

Maffei Property Inspections

Property Inspection Report



918 Salem St , Chico, CA
Inspection prepared for: Brian Harrison
Date of Inspection: 7/31/2023 Time: 9am
Age of Home: approx 136 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.

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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 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 4 Item: 4	Patio and Porch Deck	<ul style="list-style-type: none"> • Wood decay noted at the top of the center support post along the south edge of the back porch. • The floor joists of the back porch have been spliced together. This may indicate damage from wood decay.
Page 5 Item: 5	Stairs & Handrail	<ul style="list-style-type: none"> • The railings around the front and back porches were less than 42" high. • The minimal design of the railings on the front and back porch steps could allow someone to fall through the railings. • There were gaps in the railing on the back porch that were wider than 4". This could pose a fall hazard. • There were gaps between the stairs on the west side of the home that were larger than 4".
Page 5 Item: 6	Patio and Porch Condition	<ul style="list-style-type: none"> • The center and north support post for the roof over the front porch have been spliced at the bottom. About 10-12" at the bottom of each post has been replaced. This creates a hinge point in the post that could break during an earthquake.
Page 6 Item: 12	Plumbing	<ul style="list-style-type: none"> • There was an open wye in the plumbing on the north side of the home. This can allow the odor of sewer gases to escape the plumbing • The inspector did not observe a main water shutoff next to the home. There should be a shutoff valve in the meter box as well.
Roof		
Page 10 Item: 3	Chimney	<ul style="list-style-type: none"> • The flue of the chimney did not appear to be lined. • The mortar between the bricks at the top of the chimney flue was missing. This will leave the bricks loose.
Page 10 Item: 4	Spark Arrestor	<ul style="list-style-type: none"> • Recommend installing a rain cap/spark arrestor.
Attic		
Page 11 Item: 6	Electrical	<ul style="list-style-type: none"> • Active knob and tube wiring noted in the attic. The extent of the active knob and tub wiring was unknown because it was covered with insulation. • Covering knob and tub wiring with insulation can cause it to overheat. • Many of the wire splices observed in the attic were made outside of junction boxes.
Page 12 Item: 9	Chimney	<ul style="list-style-type: none"> • There were two chimney chases in the attic. The east chase did not extend above the roof line and was not supported. This could make the chimney chase unstable during an earthquake.
Basement/Crawlspace		
Page 13 Item: 7	GFCI	<ul style="list-style-type: none"> • The basement outlets were not GFCI protected.

Page 13 Item: 8	Stairs	<ul style="list-style-type: none"> • The stair treads were shorter than 10". • There were gaps between the stairs treads that were larger than 4". This can pose a fall hazard. • Low head room noted at the bottom of the stairs
Page 13 Item: 9	Railings	<ul style="list-style-type: none"> • The railing on the side of the stairs was open. This can pose a fall hazard.
Page 14 Item: 14	Framing	<ul style="list-style-type: none"> • The east and west ends of the girder under the home, were not supported where they met other structural components. They were spliced using an old method that has allow the west end of the girder to split and has likely allow the girder to sag overall. • The north end of the girder running under the kitchen has been spliced in the same way mentioned above. The lack of support for this girder has likely also allowed it to sag.
Electrical		
Page 16 Item: 5	Breakers	<ul style="list-style-type: none"> • For safety it is recommend that no more than six hand movements be required to shut off all power to the home. Currently, there are 9 breakers in the main panel that would need to be tripped to shut off all power to the home.
Water Heater		
Page 19 Item: 5	Venting	<ul style="list-style-type: none"> • The water heater vented in to the chimney flue, however, the chimney did not have a visible lining and a vent connector was not present around the vent pipe from the water heater. These conditions may allow exhaust gases to escape the chimney flue.
Page 19 Item: 9	Plumbing	<ul style="list-style-type: none"> • Rust and corrosion noted on steel piping at the top of the water heater.
Page 19 Item: 10	Overflow Condition	<ul style="list-style-type: none"> • An overflow line was not attached to the T&P valve at time of inspection.
Page 20 Item: 11	Strapping	<ul style="list-style-type: none"> • The water heater was not strapped with today's metal straps.
Bedrooms		
Page 21 Item: 5	Electrical	<ul style="list-style-type: none"> • The wires that power the outlet under the window in the second bedroom were unprotected.
Page 22 Item: 9	Smoke Detectors	<ul style="list-style-type: none"> • The smoke alarm in the first bedroom was missing.
Page 22 Item: 14	Window Condition	<ul style="list-style-type: none"> • The east window in the first bedroom would not stay open. • The lock on the window in the second bedroom was damaged.
Bathrooms		
Page 24 Item: 20	Window Condition	<ul style="list-style-type: none"> • The lock on the bathroom window was damaged.
Laundry		
Page 28 Item: 12	Plumbing	<ul style="list-style-type: none"> • The laundry area plumbing vent terminated with 3' of an operable window. This can allow sewer gases to be drawn into the window.
Interior Areas		
Page 29 Item: 6	Electrical	<ul style="list-style-type: none"> • Mixture of grounded and ungrounded three prone outlets noted.
Page 29 Item: 8	Smoke Detectors	<ul style="list-style-type: none"> • A CO detector was not present in the basement.

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:

- Material: Wood

- Wood decay noted at the top of the center support post along the south edge of the back porch.
- The floor joists of the back porch have been spliced together. This may indicate damage from wood decay.



Splice in posts



Spliced floor joist



Wood decay at top of support post

5. Stairs & Handrail

Sat.	Fair	Poor	N/A	None
	X			

Observations:

- The railings around the front and back porches were less than 42" high.
- The minimal design of the railings on the front and back porch steps could allow someone to fall through the railings.
- There were gaps in the railing on the back porch that were wider than 4". This could pose a fall hazard.
- There were gaps between the stairs on the west side of the home that were larger than 4".

6. Patio and Porch Condition

Sat.	Fair	Poor	N/A	None
	X			

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

Observations:

- The center and north support post for the roof over the front porch have been spliced at the bottom. About 10-12" at the bottom of each post has been replaced. This creates a hinge point in the post that could break during an earthquake.

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 the east side of the home.
Observations:
• Appeared functional at time of inspection.

12. Plumbing

Sat.	Fair	Poor	N/A	None
	X			

Observations:
• There was an open wye in the plumbing on the north side of the home. This can allow the odor of sewer gases to escape the plumbing
• The inspector did not observe a main water shutoff next to the home. There should be a shutoff valve in the meter box as well.



Open wye

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: Wood
 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.

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			

Observations:
 • The flue of the chimney did not appear to be lined.
 • The mortar between the bricks at the top of the chimney flue was missing.
 This will leave the bricks loose.



4. Spark Arrestor

Sat.	Fair	Poor	N/A	None
	X			

Observations:
 • Recommend installing a rain cap/spark arrestor.

5. Sky Lights

Sat.	Fair	Poor	N/A	None
			X	

6. Vent Caps

Sat.	Fair	Poor	N/A	None
	X			

Observations:
 • Appeared functional at time of inspection.

7. Gutter

Sat.	Fair	Poor	N/A	None
			X	

Attic

1. Access

Sat.	Fair	Poor	N/A	None
X				

Observations:

- Appeared functional at time of inspection.
- Scuttle Hole located in/on: Hallway

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	

6. Electrical

Sat.	Fair	Poor	N/A	None
	X			

Observations:

- Active knob and tube wiring noted in the attic. The extent of the active knob and tub wiring was unknown because it was covered with insulation.
- Covering knob and tub wiring with insulation can cause it to overheat.
- Many of the wire splices observed in the attic were made outside of junction boxes.



Example of knob and tube wiring

7. Attic Plumbing

Sat.	Fair	Poor	N/A	None
			X	

8. Insulation Condition

Sat.	Fair	Poor	N/A	None
	X			

Materials: Loose fill insulation noted.
 Depth: Insulation averages about 4-6 inches in depth

9. Chimney

Sat.	Fair	Poor	N/A	None
	X			

Observations:

- There were two chimney chases in the attic. The east chase did not extend above the roof line and was not supported. This could make the chimney chase unstable during an earthquake.



Unsupported chimney chase

10. Exhaust Vent

Sat.	Fair	Poor	N/A	None
			X	

Observations:

- Not visible.

Basement/Crawlspace

1. Access

Sat.	Fair	Poor	N/A	None
X				

Materials: Stairway from inside the home.
 Observations:
 • Appeared functional at time of inspection.

2. Walls

Sat.	Fair	Poor	N/A	None
X				

Materials: Basement noted.
 Observations:
 • Appeared functional at time of inspection,

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			

Observations:
 • Galvanized
 • Cast Iron
 • **ABS**

6. Basement Electric

Sat.	Fair	Poor	N/A	None
	X			

Observations:
 • Appeared functional at time of inspection.

7. GFCI

Sat.	Fair	Poor	N/A	None
	X			

Observations:
 • The basement outlets were not **GFCI** protected.

8. Stairs

Sat.	Fair	Poor	N/A	None
		X		

Observations:
 • The stair treads were shorter than 10".
 • There were gaps between the stairs treads that were larger than 4". This can pose a fall hazard.
 • Low head room noted at the bottom of the stairs

9. Railings

Sat.	Fair	Poor	N/A	None
	X			

Observations:
 • The railing on the side of the stairs was open. This can pose a fall hazard.

10. Slab Floor

Sat.	Fair	Poor	N/A	None
X				

Observations:
 • Dirt floor noted.

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			

Observations:

- The east and west ends of the girder under the home, were not supported where they met other structural components. They were spliced using an old method that has allow the west end of the girder to split and has likely allow the girder to sag overall.
- The north end of the girder running under the kitchen has been spliced in the same way mentioned above. The lack of support for this girder has likely also allowed it to sag.



Crack in girder

15. Subfloor

Sat.	Fair	Poor	N/A	None
X				

Observations:

- Appeared functional at time of inspection.

16. Columns

Sat.	Fair	Poor	N/A	None
			X	

17. Piers

Sat.	Fair	Poor	N/A	None
X				

Observations:

- Appeared functional at time of inspection.

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.

Observations:

- Appeared functional at time of inspection.



Main panel

2. Main Amp Breaker

Sat.	Fair	Poor	N/A	None
			X	

Observations:

- Unknown- a main breaker was not present

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:

- For safety it is recommend that no more than six hand movements be required to shut off all power to the home. Currently, there are 9 breakers in the main panel that would need to be tripped to shut off all power to the home.

6. Fuses

Sat.	Fair	Poor	N/A	None
			X	

Heat/AC

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

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

1. Heater Condition

Sat.	Fair	Poor	N/A	None
	X			

Materials: Located: Family room

Materials: Gas fired wall heater.

Observations:

- Appeared functional at time of inspection.
- Due to the warm temperatures the wall heater was not run long enough to test the internal fan.

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: Window AC unit noted in dining room.

Observations:

- Appeared functional at the time of inspection.
- Make: LG

7. Refrigerant Lines

Sat.	Fair	Poor	N/A	None
			X	

8. Air Supply

Sat.	Fair	Poor	N/A	None
X				

Observations:

- Appeared functional at time of inspection.

9. Registers

Sat.	Fair	Poor	N/A	None
			X	

10. Filters

Sat.	Fair	Poor	N/A	None
			X	

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 the basement
 Observations:
 • Appeared functional at time of inspection.
 • Make: unknown due to insulation blanket.

2. Base

Sat.	Fair	Poor	N/A	None
X				

Observations:
 • Appeared functional at time of inspection.

3. Heater Enclosure

Sat.	Fair	Poor	N/A	None
			X	

4. 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:
 • The water heater vented in to the chimney flue, however, the chimney did not have a visible lining and a vent connector was not present around the vent pipe from the water heater. These conditions may allow exhaust gases to escape the chimney flue.

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:
 • Rust and corrosion noted on steel piping at the top of the water heater.

10. Overflow Condition

Sat.	Fair	Poor	N/A	None
	X			

Observations:
 • An overflow line was not attached to the T&P valve at time of inspection.



Missing T&P valve

11. Strapping

Sat.	Fair	Poor	N/A	None
	X			

Observations:

- The water heater was not strapped with today's metal straps.

Bedrooms

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

1. Bar

Sat.	Fair	Poor	N/A	None
			X	

2. Cabinets

Sat.	Fair	Poor	N/A	None
			X	

3. Closets

Sat.	Fair	Poor	N/A	None
X				

Observations:

- Appeared functional at time of inspection.

4. Doors

Sat.	Fair	Poor	N/A	None
X				

Observations:

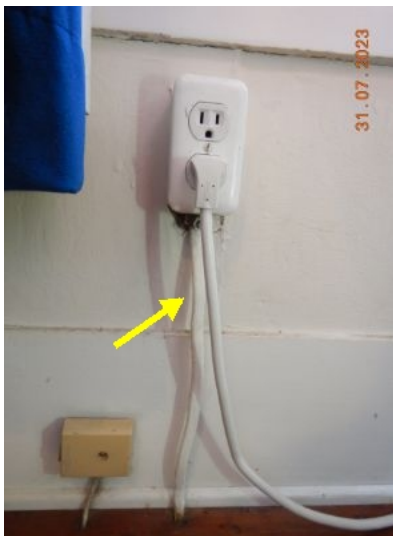
- Appeared functional at time of inspection.

5. Electrical

Sat.	Fair	Poor	N/A	None
	X			

Observations:

- The wires that power the outlet under the window in the second bedroom were unprotected.



Unprotected wiring

6. Fireplace

Sat.	Fair	Poor	N/A	None
			X	

7. Floor Condition

Sat.	Fair	Poor	N/A	None
X				

Observations:

- Appeared functional at time of inspection.

8. Security Bars

Sat.	Fair	Poor	N/A	None
			X	

9. Smoke Detectors

Sat.	Fair	Poor	N/A	None
	X			

Observations:

- New guidelines advise replacing smoke alarms that are more than 10 yrs old.
- The smoke alarm in the first bedroom was missing.

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:

- The east window in the first bedroom would not stay open.
- The lock on the window in the second bedroom was damaged.

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:
 • Appeared functional 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:
 • Appeared functional at time of inspection.

17. Enclosure

Sat.	Fair	Poor	N/A	None
			X	

18. Sinks

Sat.	Fair	Poor	N/A	None
X				

Observations:
 • Appeared functional at time of inspection.

19. Toilets

Sat.	Fair	Poor	N/A	None
X				

Observations:
 • Appeared functional at time of inspection.

20. Window Condition

Sat.	Fair	Poor	N/A	None
	X			

Observations:
 • The lock on the bathroom window was damaged.

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	

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:
 • Gas cook top noted.
 • The tenant stated that the cook top does not self light. Matches are needed to light the stove.

8. Oven & Range

Sat.	Fair	Poor	N/A	None
	X			

Observations:
 • Oven: gas burners
 • The tenant stated that the oven does not self light. Matches are needed to light the stove.

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

14. GFCI

Sat.	Fair	Poor	N/A	None
	X			

Observations:
 • Appeared functional at time of inspection.

15. Wall Condition

Sat.	Fair	Poor	N/A	None
X				

Observations:
 • Appeared functional at time of inspection.

16. Ceiling Condition

Sat.	Fair	Poor	N/A	None
X				

Observations:
 • Appeared functional at time of inspection.

17. Window Condition

Sat.	Fair	Poor	N/A	None
X				

Observations:
 • Appeared functional at time of inspection.

18. Security Bars

Sat.	Fair	Poor	N/A	None
			X	

19. Patio Doors

Sat.	Fair	Poor	N/A	None
X				

Observations:
 • Appeared functional at time of inspection.

20. Screen Doors

Sat.	Fair	Poor	N/A	None
X				

Observations:
 • Appeared functional at time of inspection.

Laundry

1. Locations

Locations: On back porch

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:

- Appeared functional at time of inspection.

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	

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 laundry area plumbing vent terminated with 3' of an operable window. This can allow sewer gases to be drawn into the window.



Window and open plumbing vent

13. Wall Condition

Sat.	Fair	Poor	N/A	None
			X	

14. Ceiling Condition

Sat.	Fair	Poor	N/A	None
			X	

15. Security Bars

Sat.	Fair	Poor	N/A	None
			X	

16. Doors

Sat.	Fair	Poor	N/A	None
			X	

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	

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:
 • Mixture of grounded and ungrounded three prone 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.
 • A CO detector was not present in the basement.

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				

Observations:
 • Appeared functional at time of inspection.

19. Floor Condition

Sat.	Fair	Poor	N/A	None
	X			

Observations:
 • The floors were uneven.

Glossary

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