

Maffei Property Inspections

Property Inspection Report



912 Salem St , Chico, CA
Inspection prepared for: Brian Harrison
Date of Inspection: 7/31/2023 Time: 12:30pm
Age of Home: approx 83 yrs Size: unknown
Weather: Sunny and dry

For the purpose of this report the front of the home faces east. It had not rained in the 5 days prior to the inspection.

Inspector: David Maffei
236 W East Ave. Suite A, PMB 178 , Chico, CA 95926
Phone: 530-588-2826
Email: david@maffeipropertyinspections.com
www.MaffeiPropertyInspections



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 5 Item: 12	Plumbing	<ul style="list-style-type: none"> • The inspector did not see a main water shutoff at the home. There should be a shutoff in the meter box though.
Roof		
Page 9 Item: 6	Vent Caps	<ul style="list-style-type: none"> • The seals around the plumbing vents on the east side of the home have failed.
Electrical		
Page 13 Item: 2	Main Amp Breaker	<ul style="list-style-type: none"> • The maximum service to the home was limited by the size of the fuses in the main panel. The smallest fuse was 40amps. This may not be enough for your electrical needs
Page 14 Item: 6	Fuses	<ul style="list-style-type: none"> • The fuses used in the main panel and subpanel can easily be oversized, and this can result in overheating. • Double tapping noted in the subpanel. • Some of the wiring in the subpanel appeared to solid aluminum. • When viewed through an infrared camera the left leg of the main fuse block showed a temperature anomaly that indicates overheating when compared to the rest of the panel. Cause unknown.
Heat/AC		
Page 15 Item: 1	Heater Condition	<ul style="list-style-type: none"> • Rust noted in the burner compartment of the furnace. The area was dry at time of inspection but the rust indicates at least a past leak.
Page 16 Item: 8	Air Supply	<ul style="list-style-type: none"> • Recommend cleaning condenser fins.
Water Heater		
Page 17 Item: 2	Base	<ul style="list-style-type: none"> • A drip pan was not present under the water heater, however, this was not required at time of construction.
Page 17 Item: 10	Overflow Condition	<ul style="list-style-type: none"> • The termination of the overflow line was not visible. It may terminate in the crawlspace.
Bedrooms		
Page 18 Item: 5	Electrical	<ul style="list-style-type: none"> • Ungrounded three prong outlets noted.
Bathrooms		
Page 20 Item: 7	GFCI	<ul style="list-style-type: none"> • GFCI outlets not present at time of inspection.
Page 21 Item: 16	Bath Tubs	<ul style="list-style-type: none"> • The tub was slow to drain.
Page 21 Item: 18	Sinks	<ul style="list-style-type: none"> • The bathroom sink was slow to drain.
Kitchen		
Page 23 Item: 13	Electrical	<ul style="list-style-type: none"> • The kitchen outlets were ungrounded.
Laundry		
Page 24 Item: 5	Electrical	<ul style="list-style-type: none"> • Ungrounded 3 prong outlets noted.

Page 25 Item: 12	Plumbing	<ul style="list-style-type: none">• The inspector did not see a P-trap in the stand pipe for the washing machine. The lack of odor from the stand pipe may indicate it does not drain properly.
Page 25 Item: 16	Doors	<ul style="list-style-type: none">• The glass in the door between the kitchen and laundry room was not labeled as glass.
Interior Areas		
Page 26 Item: 6	Electrical	<ul style="list-style-type: none">• Ungrounded 3 prong outlets noted.
Page 26 Item: 8	Smoke Detectors	<ul style="list-style-type: none">• The CO detector was not installed within 15' of the sleeping rooms.

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: No one present at time of inspection.

2. Home Type

Home Type: Single Family Home • Single Story

3. Occupancy

Occupancy: Occupied - Furnished. Furniture and personal items can restrict view of the home. • The utilities were on at the time of inspection. • Due to the age of the home this report should not be considered to be a complete and exhaustive list of all condition, concerns or issues with the home. You are advised to follow up with the appropriate licensed professional for the items in this report.

Grounds

1. Driveway and Walkway Condition

Sat.	Fair	Poor	N/A	None
X				

Materials: 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:
 • 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: Wood
 • 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:
 • No major system safety or function concerns noted at time of inspection.

10. GFCI

Sat.	Fair	Poor	N/A	None
			X	

Observations:
 • No exterior outlets observed.

11. Main Gas Valve Condition

Sat.	Fair	Poor	N/A	None
	X			

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

12. Plumbing

Sat.	Fair	Poor	N/A	None
	X			

Observations:
 • The inspector did not see a main water shutoff at the home. There should be a shutoff in the meter box though.

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: Metal/Vinyl
 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.
 • Due to the age of the home there may be lead paint on the home.

Garage

1. Roof Condition

Sat.	Fair	Poor	N/A	None

2. Walls/Firewall

Sat.	Fair	Poor	N/A	None

3. Fire door

Sat.	Fair	Poor	N/A	None

4. Floor Condition

Sat.	Fair	Poor	N/A	None

5. Rafters & Ceiling

Sat.	Fair	Poor	N/A	None

6. Electrical

Sat.	Fair	Poor	N/A	None

7. GFCI

Sat.	Fair	Poor	N/A	None

8. 240 Volt

Sat.	Fair	Poor	N/A	None

9. Door(s)

Sat.	Fair	Poor	N/A	None

10. Garage Door Condition

Sat.	Fair	Poor	N/A	None

11. Garage Opener Status

Sat.	Fair	Poor	N/A	None

12. Garage Door's Reverse Status

Sat.	Fair	Poor	N/A	None

13. Ventilation

Sat.	Fair	Poor	N/A	None

14. Vent Screens

Sat.	Fair	Poor	N/A	None

15. Cabinets

Sat.	Fair	Poor	N/A	None

16. Counters

Sat.	Fair	Poor	N/A	None

17. Wash Basin

Sat.	Fair	Poor	N/A	None

Roof

1. Roof Condition

Sat.	Fair	Poor	N/A	None
	X			

Materials: Roof was inspected with use of a drone
 Materials: Asphalt shingles noted.
 Observations:
 • Appeared functional at time of inspection.
 • Moss build noted on the east facing roof field.
 • Recommend removing tree debris from the roof.

2. Flashing

Sat.	Fair	Poor	N/A	None
X				

Observations:
 • Appeared functional at time of inspection.

3. Chimney

Sat.	Fair	Poor	N/A	None
			X	

4. Spark Arrestor

Sat.	Fair	Poor	N/A	None
			X	

5. Sky Lights

Sat.	Fair	Poor	N/A	None
			X	

6. Vent Caps

Sat.	Fair	Poor	N/A	None
	X			

Observations:
 • The seals around the plumbing vents on the east side of the home have failed.



Example of failed seal

7. Gutter

Sat.	Fair	Poor	N/A	None
	X			

Observations:
 • Gutters around all sides of home need to be cleaned.

Attic

1. Access

Sat.	Fair	Poor	N/A	None
	X			

Observations:

- Appeared functional at time of inspection.
- Scuttle Hole located in/on: Furnace closet
- Because of shelving and ductwork for the furnace, the attic was inspected from the scuttle hole only.

2. Structure

Sat.	Fair	Poor	N/A	None
	X			

Observations:

- Appeared functional at time of inspection.

3. Ventilation

Sat.	Fair	Poor	N/A	None
	X			

Observations:

- Gable louver vents noted.
- Eyebrow 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.

6. Electrical

Sat.	Fair	Poor	N/A	None
X				

Observations:

- Appeared functional at time of inspection.

7. Attic Plumbing

Sat.	Fair	Poor	N/A	None
	X			

Observations:

- Galvanized plumbing vents noted.

8. Insulation Condition

Sat.	Fair	Poor	N/A	None
	X			

Materials: Fiberglass batts with kraft paper facing noted.

Depth: Insulation averages 3 to 4 inches. Recommend installing more.

Observations:

- More loose fill insulation could be added to increase R-Value.

9. Chimney

Sat.	Fair	Poor	N/A	None
			X	

10. Exhaust Vent

Sat.	Fair	Poor	N/A	None
			X	

Observations:

- Not visible.

Basement/Crawlspace

1. Access

Sat.	Fair	Poor	N/A	None
			X	

Observations:

- The crawlspace was inaccessible due to plumbing and the gas meter.

2. Walls

Sat.	Fair	Poor	N/A	None
			X	

3. Insulation

Sat.	Fair	Poor	N/A	None
			X	

4. Windows/Vents

Sat.	Fair	Poor	N/A	None
			X	

5. Plumbing Materials

Sat.	Fair	Poor	N/A	None
			X	

6. Basement Electric

Sat.	Fair	Poor	N/A	None
			X	

7. GFCI

Sat.	Fair	Poor	N/A	None
			X	

8. Stairs

Sat.	Fair	Poor	N/A	None
			X	

9. Railings

Sat.	Fair	Poor	N/A	None
			X	

10. Slab Floor

Sat.	Fair	Poor	N/A	None
			X	

11. Finished Floor

Sat.	Fair	Poor	N/A	None
			X	

12. Drainage

Sat.	Fair	Poor	N/A	None
			X	

13. Sump Pump

Sat.	Fair	Poor	N/A	None
			X	

14. Framing

Sat.	Fair	Poor	N/A	None
			X	

15. Subfloor

Sat.	Fair	Poor	N/A	None
			X	

16. Columns

Sat.	Fair	Poor	N/A	None
			X	

17. Piers

Sat.	Fair	Poor	N/A	None
			X	

18. Basement/Crawlspace Ductwork

Sat.	Fair	Poor	N/A	None
			X	

Electrical

1. Electrical Panel

Sat.	Fair	Poor	N/A	None
X				

Location: Main Location: North side of home.
 Location: Sub Panel Location: furnace closet
 Observations:
 • Appeared functional at time of inspection.



Main fuse block

2. Main Amp Breaker

Sat.	Fair	Poor	N/A	None
	X			

Observations:
 • The maximum service to the home was limited by the size of the fuses in the main panel. The smallest fuse was 40amps. This may not be enough for your electrical needs



Fuses in for main fuse block

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:

- Appeared functional at time of inspection.
- There is an overhead service drop noted.

5. Breakers

Sat.	Fair	Poor	N/A	None
			X	

Materials: Copper Romex cable noted.

Observations:

- The home did not have breakers

6. Fuses

Sat.	Fair	Poor	N/A	None
	X			

Observations:

- The fuses used in the main panel and subpanel can easily be oversized, and this can result in overheating.
- Double tapping noted in the subpanel.
- Some of the wiring in the subpanel appeared to solid aluminum.
- When viewed through an infrared camera the left leg of the main fuse block showed a temperature anomaly that indicates overheating when compared to the rest of the panel. Cause unknown.



Example of double tapping and aluminum wiring



Warm leg



Same area without infrared

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: Dining room closet

Materials: Gas fired forced hot air.

Observations:

- Make: Goodman (manufactured around 2021)
- **Rust noted in the burner compartment of the furnace. The area was dry at time of inspection but the rust indicates at least a past leak.**



Rust in heater compartment

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 AC condenser was located on the west side of the home.

Observations:

- Appeared functional at the time of inspection.
- Make: Evcon (manufactured around 2017)



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:

- **Recommend cleaning condenser fins.**

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 the ductwork on the left side of the furnace.

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 rising 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:

- Appeared functional at time of inspection.
- Location: Dining room wall.

Water Heater

1. Water Heater Condition

Sat.	Fair	Poor	N/A	None
	X			

Heater Type: Gas.
 Location: Water heater located in laundry room.
 Observations:
 • Appeared functional at time of inspection.
 • Make: unknown due to insulation blanket.
 • The water heater appeared to be 40+ yrs old.

2. Base

Sat.	Fair	Poor	N/A	None
	X			

Observations:
 • A drip pan was not present under the water heater, however, this was not required at time of construction.

3. Heater Enclosure

Sat.	Fair	Poor	N/A	None
			X	

4. Combusion

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:
 • Unknown due to insulation blanket.

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:
 • The termination of the overflow line was not visible. It may terminate in the crawlspace.

11. Strapping

Sat.	Fair	Poor	N/A	None
	X			

Observations:
 • Appeared functional at time of inspection.

Bedrooms

The main area of inspection in the bedrooms is the structural system. This means that all walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Personal items in the bedroom may prevent all areas to be inspected as the inspector will not move personal items.

1. 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:

- Ungrounded three prong outlets noted.

6. Fireplace

Sat.	Fair	Poor	N/A	None
			X	

7. Floor Condition

Sat.	Fair	Poor	N/A	None
	X			

Observations:

- The floor were uneven.

8. Security Bars

Sat.	Fair	Poor	N/A	None
			X	

9. Smoke Detectors

Sat.	Fair	Poor	N/A	None
X				

Observations:

- 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	

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:
 • **GFCI** outlets not present at time of inspection.

8. Exhaust Fan

Sat.	Fair	Poor	N/A	None
			X	

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	

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:
 • The tub was slow to drain.

17. Enclosure

Sat.	Fair	Poor	N/A	None
			X	

18. Sinks

Sat.	Fair	Poor	N/A	None
	X			

Observations:
 • The bathroom sink was slow to drain.

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	

4. Doors

Sat.	Fair	Poor	N/A	None
X				

Observations:
 • Appeared functional at time of inspection.

5. Garbage Disposal

Sat.	Fair	Poor	N/A	None
			X	

6. Microwave

Sat.	Fair	Poor	N/A	None
			X	

7. Cook top condition

Sat.	Fair	Poor	N/A	None
X				

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

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	

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:
 • **The kitchen outlets were ungrounded.**

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. Locations

Locations: Off kitchen.

2. Cabinets

Sat.	Fair	Poor	N/A	None
			X	

3. Counters

Sat.	Fair	Poor	N/A	None
			X	

4. Dryer Vent

Sat.	Fair	Poor	N/A	None
X				

Observations:

- Appeared functional at time of inspection.

5. Electrical

Sat.	Fair	Poor	N/A	None
	X			

Observations:

- Ungrounded 3 prong outlets noted.

6. GFCI

Sat.	Fair	Poor	N/A	None
			X	

7. Exhaust Fan

Sat.	Fair	Poor	N/A	None
			X	

8. Gas Valves

Sat.	Fair	Poor	N/A	None
X				

Observations:

- Appeared functional at time of inspection.

9. Wash Basin

Sat.	Fair	Poor	N/A	None
			X	

10. Window Condition

Sat.	Fair	Poor	N/A	None
			X	

11. Floor Condition

Sat.	Fair	Poor	N/A	None
			X	

12. Plumbing

Sat.	Fair	Poor	N/A	None
	X			

Observations:

- The inspector did not see a P-trap in the stand pipe for the washing machine. The lack of odor from the stand pipe may indicate it does not drain properly.

13. Wall Condition

Sat.	Fair	Poor	N/A	None
X				

Observations:

- Appeared functional at time of inspection.

14. Ceiling Condition

Sat.	Fair	Poor	N/A	None
X				

Observations:

- Appeared functional at time of inspection.

15. Security Bars

Sat.	Fair	Poor	N/A	None
			X	

16. Doors

Sat.	Fair	Poor	N/A	None
	X			

Observations:

- The glass in the door between the kitchen and laundry room was not labeled as glass.

Interior Areas

This area includes individual finds of specific interior items in the home. Only the specific items outlines in this section were inspected. 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:
 • Ungrounded 3 prong outlets noted.

7. Security Bars

Sat.	Fair	Poor	N/A	None
			X	

8. Smoke Detectors

Sat.	Fair	Poor	N/A	None
	X			

Observations:
 • New guidelines advise replacing smoke alarms that are more than 10 yrs old.
 • Smoke alarm and CO detector sounded when tested.
 • The CO detector was not installed within 15' of the sleeping rooms.

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	

16. Screen Doors

Sat.	Fair	Poor	N/A	None
			X	

17. Fireplace

Sat.	Fair	Poor	N/A	None
			X	

18. Whole House Fan Condition

Sat.	Fair	Poor	N/A	None
			X	

19. Floor Condition

Sat.	Fair	Poor	N/A	None
	X			

Observations:
 • The floors were uneven.

Glossary

Term	Definition
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.