

Advanced Inspection Services

Property Inspection Report



499 E Newlove APT K, Santa Maria, CA 93454
Inspection prepared for: Thomas & Andrea Bouton
Date of Inspection: 10/19/2026 Time: 8:00 AM
Age of Home: 1984 Size: 1554 sqft
Weather: Overcast
Current repairs were noted at the time of inspection.

Inspector: Ary Alcaraz

2023 Preisker Ln, STE F, Santa Maria, CA 93454

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Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

Exterior components		
Page 6 Item: 2	Eaves/Fascia & Trim	• Moisture staining and/or wood damage noted at the rear eaves/fascia. (2) (3)
Plumbing - Water & Fuel Supply		
Page 10 Item: 2	Water Pressure	• 82 PSI • Water pressure exceeds max recommended 80psi. Recommend adjustment, repair, or installation/replacement of pressure regulator as needed. (2)
Water Heater		
Page 11 Item: 3	Strapping	• Loose strap(s) or restraint system noted at water heater tank. Missing blocking noted between tank and wall. * (5)
Heat/AC		
Page 16 Item: 8	Filters	• The furnace filter is dirty/painted. The filter is bent and allows incoming air to bypass the filter. * (5)
Interior Components		
Page 17 Item: 3	Floor Condition	• The master bathroom floor was under repair at the time of inspection. The toilet and baseboards in the bathroom were not installed due to the flooring repairs. (2)
Page 18 Item: 6	Doors	• A barn door was noted at the 1/2 bathroom; unable to lock/secure the door. A missing floor guide was also noted at the base of the door. The door could not be fully closed because the hardware contacts the slab before reaching the fully closed position. A damaged ledger board was noted. (2)
Page 19 Item: 10	Stairs/Railings condition	• Railings are loose. (2) (5)
Page 19 Item: 11	Smoke Detectors	• Missing CO detector at upstairs hallway. Recommend installing in or immediately outside all sleeping rooms. * (5)
Kitchen		
Page 20 Item: 3	Garbage Disposal	• The unit makes loud/irregular noise. This may be a foreign object stuck in the disposal or loose blades. *
Bathroom		
Page 22 Item: 4	Showers	• A loose handle was noted at the master bathroom shower valve. *
Garage		
Page 26 Item: 1	Floor Condition	• Cracked floor tile noted in garage. * (5)

Page 26 Item: 3	Door to Living space	• Self closing hardware is missing or not operational. * (5)
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Inspection Details

INTRODUCTION:

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

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

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

KEY TO THE INSPECTION REPORT

* Items that have an asterisk * next to them. This item or component warrants additional attention, repair or monitoring. Items that have a (#) next to them. The Bracketed Numbers are defined as follows:

- (1) Recommend evaluation by a qualified licensed structural engineer / geotechnical engineer.
- (2) Recommend further review and repairs as needed by a qualified licensed contractor or specialty tradesman dealing with that item or system.
- (3) Recommend further review for the presence of any wood destroying pests or organisms by qualified Pest Inspector.
- (4) This item is a safety hazard - correction is needed.
- (5) Recommend upgrading for safety enhancement. This building may have been constructed before current safety standards were developed.

1. Attendance

In Attendance: Client present • No other parties present at inspection.

2. Home Type

Home Type: Single Family Home

3. Occupancy

Occupancy: Vacant • Access to some items such as: electrical outlets/receptacles, windows, wall/floor surfaces, and cabinet interiors may be restricted by current ongoing repairs and/pr stored items.

Grounds

Inspectors shall inspect adjacent or entryway walkways, patios, and driveways; vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building.

1. Driveway and Walkway Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Concrete driveway noted. • Concrete sidewalk noted.

Observations:

- Driveway and walkways are in generally good condition for age of property.

2. Exterior Faucet Condition

Good	Fair	Poor	N/A	None
	X			

Location: Front of structure. • Rear of house

Observations:

- Hose faucet(s) are Functional.
- Poorly supported **PVC** supply lines noted at the front hose faucet.

3. Fence Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Wood

Observations:

- Fences and Gates were in generally fair condition for age of property.
- Weathered/aged boards and posts noted. *

4. Retaining walls condition

Good	Fair	Poor	N/A	None
			X	

5. Grading

Good	Fair	Poor	N/A	None
	X			

Observations:

- No major system safety or function concerns noted at time of inspection.
- The exterior drainage is generally away from foundation.

6. Sprinklers

Good	Fair	Poor	N/A	None
			X	

Observations:

- This company does not inspect/test sprinkler systems; beyond the scope of our inspection due to most of its parts/piping not visible for inspection Client is advised to check with seller to demonstrate timing/operations/locations or seek advice of a specialist in evaluating this system before use. *

Exterior componants

This section describes the exterior wall coverings and trim. Inspectors are required to inspect the exterior wall coverings, flashing, trim, all exterior doors, the stoops, steps porches and their associated railings, any attached decks and balconies and eaves, soffits and fascias accessible from ground level.

1. Exterior walls Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Exterior walls are wood framed with stucco wall covering.

Observations:

- Exterior walls/wall covering are in generally good condition for age of the property.
- Unable to access the rear exterior closet at the time of inspection. *
- Common cracks. *
- Not fully visible

2. Eaves/Fascia & Trim

Good	Fair	Poor	N/A	None
		X		

Observations:

- Eaves and fascia are in generally good condition for the age of the property.
- Deteriorated paint and or wood noted at few small locations of exterior trim & eaves/fascia. * (3)
- Moisture staining and/or wood damage noted at the rear eaves/fascia. (2) (3)



Moisture staining and/or wood damage noted at the rear eaves/fascia. (2) (3)

3. Deck/Balcony/Porch(s)

Good	Fair	Poor	N/A	None
	X			

Observations:

- Deck/Balcony appears to be in generally good condition.

4. Patio Condition(s)

Good	Fair	Poor	N/A	None
	X			

Patio locations at: Rear and Front • Materials : pavers, concrete

Observations:

- Patio(s) surfaces are in generally good condition for the age of the property.

5. Patio cover condition(s)

Good	Fair	Poor	N/A	None
			X	

6. Chimney Condition

Good	Fair	Poor	N/A	None
	X			

Location: Rear exterior

Materials: Metal

Observations:

- Chimney(s) are in generally good condition for age of the property.

7. Gutters/Downspouts condition

Good	Fair	Poor	N/A	None
	X			

Observations:

- Gutters and downspouts are in generally good condition for the age of the property.
- Drains are visually inspected; not tested for blockage or drainage issues. *
- Not fully visible.

Foundation

This report describes the foundation, floor, wall, ceiling and roof structures and the method used to inspect any accessible under floor crawlspace areas. Inspectors inspect and probe the structural components of the home, including the foundation and framing, where deterioration is suspected or where clear indications of possible deterioration exist. Probing is not done when doing so will damage finished surfaces or when no deterioration is visible or presumed to exist. Inspectors are not required to offer an opinion as to the structural adequacy of any structural systems or components or provide architectural services or an engineering or structural analysis of any kind. Despite all efforts, it is impossible for a home inspection to provide any guaranty that the foundation, and the overall structure and structural elements of the building is sound.

1. Slab Foundation

Good	Fair	Poor	N/A	None
	X			

Observations:

- Concrete slab appears serviceable but not fully visible due to floor coverings. No readily visible issues noted.
- Common cracks and settling noted. *

2. Foundation Perimeter

Good	Fair	Poor	N/A	None
	X			

Observations:

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

3. Raised Foundation/Crawlspace Condition

Good	Fair	Poor	N/A	None
			X	

Roof

As with all areas of the house, we recommend that you carefully examine the roof immediately prior to closing the deal. Note that walking on a roof voids some manufacturer's warranties.

Adequate attic ventilation, solar / wind exposure, and organic debris all affect the life expectancy of a roof.

Always ask the seller about the age and history of the roof. On any home that is over 3 years old, experts recommend that you obtain a roof certification from an established local roofing company to determine its serviceability and the number of layers on the roof. We certainly recommend this for any roof over 5 years of age. Metal roofs in snow areas often do not have gutters and downspouts, as there is a concern that snow or ice cascading off the roof may tear gutters from the house.

Likewise, be advised that such cascading may cause personal injury or even death.

If this house has a metal roof, consult with qualified roofers or contractors regarding the advisability of installing a damming feature which may limit the size and amount of snow / ice sliding from the roof.

1. Roof Condition

Good	Fair	Poor	N/A	None
	X			

Roof inspected from ground and/or ladder.

Materials: Concrete tiles noted.

Observations:

- The main roof covering was in generally good condition for the age of the property.
- Portions of roof coverings are not fully visible; these inspections are limited to visible locations as noted by roof info/accessibility. *
- Debris noted on roof. * (3) (5)

2. Flashing/Skylights

Good	Fair	Poor	N/A	None
	X			

Observations:

- Flashings/Vent caps appear in generally good condition.
- Typical Maintenance/sealing recommended at various roof penetrations/flashing. *
- Not fully visible

Plumbing - Water & Fuel Supply

1. Main line/Shut off valve

Good	Fair	Poor	N/A	None
	X			

Materials: Copper piping noted.

Observations:

- Meter location : sidewalk/street
- Main shut off location: Front exterior
- Main shut off valve appears to be in generally good condition for age of home; Valves are not operated/tested within scope of inspection.
- Not fully visible

2. Water Pressure

Good	Fair	Poor	N/A	None
		X		

Observations:

- 82 PSI
- Water pressure exceeds max recommended 80psi. Recommend adjustment, repair, or installation/replacement of pressure regulator as needed. (2)

3. Pressure Regulator

Good	Fair	Poor	N/A	None
			X	

Observations:

- No pressure regulator present. (2)

4. Plumbing/Supply lines condition

Good	Fair	Poor	N/A	None
	X			

Materials: Copper piping noted.

Observations:

- Supply lines appear to be in serviceable/functional condition.
- Some of the supply lines are not visible for inspection.

5. Plumbing/Waste Lines condition

Good	Fair	Poor	N/A	None
	X			

Materials: ABS

Observations:

- Waste lines and vent systems appear to be in serviceable condition. Portions of waste lines are not visible for inspection. All waste lines drain properly at time of inspection.

6. Main Gas Valve Condition

Good	Fair	Poor	N/A	None
	X			

Location: Left side of garage

Observations:

- Gas meter/fuel supply appears to be in generally good condition.
- Rust noted on meter/pipe connections. *

Water Heater

1. Water Heater Condition

Good	Fair	Poor	N/A	None
	X			

Heater Type: Gas

Location: The Water heater is located in the garage.

Observations:

- The water heater appeared to be in serviceable condition. Hot water was detected at all fixtures.

2. Number Of Gallons

Good	Fair	Poor	N/A	None
	X			

Observations:

- 40 gallons

3. Strapping

Good	Fair	Poor	N/A	None
		X		

Observations:

- Loose strap(s) or restraint system noted at water heater tank. Missing blocking noted between tank and wall. * (5)

4. TPR and Discharge Condition

Good	Fair	Poor	N/A	None
		X		

Materials: Copper

Observations:

- A Temperature Pressure Relief Valve (TPR Valve) present/appears in generally good condition.
- TPR discharge pipe is runs short/poor termination location. * (5)

5. Base

Good	Fair	Poor	N/A	None
	X			

Observations:

- The water heater base is functional.
- Missing exterior routed drain line at catch pan. *

Electrical

This report describes the amperage and voltage rating of the service, the location of the main disconnect and any sub panel(s), the presence of solid conductor aluminum branch circuit wiring, the presence or absence of smoke detectors and wiring methods. Inspectors are required to inspect the viewable portions of the service drop from the utility to the house, the service entrance conductors, cables and raceways, the service equipment and main disconnects, the service grounding, the interior components of the service panels and sub panels, the conductors, the over-current protection devices (fuses or breakers), ground fault circuit interrupters and a representative number of installed lighting fixtures, switches and receptacles. All issues or concerns listed in this Electrical section should be construed as current and a potential personal safety or fire hazard. Repairs should be a priority, and should be made by a qualified, licensed electrician.

1. Electrical Panel

Good	Fair	Poor	N/A	None
	X			

Main panel location: Left side of garage

Sub panel location No Sub Panels located.

Observations:

- Main panel appeared to be in generally good condition for the age of the property.

2. Main Amp Breaker

Good	Fair	Poor	N/A	None
	X			

Observations:

- 100 amp

3. Breakers in off position

Good	Fair	Poor	N/A	None
			X	

4. Main Service & Panel Wiring Type

Good	Fair	Poor	N/A	None
	X			

Observations:

- The main service feed is underground
- Service wire type: Copper
- Branch wire type: Copper

5. Panel(s)-Breakers/Wiring notes

Good	Fair	Poor	N/A	None
	X			

Materials: Copper non-metallic sheathed cable noted.

Observations:

- All of the circuit breakers appeared serviceable.
- A cut wire that appears to be abandoned was noted in the main panel. *



A cut wire that appears to be abandoned was noted in the main panel. *

6. Condition - Wiring/outlets/fixtures

Good	Fair	Poor	N/A	None
	X			

Observations:

- The representative sample of switches and outlets tested appeared to be serviceable. The occupant's belongings prevented testing of some of the outlets and switches.
- A garage light fixture is not operational or needs bulb replaced. (2)
- One or more outlets in the primary bedroom is tied to the bathroom/Garage/Outdoor **GFCI** circuit.
- The kitchen vent fan appliance cord appear to be smaller gauge than what is typical. *
- A loose ground connection was noted at the downstairs bathroom outlet. *
- The older and/or loose outlets were noted at multiple locations. *
- Outlet cover plates at the sink side countertop have been altered. The electrical boxes are partially obstructed by the laminate backsplash. * (5)



A garage light fixture is not operational or needs bulb replaced. (2)



Outlet cover plates at the sink side countertop have been altered. The electrical boxes are partially obstructed by the laminate backsplash. * (5)

7. GFCI

Good	Fair	Poor	N/A	None
		X		

Observations:

- GFCI tested and functioned properly in all current locations.
- GFCI not located at ALL current/applicable locations; GFCI protected receptacles may not have been required when the house was built. The occupant's belongings prevented testing of some of the recommended/applicable GFCI outlet locations. Recommend upgrading/installing GFCI outlets in all applicable locations as needed. (Kitchen, Bathrooms, Garage, Exterior, wet areas.) * (5)

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

Good	Fair	Poor	N/A	None
	X			

Location: The furnace is located in the downstairs hall ceiling.

Materials: Gas or propane fired forced hot air.

Observations:

- Heating unit(s) appears serviceable and responded to normal controls.
- The heating unit is older/original to home; life expectancy is not determined. We make no warranty, guarantee or estimation as to the remaining useful life of this unit.
- Heating unit(s) responded to normal controls/thermostat, however rough noise during fan operation is noted. Recommend further evaluation/repairs as needed. (2)

2. Vent Pipe

Good	Fair	Poor	N/A	None
	X			

Observations:

- The furnace venting system appears to be functional.
- Not fully visible.

3. Refrigerant Lines

Good	Fair	Poor	N/A	None
			X	

4. AC Condenser/Compress Condition

Good	Fair	Poor	N/A	None
			X	

5. Evaporative cooler

Good	Fair	Poor	N/A	None
			X	

6. Air Supply

Good	Fair	Poor	N/A	None
	X			

Observations:

- The return air supply system appears to be functional.

7. Registers

Good	Fair	Poor	N/A	None
	X			

Observations:

- The registers/ductwork appears to be functional.
- Lower air volume and temperature differential were noted at the supply registers in the two smaller bedrooms. Recommend evaluation by a qualified HVAC contractor to determine the cause and make corrections as needed. *

8. Filters

Good	Fair	Poor	N/A	None
		X		

Location: Located inside heater cabinet.

Observations:

- Air filter present/appears serviceable.
- The furnace filter is dirty/painted. The filter is bent and allows incoming air to bypass the filter. * (5)



The furnace filter is dirty/painted. The filter is bent and allows incoming air to bypass the filter. * (5)

9. Thermostats

Good	Fair	Poor	N/A	None
	X			

Observations:

- Location: Living room
- Functional at the time of inspection.

10. Ducting

Good	Fair	Poor	N/A	None
	X			

Observations:

- Ductwork is in generally good condition for age of property; Heat and/or cool air detected at all registers.
- Not fully visible.

Interior Components

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. Wall Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Drywall walls noted.

Observations:

- Interior walls appear serviceable.
- Common cracks/Cosmetic damage noted at few small locations. *

2. Ceiling Condition

Good	Fair	Poor	N/A	None
	X			

Materials: There are drywall ceilings noted.

Observations:

- Ceilings appear to be in generally good condition.
- Small/Common cracking in the wall or ceiling finish is noted. *
- Not fully visible

3. Floor Condition

Good	Fair	Poor	N/A	None
		X		

Flooring Types: Carpet is noted. • Ceramic tile is noted. • Vinyl floor noted

Observations:

- Floor coverings appear serviceable.
- Uneven floor tiles and floor tiles that are hollow sounding were noted on multiple locations in the house and garage. *
- Uneven floors noted at a few locations upstairs. *
- Not fully visible
- The master bathroom floor was under repair at the time of inspection. The toilet and baseboards in the bathroom were not installed due to the flooring repairs. (2)



The master bathroom floor was under repair at the time of inspection. The toilet and baseboards in the bathroom were not installed due to the flooring repairs. (2)

4. Window Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Metal framed sliding, dual pane windows noted.

Observations:

- The representative sample of windows tested appear operational.
- One upstairs bedroom window did not shut and lock properly, recommend repairs for enhanced security/safety to occupants. * (5)

5. Ceiling fan(s) condition

Good	Fair	Poor	N/A	None
	X			

Observations:

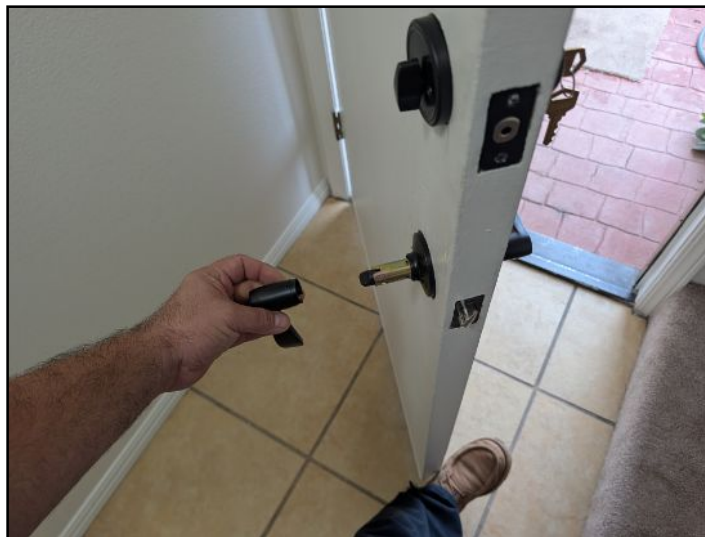
- Ceiling fan(s) are operational.

6. Doors

Good	Fair	Poor	N/A	None
	X			

Observations:

- Front entry door appears in generally good condition for the age of the property. A loose handle was noted at the door knob/lever. *
- Interior doors appear in generally good condition for the age of the property.
- Uneven reveal noted at various doors. Multiple doors that do not properly latch were noted. *
- The deadbolt at the under stairs closet was difficult to operate at the time of inspection. *
- Missing strike plate(s) noted. *
- A barn door was noted at the 1/2 bathroom; unable to lock/secure the door. A missing floor guide was also noted at the base of the door. The door could not be fully closed because the hardware contacts the slab before reaching the fully closed position. A damaged ledger board was noted. (2)



Front entry door appears in generally good condition for the age of the property. A loose handle was noted at the door knob/lever. *

7. Patio Doors

Good	Fair	Poor	N/A	None
	X			

Observations:

- The sliding glass patio door(s) are functional and in generally good condition for age of the property.
- The hinged patio door is functional and in generally good condition for age of the property. Past repairs were noted at the frame. *

8. Screen Doors

Good	Fair	Poor	N/A	None
	X			

Observations:

- Sliding door screen is functional.

9. Fireplace

Good	Fair	Poor	N/A	None
	X			

Location: Family room

Observations:

- Fireplace appears in generally fair condition for the age of the property.
- No gas service at fireplace.
- Chimney flue/damper is dirty. *
- Missing and/or cracked grout noted that a few small areas of the hearth tile.*

10. Stairs/Railings condition

Good	Fair	Poor	N/A	None
		X		

Observations:

- Stairs are in generally good condition.
- Railings are in generally good condition.
- Openings in railings are slightly larger than current standards recommend. * (5)
- Railings are loose. (2) (5)

11. Smoke Detectors

Good	Fair	Poor	N/A	None
		X		

Observations:

- Smoke detectors are present in all applicable locations. This company does not test smoke detectors/carbon monoxide detectors only verify if they are present. Recommend regular testing by all home owners/residents periodically. * (5)
- Older smoke detector(s) noted. *
- Missing CO detector at upstairs hallway. Recommend installing in or immediately outside all sleeping rooms. * (5)

Kitchen

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

1. Cabinets

Good	Fair	Poor	N/A	None
	X			

Observations:

- Cabinets & counters are in generally good condition for the age of the property.
- No functional deficiencies observed on all kitchen cabinets/counters. Cosmetic damage is beyond the scope of this inspection and not evaluated.
- Not fully visible/ accessible due to stored personal items.
- Older cabinets that have been painted were observed. Multiple doors do not fully close. Worn older hardware noted. *

2. Sinks

Good	Fair	Poor	N/A	None
	X			

Observations:

- Sink is in generally good condition for the age of the property.
- Plumbing below sink appeared serviceable.
- Sink plumbing was not fully visible at the time of inspection because the area had been taped and masked off for painting. *

3. Garbage Disposal

Good	Fair	Poor	N/A	None
	X			

Observations:

- Operated - functional at time of inspection.
- The unit makes loud/irregular noise. This may be a foreign object stuck in the disposal or loose blades. *

4. Cook top condition

Good	Fair	Poor	N/A	None
	X			

Observations:

- Gas cook top noted.
- This unit was tested and appeared serviceable at time of inspection. Inspection does not include calibration as this is not a technically exhaustive inspection. No warranties or guarantees of this or any other appliance can be offered.
- A large gap was noted behind the kitchen range. *

5. Oven & Range

Good	Fair	Poor	N/A	None
	X			

Observations:

- Oven: gas burners
- This unit was tested and appeared serviceable at time of inspection. Inspection does not include calibration as this is not a technically exhaustive inspection. No warranties or guarantees of this or any other appliance can be offered.

6. Vent Condition

Good	Fair	Poor	N/A	None
	X			

Recirculating • No exterior discharge. *

Observations:

- Recirculating ventilation system is present and functional.
- The kitchen vent fan appliance cord appear to be smaller gauge than what is typical. *
- The exhaust fan blades make contact with the filter. *

7. Dishwasher

Good	Fair	Poor	N/A	None
	X			

Observations:

- Dishwasher is functional/in generally good condition.
- No **air gap** device noted/visible. Some newer units do not require this per manufacturers instructions. We do not verify if that is the case. *

Bathroom

Bathrooms can consist of many features from jacuzzi tubs and showers to toilets and bidets. Because of all the plumbing involved it is an important area of the house to look over. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring..

1. Toilet(s) Condition

Good	Fair	Poor	N/A	None
	X			

Observations:

- Toilet(s) are functional and in good visual condition.
- The master bathroom floor was under repair at the time of inspection. The toilet and baseboards in the bathroom were not installed due to the flooring repairs. (2)
- Toilet is slightly loose at floor in the upstairs hall bathroom. * (3)

2. Cabinets

Good	Fair	Poor	N/A	None
	X			

Observations:

- Vanities/Cabinets and sink tops are in generally good condition for age of property.
- Moisture stains and/or damage noted, however, No active leaks or deficiencies observed.
- Older cabinets that have been painted were observed. Multiple doors do not fully close. Worn older hardware noted. *

3. Sinks

Good	Fair	Poor	N/A	None
	X			

Observations:

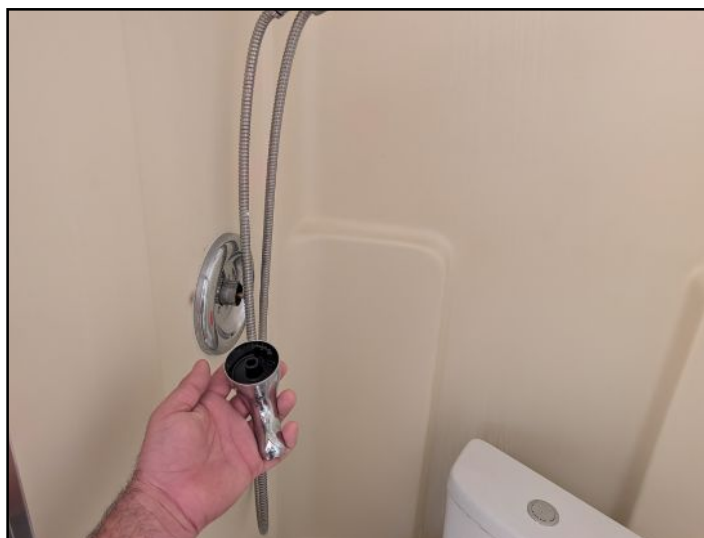
- Sinks and plumbing below sink(s) are in generally good condition for the age of the property.
- Drain stopper is detached, missing, or inoperable. *

4. Showers

Good	Fair	Poor	N/A	None
	X			

Observations:

- Shower is functional/in generally good condition for age of property.
- A loose handle was noted at the master bathroom shower valve. *



A loose handle was noted at the master bathroom shower valve. *

5. Shower Walls

Good	Fair	Poor	N/A	None
	X			

Observations:

- Fiberglass surround noted.
- Shower walls are in generally good condition for the age of the home.

6. Bath Tubs

Good	Fair	Poor	N/A	None
	X			

Observations:

- Bathtub(s) are in generally good condition for the age of the property.

7. Enclosure

Good	Fair	Poor	N/A	None
	X			

Observations:

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

8. Exhaust Fan

Good	Fair	Poor	N/A	None
	X			

Observations:

- The bath fan(s) are operational/in generally good condition for age of home.
- Missing bulb(s) noted at the heating lamps/fans. *



Missing bulb(s) noted at the heating lamps/fans. *

Attic

This report describes the method used to inspect any accessible attics; and describes the insulation and vapor retarders used in unfinished spaces when readily accessible and the absence of insulation in unfinished spaces at conditioned surfaces. Inspectors are required to inspect insulation and vapor retarders in unfinished spaces when accessible and passive/mechanical ventilation of attic areas, if present.

1. Access

Good	Fair	Poor	N/A	None
	X			

Observations:

- Bedroom Closet.

2. Structure

Good	Fair	Poor	N/A	None
	X			

Observations:

- Structure appears in generally good condition.
- Roof framed : Trusses and conventional framing
- Ceiling framed : Trusses and conventional framing
- Not fully visible.

3. Ventilation

Good	Fair	Poor	N/A	None
	X			

Observations:

- Ventilation appears serviceable. Determining efficiency is beyond the scope of this inspection.

4. Vent Screens

Good	Fair	Poor	N/A	None
	X			

Observations:

- Vent screens appear in generally good condition; not all fully visible which limits inspection.

5. Insulation Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Encapsulated fiberglass batts noted.

Depth: Insulation depth/coverage appears serviceable.

Observations:

- Insulation appears adequate. Determining efficiency is beyond the scope of this inspection.

Laundry

1. Location

Locations: In the garage area

2. Condition

Good	Fair	Poor	N/A	None
	X			

Observations:

- Laundry area appears to be in generally good condition.
- Washer/Dryer present; Limited view for inspection.

3. Dryer Vent

Good	Fair	Poor	N/A	None
		X		

Observations:

- Dryer vent appears serviceable; Not fully visible
- The dryer vent is poorly surface mounted on the garage wall. Poorly made connections were noted at the vent pipe joints. * (5)



The dryer vent is poorly surface mounted on the garage wall. Poorly made connections were noted at the vent pipe joints. * (5)

4. Electrical

Good	Fair	Poor	N/A	None
	X			

Observations:

- Outlets are functional.

5. GFCI

Good	Fair	Poor	N/A	None
			X	

Garage

1. Floor Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Bare concrete floors noted. • Ceramic tile is noted.

Observations:

- Garage floor is in generally good condition for the age of the property.
- Common cracks noted at slab.
- **Cracked floor tile noted in garage. * (5)**



Cracked floor tile noted in garage. * (5)

2. Walls & Ceiling

Good	Fair	Poor	N/A	None
	X			

Observations:

- The common firewall/ceiling between the garage and living space is in generally good condition.

3. Door to Living space

Good	Fair	Poor	N/A	None
		X		

Observations:

- The door to living space is in generally good condition.
- Door is solid core/wood; no fire rating/label verification. *
- The garage fire separation door to the living space does not have a threshold installed. These components are typically required to help maintain the fire resistance and air seal between the garage and interior. *
- **Self closing hardware is missing or not operational. * (5)**



Self closing hardware is missing or not operational. * (5)

4. Garage exterior Door

Good	Fair	Poor	N/A	None
			X	

5. Utility Closet Door

Good	Fair	Poor	N/A	None
	X			

Observations:

- Garage exterior/utility door is in generally good condition for age of the property.
- Deteriorated paint and/or wood noted at trim. * (3)

6. Ventilation

Good	Fair	Poor	N/A	None
	X			

Observations:

- Ventilation is serviceable, However, no Visible Vent openings noted. *

7. Vent Screens

Good	Fair	Poor	N/A	None
			X	

8. Garage Door Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Roll-up door(s) noted.

Observations:

- Vehicle doors appear to be in generally good condition for age of the property.
- Damaged and/or warped panels noted at the garage vehicle door. *



Damaged and/or warped panels noted at the garage vehicle door. *

9. Garage Opener Status

Good	Fair	Poor	N/A	None
	X			

Observations:

- Auto opener for vehicle door(s) is in generally Functional/Fair condition for age of the property.

10. Garage Door's Reverse Status

Good	Fair	Poor	N/A	None
	X			

Observations:

- Electronic sensors/auto reverse feature is present and operating.

11. Electrical

Good	Fair	Poor	N/A	None
	X			

Observations:

- The representative sample of switches and outlets tested appeared to be serviceable. The occupant's belongings prevented testing of some of the outlets and switches.