moderately accelerate deterioration.



Electrical Main and Exterior

Main Electrical Service

Service entrance: **Overhead-Clearance Good**

Utility District: **PG&E**

Location of Main Service Panel: **Left Hand side exterior**

Inadequate clearance around electrical service panel-Potential Hazard

Recommend a Licensed Electrician evaluate further for any needed repairs or replacements.

Main breaker/disconnect size amps: **200**

Wiring Type: **3-Wire**

Wiring Methods: Nonmetallic cable BX/AC/MC Cable Knob and Tube Conduit

House Ground: **UFER**

Type Electrical Panel: **Circuit Breakers**

Circuit breakers Labeled: **Yes**

15 & 20 Amp Circuits: **Copper**

Breaker ties installed: **Yes**

Potential HAZARD

Number of circuits in panel: **6** **15 amp** **13** **20 amp** **25 amp** **30 amp 120 Volt**
20 amp **3** **30 amp** **40 amp** **1** **50 amp 240 Volt**

240 Volt Wiring located at: Garage Laundry Kitchen Exterior Other:

Main service circuit breaker size may be inadequate for number of circuits in use.

Remarks:

One of the panel cover hinges is missing.

Exterior Lighting and Electrical

Front porch light: **Functioning**

Back porch Light: **Functioning**

Side garage door light: **Functioning**

Garden Lights: **DNT**

Flood Lighting: **DNT**

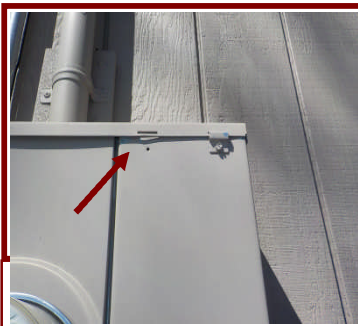
Exterior Outlet(s) front: **Functioning**

Potential HAZARD

Exterior Outlet(s) rear: **Functioning**

Potential HAZARD

Remarks:



General Electrical-Sub-Panels

General Electrical

Recommend a Licensed Electrician evaluate further for any needed repairs or replacements.

Visible wiring Hazards: **None Observed**

Electrical outlets are randomly tested throughout the home.

- Open Ground Circuit(s)
- Reverse Polarity Outlet(s)
- Open Hot
- GFCI(s) not functioning
- Open Neutral
- Open Wiring
- Wiring splice(s) without junction boxes and/or covers
- Switch/Outlet covers not installed

GFCI /Arc Fault (Circuit Breakers/Outlets): **Yes**

Potential HAZARD

- Locations:
- Exterior outlets
 - Kitchen
 - Circuit breaker
 - Laundry
 - Garage outlets
 - Bathrooms
 - Basement

Home has 2-wire system typical of era, which do not provide for a ground receptacle.

Home has 3 wire receptacles installed with 2 wire system-No ground installed.

Review of all low voltage wiring, including telephone, TV antenna, alarm, computer, intercom, and stereo wiring is not within the scope of our inspection. Consult the appropriate service technician for full evaluation of their operating conditions.

Note: GFCI protected outlets may not have been required at time of construction but are recommended as a safety upgrade.

Remarks:

Additional Panel

Location: **N/A**

Type:

Circuit breakers Labeled:

Electrical Panel:

Bonding & Grounding:

15 & 20 Amp Circuits:

Breaker ties installed:

Potential HAZARD

Number of circuits in panel:

15 amp
20 amp

20 amp
30 amp

25 amp
40 amp

30 amp 120 Volt
50 amp 240 Volt

Remarks:

Roofing

General Condition Is: **Good-Fair**

- No leaks apparent at this time..... Evidence of leaks noted = (see Remarks below)
- R** Recommend a Licensed Roofing Contractor evaluate further for any needed repairs or replacements.

Estimate Life is based on maintenance and/or repairs of the conditions noted. Opinions stated herein concerning the roof are in regard to the general condition of the roof surface as evidenced by a visual inspection and does not constitute an opinion or warranty as to whether the roof leaks or may be subject to future leakage.

Number of layers of roofing is at least: **1** Roof pitch may be inadequate for the roofing materials used.

Type Roofing Material: **Tab Composition**

Roofing materials noted with the following conditions:

- Rotted Curled Loose **C** Deteriorated Lifting Missing
- Torn/Split Cracked/Chipped Rusted through
- In some cases the tar paper below is showing through roofing material.
- In some places water ponds on the roof surface.
- Roof deflection noted appears: Cosmetic Structural
- Vegetation overhangs the roof which may cause early deterioration of the roofing surface, recommend trimming.

Evidence of routine roof maintenance: **No** Plumbing vents noted: **Yes** Skylights: **Yes**

Heat reflective: **No** Antenna/Dish: **Yes** Roof metal/ Flashings: **Fair**

Attic vents noted: **Yes** Eave Gable Roof Turbine Vents

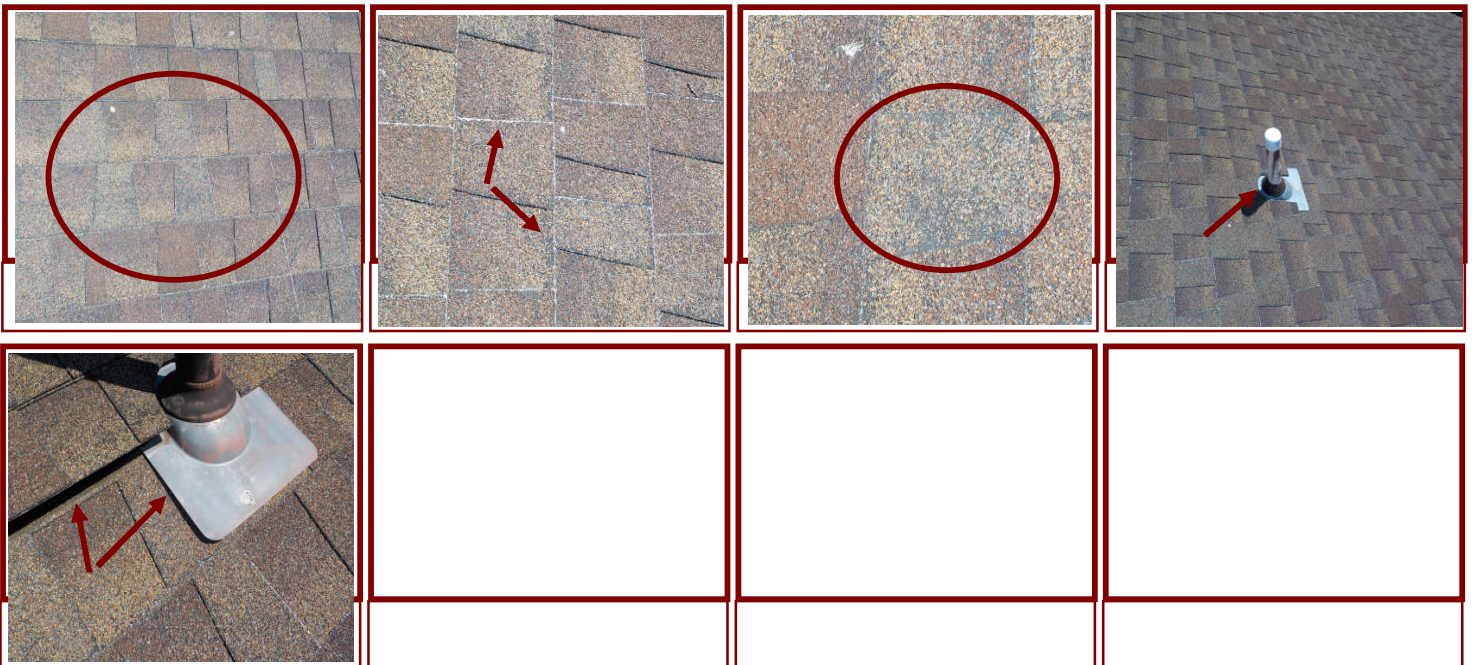
Note: If turbine vents are used they should be covered in winter to prevent excess moisture entry to attic space.

ROOF-INSPECTED FROM: **Walking on roof surface**

Patio Roof Covers: and/or flat roofs are not included in the data listed above.

Remarks:

The shingles show beginning stages of granular loss. Some plumbing pipe flashings are not properly sealed to the roofing. A loose vent pipe is present over the furnace area. This pipe is also capped. The flashing gasket at this location is cracked.



Gutters/Downspouts/Chimneys

Gutters/Downspouts

Gutter Condition: **Good-Fair** Use of Gutters: **Good** Splash Blocks Used: **Yes**
 Downspout Condition: **Good** Use of Downspouts: **Good** Debris noted in gutters: **Yes**
 Evidence of leaks on: **Gutter(s)** Rust noted in gutters: **No**

Use of splash blocks and/or drainage systems are recommended to divert water away from home.

Remarks:

The rear gutter is two sections that are butted together. The sealant at this location has failed allowing water to pass between which can lead to damage at the fascia board.

Chimney

Location:

Exterior condition: **N/A**

Type construction:

Chimney flue:

Cap or spark arrestor:

Potential HAZARD

Chimney should be inspected for cleanliness

Remarks:

Chimney

Location:

Exterior condition: **N/A**

Type construction:

Chimney flue:

Cap or spark arrestor:

Potential HAZARD

Chimney should be inspected for cleanliness

Remarks:



Garage

Garage/Carport

Normal settling cracks noted biological/organic growth noted
General Condition Is: Good **Type: Garage-Attached** **Size: 2-car**
 Fire wall between garage and house: **Yes** Holes and/or penetrations through fire wall should be sealed.
Solid core door to house: Yes **Self closing device: Yes-Functioning**
 Electrical wiring protected on walls to 7 ft.: **Yes** **Garage outlets at least 18" off floor: Yes**
Outlets protected by GFCI : Yes **Potential HAZARD (outlets are not GFCI protected)**
Windows: N/A **Type:**
Sink: N/A **Type:** **Side/back garage door: Good**
Faucet operating Condition: Good **Lighting Functions: Yes**
 Limited access to garage Garage attic not intended for storage
 Evidence of moisture entry (see remarks)
 Unable to check all electrical outlets (in-use or not accessible)

Remarks:

The wall cabinets are coming apart.

Garage Door

Garage Door Main **Size: 2-car**
General Condition Is: Good **Construction: Metal** **Type: Roll-up**
Operation: Manual **Electric....Auto Reverse functions: Yes** **Potential HAZARD**
 Recommend adjustment of auto reverse function.
 Remote control devices are not tested.
Safety Spring Retainers: Yes **Potential HAZARD**
 Note: Openers with electric eye or door edge sensors are now available which can be retrofitted for safety.

Remarks:

Garage Door

Garage Door **Size:**
General Condition Is: N/A **Construction:** **Type:**
Operation: **Electric....Auto Reverse functions:** **Potential HAZARD**
 Recommend adjustment of auto reverse function.
 Remote control devices are not tested.
Safety Spring Retainers:
 Note: Openers with electric eye or door edge sensors are now available which can be retrofitted for safety.

Remarks:



Living Room

Living Room

Normal settling cracks noted biological/organic growth noted
 Wall Finish: **Good** Type: **Paint**
 Flooring: **Good** Type: **Laminate**
 Window(s): **Good** Type: **Single Hung/Fixed** Screens: **Good**
 Door(s): **N/A** Type:
 Ceiling Fan: **Functioning** Ceiling/Wall Light: **Functioning**
 Unable to check all electrical outlets (in-use or not accessible)
 Heating Device: **HVAC Duct**

Remarks:

Fireplace/Stove

Type Fireplace: **Built-in**
 Fire box: **Good** Damper: **N/A**
 Gas Log: **Yes** Damper not permanently secured open-Potential Hazard
 Gas Lighter: **Yes** Gas Shut-off valve: **Yes** Potential HAZARD
 Chimney Clean: **Yes** Evidence of smoke: **Yes**
 Chimney should be inspected for cleanliness
 Hearth Extension: **Good-Adequate** Inadequate, (Less than Typical Min. of 16") Potential Hazard

Remarks:

Wet Bar

Located In: **N/A**
 Cabinets: Friction Catches on Cabinets:
 Countertop: Type:
 Sink: Type:
 Faucet Operation: GFCI outlet near sink: Potential HAZARD
 Plumbing Leaks:

Remarks:

Unable to check all electrical outlets (in-use or not accessible)

Family Room

Family Room

Normal settling cracks noted

Biological/organic growth noted

Wall Finish: **N/A**

Type:

Flooring:

Type:

Window(s):

Type:

Screens:

Door(s):

Type:

Ceiling Fan:

Ceiling/Wall Light:

Unable to check all electrical outlets (in-use or not accessible)

Remarks:

Heating Device:

Fireplace/Stove

Type Fireplace: **N/A**

Fire box:

Damper:

Gas Log:

Damper not permanently secured open-Potential Hazard

Gas Lighter:

Gas Shut-off valve:

Potential HAZARD

Chimney Clean:

Evidence of smoke:

Chimney should be inspected for cleanliness

Hearth Extension:

Inadequate, (Less than Typical Min. of 16") Potential Hazard

Remarks:

Wet Bar

Located In: **N/A**

Cabinets:

Friction Catches on Cabinets:

Countertop:

Type:

Sink:

Type:

Faucet Operation:

GFCI outlet near sink:

Potential HAZARD

Plumbing Leaks:

Remarks:

Unable to check all electrical outlets (in-use or not accessible)

Entry Foyer/Hallways/Stairways/Other Items

Entry Foyer

See Notes at Living Room Normal settling cracks noted

Wall Finish: **Good** Type: **Paint**

Flooring: **Good** Type: **Tile**

Window(s): **N/A** Type: Screens: **N/A**

Door(s): **Good** Type: **Front Door-Single**

Closets/Cabinets: **N/A**

Ceiling Light: **Functioning** Ceiling Fan: **N/A**

Remarks: Unable to check all electrical outlets (in-use or not accessible)

Hallways

Normal settling cracks noted Biological/organic growth noted

Wall Finish: **Good** Type: **Paint**

Flooring: **Good** Type: **Laminate- Tile**

Window(s): **N/A** Type: Screens:

Door(s): **Good** Type: **Single**

Closets/Cabinets: **Good**

Ceiling/Wall Light: **Functioning** Ceiling Fan: **N/A**

Remarks: Unable to check all electrical outlets (in-use or not accessible)

The left hallway has a hump at the doorway.

Stairways/Landings (Interior)

Normal settling cracks noted Biological/organic growth noted

Riser/Tread Ratios: **N/A** Head Clearance:

Railing: **Sturdy/Spacing:** Stair Covering:

Spacing of Railing Balustrades exceeds 4" which may present a HAZARD to infants/children.

Loose railings/posts noted Potential HAZARD

Window(s): Type: Screens:

Remarks: Unable to check all electrical outlets (in-use or not accessible)

Other Items

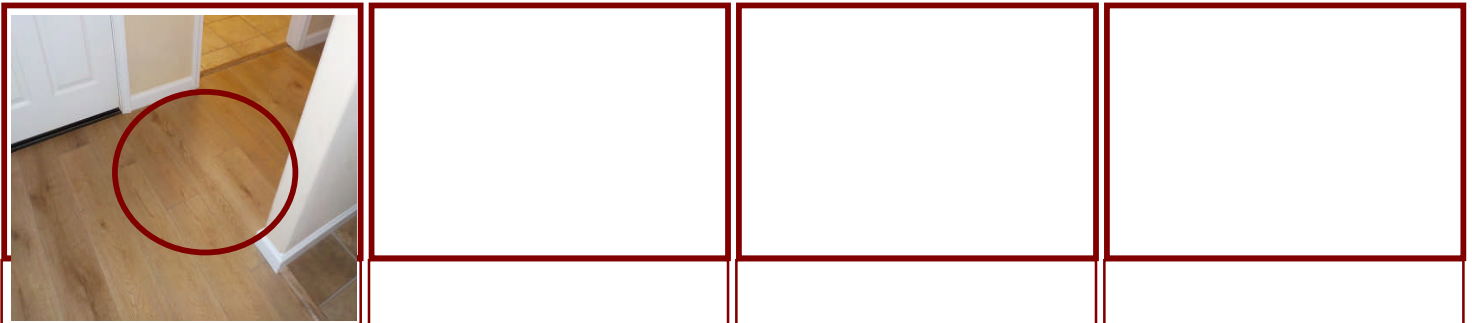
Recommend a qualified alarm company test security and fire systems.

Central Vacuum: **Functioning** Water Softener: **N/A**

Intercom: **N/A** Security System: **Did Not Test**

Lighting: **Appears Adequate** Storage Space: **Appears Adequate**

Remarks:



Kitchen/Dining Areas

Kitchen

With Eating Area
 Normal settling cracks noted
 biological/organic growth noted

Wall Finish: **Good** **Type:** **Paint**
Flooring: **Good** **Type:** **Tile**
Window Condition: **Good** **Type:** **Slider** **Screens:** **Good**
Door(s): **Good** **Type:** **Single**
Ceiling/Wall Light: **Functioning** **Ceiling Fan:** **N/A**
Cabinets: **Good** **Cabinet Hardware:** **Good** **Friction Catches on Cabinets:** **Yes**
Countertop: **Good** **Type:** **Stone**
Sink: **Good** **Type:** **Stainless Steel** **Size:** **Double**
Faucet Operation: **Good** **GFCI outlet near sink:** **Yes** **Potential HAZARD**
Garbage Disposal Function: **Functioning** Unable to check all electrical outlets (in-use or not accessible)
Dishwasher: **Functioning** **Anti-siphon device for dishwasher:** **Yes**

Dishwasher is checked for ability to fill and drain only.

Trash Compactor: **N/A**
Exhaust Fan: **Functioning** **Type:** **Overhead**
 Gas stove installed with recirculating or no exhaust fan, although kitchen stove exhaust fan may not be required, we recommend upgrading, ducting the exhaust to the exterior.
Built-in Microwave: **Functioning** Leakage exceeds 5mw/cm2
Stove (range): **Good** **Type:** **Gas**
Oven: **Good** **Type:** **Gas** **Self Cleaning:** **Yes-DNT**

Plumbing leaks: **N/A** Refrigerator space = (typical minimums 36" x72" x24")

Remarks:

Dining Area

With Eating Area
 Normal settling cracks noted
 biological/organic growth noted

Wall Finish: **N/A** **Type:**
Flooring: **Type:**
Window(s): **Type:** **Screens:**
Door(s): **Type:**
Ceiling/Wall Light: **Ceiling Fan:**
 Unable to check all electrical outlets (in-use or not accessible)
Remarks: **Heating Device:**

Laundry/Pantry

Laundry

Normal settling cracks noted

biological/organic growth noted

LOCATED in: **Separate Rm**

Wall Finish: **Good**

Type: **Paint**

Flooring: **Good**

Type: **Tile**

Window(s): **N/A**

Type:

Screens:

Door(s): **Good**

Type: **Single**

Ceiling/Wall Light: **Functioning**

Exhaust Fan: **Functioning**

Heating Device: **HVAC Duct**

Ironing Outlet: **Functioning**

Cabinets: **Good**

Cabinet Hardware: **Good**

Countertop: **Good**

Type: **Tile**

Sink: **N/A**

Type:

Size:

Faucet Operation: **N/A**

GFCI outlet near sink: **N/A**

Potential HAZARD

Dryer Source: **Gas and Electric**

Vented to outside: **Yes**

Dryer gas line not capped-Potential Hazard

Plumbing leaks: **None Observed**

Remarks:

Unable to check all electrical outlets (in-use or not accessible)

Pantry

Normal settling cracks noted

biological/organic growth noted

LOCATED in: **N/A**

Wall Finish:

Type:

Flooring:

Type:

Window(s):

Type:

Screens:

Door(s):

Type:

Ceiling Light:

Exhaust Fan:

Heating Device:

Ironing Outlet:

Cabinets:

Cabinet Hardware:

Countertop:

Type:

Sink:

Type:

Size:

Faucet Operation:

GFCI outlet near sink:

Potential HAZARD

Plumbing leaks:

Remarks:

Unable to check all electrical outlets (in-use or not accessible)

Bedrooms

Bedroom

Normal settling cracks noted biological/organic growth noted
Bedroom #: 1 **Location:** Right Front
Wall Finish: Good **Type:** Paint **Ceiling/Wall Light:** Functioning
Flooring: Good **Type:** Carpet **Ceiling Fan:** Functioning
Window(s): Good **Type:** Slider **Screens:** Good
Door(s): Good **Type:** Single
Closet Storage: Appears Adequate **Type:** Reach-in
Light in closet: N/A Unable to check all electrical outlets (in-use or not accessible)
Remarks: **Heating Device:** HVAC Duct

Bedroom

Normal settling cracks noted biological/organic growth noted
Bedroom #: 2 **Location:** Right Rear
Wall Finish: Good **Type:** Paint **Ceiling/Wall Light:** Functioning
Flooring: Good **Type:** Carpet **Ceiling Fan:** Functioning
Window(s): Good **Type:** Slider **Screens:** Good
Door(s): Good **Type:** Single
Closet Storage: Appears Adequate **Type:** Walk-in
Light in closet: Yes-Functions Unable to check all electrical outlets (in-use or not accessible)
Remarks: **Heating Device:** HVAC Duct

Bedroom

Normal settling cracks noted biological/organic growth noted
Bedroom #: **Location:**
Wall Finish: N/A **Type:** **Ceiling/Wall Light:**
Flooring: **Type:** **Ceiling Fan:**
Window(s): **Type:** **Screens:**
Door(s): **Type:**
Closet Storage: **Type:**
Light in closet: Unable to check all electrical outlets (in-use or not accessible)
Remarks: **Heating Device:**

Note: Although 48" was the former maximum window sill height, current standards are 42" maximum sill height to allow children & elderly emergency egress in the event of fire. We suggest a dresser or chair be placed in front of window if higher than 42".

Additional Rooms

Room

Normal settling cracks noted

Biological/organic growth noted

Define:

Location:

Wall Finish: **N/A**

Type:

Ceiling/Wall Light:

Flooring:

Type:

Ceiling Fan:

Window(s):

Type:

Screens:

Door(s):

Type:

Closet Storage:

Type:

Light in closet:

Unable to check all electrical outlets (in-use or not accessible)

Remarks:

Heating Device:

Room

Normal settling cracks noted

Biological/organic growth noted

Define:

Location:

Wall Finish: **N/A**

Type:

Ceiling/Wall Light:

Flooring:

Type:

Ceiling Fan:

Window(s):

Type:

Screens:

Door(s):

Type:

Closet Storage:

Type:

Light in closet:

Unable to check all electrical outlets (in-use or not accessible)

Remarks:

Heating Device:

Room

Normal settling cracks noted

Biological/organic growth noted

Define:

Location:

Wall Finish: **N/A**

Type:

Ceiling/Wall Light:

Flooring:

Type:

Ceiling Fan:

Window(s):

Type:

Screens:

Door(s):

Type:

Closet Storage:

Type:

Light in closet:

Unable to check all electrical outlets (in-use or not accessible)

Remarks:

Heating Device:

Note: Although 48" was the former maximum window sill height, current standards are 42" maximum sill height to allow children & elderly emergency egress in the event of fire. We suggest a dresser or chair be placed in front of window if higher than 42".

Bathroom

<input type="checkbox"/> Normal settling cracks noted Bathroom # 1 Location: Right Hallway Wall Finish: Good Type: Paint Flooring: Good Type: Tile Window(s): Good Type: Slider Door(s): Good Type: Single Heating Device: HVAC Duct Bath Fixtures: Shower/Tub Combo Shower/Tub Enclosure: Not Installed Shower/Tub Enclosure Condition: Tub Condition: Good Tub Material: Fiberglass Jetted Tub: N/A Tub Surround: Good Material Type: Fiberglass Faucet Operation: Good Shower Condition: N/A Shower Pan: Low flow showerhead: Shower Surround: Material Type: Faucet Operation:	<input type="checkbox"/> Biological/organic growth noted Ceiling/Wall Light: Functioning Exhaust Fan: Functioning Screens: Good
--	---

The waterproof integrity of ceramic tubs and showers is beyond the scope of this report.

Vanity Cabinet(s): Good Sink Condition: Good Faucet Operation: Good Toilet Condition: Good C Plumbing leaks: Yes-See Remarks	Countertop Condition: Good Type: Porcelain GFCI Outlet(s) at sink: Yes Water saver type tank: Yes	Type: Tile Size: Single <input type="checkbox"/> Potential HAZARD <input type="checkbox"/> Unable to check all electrical outlets (in-use or not accessible)
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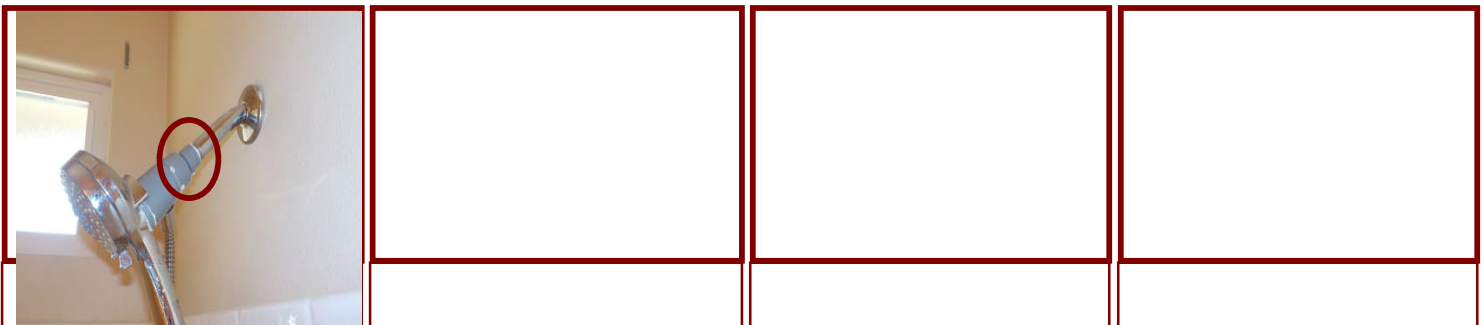
Remarks: The shower head leaks where it attaches to the arm.

Located in separate room: N/A

NOTE: See above for evaluation of toilet/bathtub/shower

<input type="checkbox"/> Normal settling cracks noted Wall Finish: Type: Flooring: Type: Window(s): Type: Door(s): Type: Heating Device:	<input type="checkbox"/> Biological/organic growth noted Ceiling/Wall Light: Exhaust Fan: Screens:
--	--

Remarks: Unable to check all electrical outlets (in-use or not accessible)



Bathroom

<input type="checkbox"/>	Normal settling cracks noted	<input type="checkbox"/>	biological/organic growth noted
Bathroom #	Location:		
Wall Finish: N/A	Type:	Ceiling/Wall Light:	
Flooring:	Type:	Exhaust Fan:	
Window(s):	Type:	Screens:	
Door(s):	Type:		
Heating Device:			
Bath Fixtures:			
Shower/Tub Enclosure:	Shower/Tub Enclosure Condition:		
Tub Condition:	Tub Material:	Jetted Tub	
Tub Surround:	Material Type:		
Faucet Operation:			
Shower Condition:	Shower Pan:	Low flow showerhead:	
Shower Surround:	Material Type:		
Faucet Operation:			
The waterproof integrity of ceramic tubs and showers is beyond the scope of this report.			
Vanity Cabinet(s):	Countertop Condition:	Type:	
Sink Condition:	Type:	Size:	
Faucet Operation:	GFCI Outlet(s) at sink:	<input type="checkbox"/>	Potential HAZARD
Toilet Condition:	Water saver type tank:		
<input type="checkbox"/>	Plumbing leaks:		
Remarks:	<input type="checkbox"/>	Unable to check all electrical outlets (in-use or not accessible)	

Located in separate room: N/A

NOTE: See above for evaluation of toilet/bathtub/shower

<input type="checkbox"/>	Normal settling cracks noted	<input type="checkbox"/>	biological/organic growth noted
Wall Finish:	Type:	Ceiling/Wall Light:	
Flooring:	Type:	Exhaust Fan:	
Window(s):	Type:	Screens:	
Door(s):	Type:		
Heating Device:			
Remarks:	<input type="checkbox"/>	Unable to check all electrical outlets (in-use or not accessible)	

Master Bedroom

Normal settling cracks noted Biological/organic growth noted
Location: **Left Rear** **Type:** **Paint** **Ceiling/Wall Light:** **Functioning**
Wall Finish: **Good** **Type:** **Carpet** **Ceiling Fan:** **Functioning**
Flooring: **Good** **Type:** **Slider** **Screens:** **Good**
Window(s): **Good** **Type:** **Single**
Door(s): **Good** **Type:** **Single**
Closet Storage: **Appears Adequate** **Type:** **Walk-in**
Light in closet: **Yes-Functions** Unable to check all electrical outlets (in-use or not accessible)

Remarks: **Heating Device:** **HVAC Duct**

Sitting/Dressing Area

Normal settling cracks noted Biological/organic growth noted
Wall Finish: **N/A** **Type:** **Ceiling/Wall Light:**
Flooring: **Type:** **Ceiling Fan:**
Window(s): **Type:** **Screens:**
Door(s): **Type:**
Closet Storage: **Type:**
Light in closet: Unable to check all electrical outlets (in-use or not accessible)

Sinks and cabinets located in this area see Master Bathroom for evaluation

Remarks: **Heating Device:**

Fireplace/Stove

Type Fireplace: **N/A**

Fire box: **Damper:** Damper not permanently secured open - **Potential Hazard**
Gas Log: **Potential HAZARD**
Gas Lighter: **Gas Shut-off valve:** **Potential HAZARD**
Chimney Clean: **Evidence of smoke:**
 Chimney should be inspected for cleanliness

Hearth Extension: **Inadequate, (Less than Typical Min. of 16") Potential Hazard**

Remarks:

Note: Although 48" was the former maximum window sill height, current standards are 42" maximum sill height to allow children & elderly emergency egress in the event of fire. We suggest a dresser or chair be placed in front of window if higher than 42".

Master Bathroom

Normal settling cracks noted

biological/organic growth noted

Master Bathroom # 1

Wall Finish: **Good**

Type: **Paint**

Ceiling/Wall Light: **Functioning**

Flooring: **Good**

Type: **Tile**

Exhaust Fan: **Functioning**

Window(s): **Good**

Type: **Single Hung/Slider**

Screens: **Good**

Door(s): **Good**

Type: **Single**

Heating Device: **HVAC Duct**

Bath Fixtures: **Separate Shower & Tub**

Shower/Tub Enclosure: **Sliding Glass Doors**

Shower/Tub Enclosure Condition: **Good**

Tub Condition: **Good**

Tub Material: **Acrylic**

Jetted Tub **No**

Tub Surround: **Good**

Material Type: **Tile**

Faucet Operation: **Good**

Shower Pan: **Fiberglass**

Low flow showerhead: **Yes**

Shower Condition: **Good**

Material Type: **Fiberglass**

Shower Surround: **Good**

Faucet Operation: **Good**

The waterproof integrity of ceramic tubs and showers is beyond the scope of this report.

Vanity Cabinet(s): **Good**

Countertop Condition: **Good**

Type: **Tile**

Sink Condition: **Good**

Type: **Porcelain**

Size: **Double**

Faucet Operation: **Good**

GFCI Outlet(s) at sink: **Yes**

Potential HAZARD

Toilet Condition: **Good**

Water saver type tank: **Yes**

Plumbing leaks: **None Observed**

Remarks: Unable to check all electrical outlets (in-use or not accessible)

Located in separate room: **N/A**

NOTE: See above for evaluation of toilet/bathtub/shower

Normal settling cracks noted

biological/organic growth noted

Wall Finish:

Type:

Ceiling/Wall Light:

Flooring:

Type:

Exhaust Fan:

Window(s):

Type:

Screens:

Door(s):

Type:

Heating Device:

Remarks: Unable to check all electrical outlets (in-use or not accessible)

Heating & Cooling Systems

Heating & Air Conditioning Inspection

Visual Condition Is: **Good**

Operational Condition: **Good**

Recommend further evaluation of:

Due to age of heating system, heat exchanger should be checked for cracks.

Recommend cleaning of :

Note: According to industry experts, the average life of the furnace heat exchanger in the U.S. is 15 years. As with all mechanical equipment, our inspection is a visual evaluation of the operation. If heating or a/c equipment is a concern, please have a licensed HVAC technician perform a maintenance inspection. Capacity or adequacy of system to heat or cool the home is beyond the scope of the inspection.

Type Unit: **Central Heating/Cooling**

Add'l Units:

Systems Not Tested: **N/A**

Equipment Location: **Side Yard/Garage**

Cooling: Return Air Temperature: **72** Degrees (F)

Supply air temperature: **55** Degrees (F)

Heating: Return Air Temperature: **68** Degrees (F)

Supply air temperature: **97** Degrees (F)

Number of return filters locations: **1**

Location: **Hallway Ceiling**

Filter Condition: **Clean**

Location:

Filter Condition:

Programmable Thermostat: **Yes**

Control: **Single Zone**

Thermostat functions on Fan Only Setting:

Condensate drain: **Yes-Primary**

Drain pan in attic: **N/A**

Condensate drains into crawl area

Condensate pump installed not tested

Heating Energy: **LP Gas**

Solar Assisted

Solar Systems are beyond the scope of this inspection and are not included

HVAC Ducting: Air flow to all rooms: **Yes**

Insulation torn: **No**

Ducts disconnected: **No**

Ducts collapsed: **No**

Heat Pump

Emergency heat: **N/A**

Functions:

Furnaces

Combustion Venting: **Good**

Exhaust Venting: **Good**

Potential HAZARD

Flue condition: **Good**

Inadequate clearance maintained around flue

Flue construction: **ABS**

Flame Condition: **Good**

Gas Shut-off Valve: **Yes**

Potential HAZARD

Brass or copper pipe used for gas connection: Recommend replacement-Potential Hazard

Roof top or ground units

Gas pipe flashing not sealed

Gas pipe has no protective coating

Electrical flashing not sealed

Exterior unit pad not above grade

Attic Units

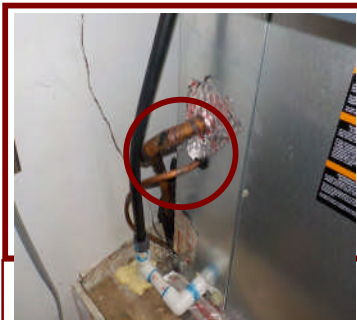
No Solid floor from access min. 24" wide

No 30" deep platform in front of firebox

Lighting in Attic: **N/A**

Remarks:

Some insulation is missing on the AC coolant line at the furnace, recommend repair.



Water Heater/Plumbing

Water Heater General

General Condition Is: **Good** Approximate Age: **16** Years Gallons: **40**
Location: **Garage** Water Heater Type:

Solar or water heater assisted systems are not inspected.

According to industry experts, the average water heater life in the U.S. is 8 to 12 years.

Recommend licensed plumbing contractor evaluate further for any needed repairs or replacements.

Safety Relief Valve (SRV): **Yes** Potential HAZARD Raised Platform (Garage): **Yes** Potential HAZARD

SRV drained to the outside: **Did not locate termination**

Supply Pipes Insulated: **Partial** Insulating Blanket (external): **No**

Earthquake Strapping: **Yes** Installed strapping not approved Potential HAZARD

Bollards in place to protect from vehicle damage: **No-Not Required** Potential HAZARD

Fuel Burning Water Heaters

Combustion Venting: **Good** Exhaust Venting: **Good** Potential HAZARD

Flue condition: **Good** Inadequate clearance maintained around flue

Flue construction: **Metal Single/Double wall**

Flame Condition: **Good** Fuel Shut-off Valve: **Yes** Potential HAZARD

Brass or copper pipe used for gas connection: Recommend replacement-**Potential Hazard**

Electric Water Heaters

Feed wire in conduit: **N/A** Water heater timer: **N/A**

Remarks:

Plumbing

General Condition Is: **Good** Recommend plumbing contractor evaluate further for any needed repairs/ replacements.

Gas: **Propane** Shut-off valve location: **Left Hand side**

Note: Supply and Waste Lines which are not visible are not part of these conclusions.

Potable Water Pipe Material: **Pex**

Water main shut-off location: **Front** Potable Water pipe leaks: **None Observed**

Decrease in water volume when more than one fixture is in use.

Waste pipe leaks: **None Observed** Waste Water Pipe Material: **ABS**

Clean-out plugs accessible: **Yes**

Dissimilar metals used without dielectric couplings and bonding may reduce service life
 ABS sewer piping in this home was manufactured by a company that experienced failure of their product. An effort was made to visibly determine any current failure and no visible indications existed at the time of the inspection. Pipes concealed in walls and floors or other non-areas are beyond the scope of this inspection. **Brand/ Date/ Code:**

Remarks:

Attic/Crawl Space or Basement/Foundation**Attics are viewed from a ladder at the opening unless a floor is present due to OSHA safety standards**Location Of Access: **Right Rear Bedroom**Access limited to: **70%**of area due to inadequate clearance caused by: **Framing**Visual Condition of structure: **Good** Biological/Organic Growth NotedRoof Framing: **Truss**Roof Sheathing: **Solid-OSB**Rafters visibly sagging: **None Observed**Ceiling joists sagging: **No**Chimney anchored to roof framing: **NA**Vaulted Ceiling: **Partial**Attic Floor: **No**Attic Ventilation: **Adequate**Attic Insulation: **Fiberglass**Powered Attic Fan: **No**Whole House Fan: **No** Recessed Lights or Knob/Tube Wiring are covered with insulation-This may present a **Fire HAZARD** Water Stains noted on the framing members which appear to be from Past Current Leak

Remarks:

 Electrical: line splices in wiring without wire nuts; without J-box and/or cover**Crawl Space/Basement-Foundation**

Access limited to:

of area due to inadequate clearance caused by:

Location Of Access: **Right Exterior** Recommend a licensed foundation contractor evaluate further for any needed repairs or replacements.

If Soil Stability or expansive soil is a concern, contact a soils engineer.

Basement

Stairways/Landings (Interior):

Head Clearance:

Riser/Tread Ratios:

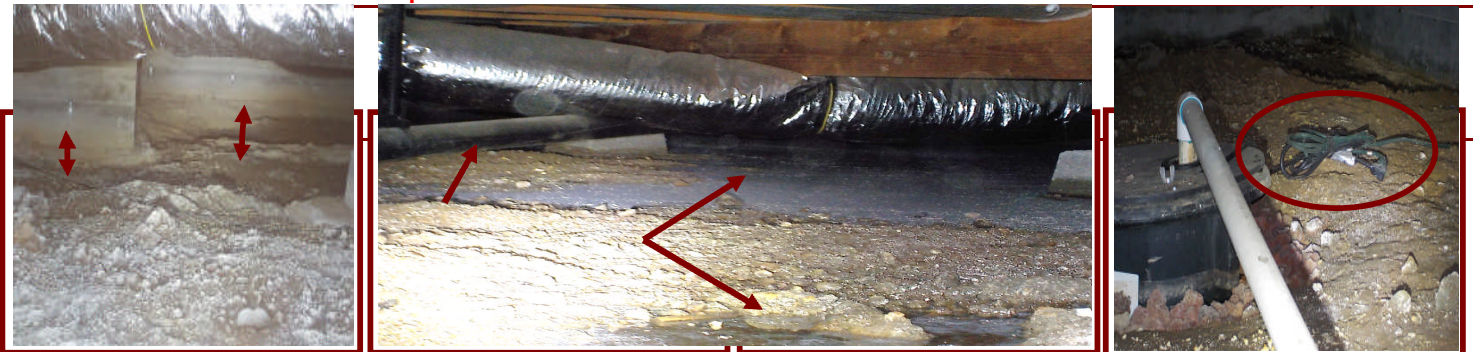
Railing: **Sturdy/Spacing:** Spacing of Railing Balustrades exceeds 4" which may present a HAZARD to infants/children. Loose railings/posts **Potential HAZARD****Foundation**Type Foundation: **Raised-Stem wall/pier post** Evidence of moisture entry to home (see remarks)Foundation Material: **Poured Concrete**Piers fully Bearing: **Yes**Foundation Cracks: **None visible**Anchor Bolts Noted: **Yes**Crawl Space ventilation: **Adequate**Girder/Joists Sagging: **No**Water ponds to: **N/A**

" +/- deep during wet weather in crawl space

 Biological/Organic Growth NotedSub floor visual condition: **UTD**Type sub floor: **Tongue & Groove plank**Under floor Insulation: **Yes**Cripple walls appear diagonally braced: **Yes** Sump pump installed (not inspected for operation) Water Stains noted on the framing members which appear to be from Past Current Leak Electrical: line splices in wiring without wire nuts without J-box and/or cover

Remarks:

The soil is damp and muddy. Water shows to pond at the front end of the home up to six inches. Water is currently ponding under the master bedroom and bathroom restricting some access for viewing. A moisture barrier is recommended. A sump pump is present that may not be properly located. The power cord should also not be in contact with the ground. Recommend further review for repair.



Decks/Balconies/Sheds

Decks

Location: Rear Yard

General Condition Is: Good

Type of Surface: Wood-Plastic Composite

Sub-Structure Support: Unable to view due to low deck height or skirting

Piers fully Bearing: N/A

Spacing of Railing Balustrades exceeds 4" which may present a HAZARD to infants/children.

Loose railings/posts noted at:

NOTE: Uplifting of deck or expansion material/uneven surfaces may present a tripping HAZARD.

Earth to Wood contact noted at decks, (a common condition which may moderately accelerate deterioration).

Stairs: Riser/Tread Ratios: Good

Uneven step height and/or tread ratio may present a tripping HAZARD.

No Safety Handrail Installed-Potential Hazard

Remarks:

Balconies

Location:

General Condition Is: N/A

Type of Surface:

Sub-Structure Support:

Piers fully Bearing:

Spacing of Railing Balustrades exceeds 4" which may present a HAZARD to infants/children.

Loose railings/posts noted at:

NOTE: Uplifting of deck or expansion material/uneven surfaces may present a tripping HAZARD.

Stairs: Riser/Tread Ratios:

Uneven step height and/or tread ratio may present a tripping HAZARD.

Remarks:

Storage Cabinets (Sheds)

Location:

Miscellaneous Structures/Sheds: N/A

Remarks:
