

INSPECTION REPORT



For the Property at:
1085 COLORADO DRIVE
MERCED, CA 95340

Prepared for: FREEDA STEELE and CHUCK BLANCH

Inspection Date: Wednesday, September 24, 2025

Prepared by: Jonathan Bittner



Triune Home Inspection Services
PO Box 617
Coarsegold, CA 93614
559-676-2767

www.triunehomeinspections.com
triunehis@gmail.com



September 24, 2025

Dear Freeda Steele and Chuck Blanch,

RE: Report No. 8446
1085 Colorado Drive
Merced, CA
95340

Thanks very much for choosing us to perform your home inspection. The inspection itself and the attached report comply with the requirements of the Standards of Practice of our national Association. This document defines the scope of a home inspection.

Clients sometimes assume that a home inspection will include many things that are beyond the scope. We encourage you to read the Standards of Practice so that you clearly understand what things are included in the home inspection and report.

The report has been prepared for the exclusive use of our client. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the party named herein .

The report is effectively a snapshot of the house, recording the conditions on a given date and time. Home inspectors cannot predict future behavior, and as such, we cannot be responsible for things that occur after the inspection. If conditions change, we are available to revisit the property and update our report.

The report itself is copyrighted, and may not be used in whole or in part without our express written permission.

Again, thanks very much for choosing us to perform your home inspection.

Sincerely,

Jonathan Bittner
on behalf of
Triune Home Inspection Services

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INVOICE

September 24, 2025

Clients: Freeda Steele and Chuck Blanch

Report No. 8446

For inspection at:

1085 Colorado Drive

Merced, CA

95340

on: Wednesday, September 24, 2025

Home inspection	\$425.00
Raised Foundation	\$30.00
Pool Inspection	\$125.00
Termite Inspection	\$85.00
Total	<u>\$665.00</u>

PAID IN FULL - THANK YOU!

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AGREEMENT

1085 Colorado Drive, Merced, CA September 24, 2025

Report No. 8446

www.triunehomeinspections.com

PARTIES TO THE AGREEMENT

Company

Triune Home Inspection Services
PO Box 617
Coarsegold, CA 93614

Client

Freeda Steele

Client

Chuck Blanch

Total Fee: \$665.00

This is an agreement between Freeda Steele, Chuck Blanch and Triune Home Inspection Services.

THIS CONTRACT LIMITS THE LIABILITY OF THE HOME INSPECTION COMPANY.
PLEASE READ CAREFULLY BEFORE SIGNING.

In addition to the limitations in the Standards of Practice, the Inspection of this property is subject to the Limitations and Conditions set out in this Agreement. The Inspection is performed in accordance with the Standards of Practice of our national association.

LIMITATIONS AND CONDITIONS OF THE HOME INSPECTION

There are limitations to the scope of this Inspection. It provides a general overview of the more obvious repairs that may be needed. It is not intended to be an exhaustive list. The ultimate decision of what to repair or replace is yours. One homeowner may decide that certain conditions require repair or replacement, while another will not.

1) THE INSPECTION IS NOT TECHNICALLY EXHAUSTIVE.

The Home Inspection provides you with a basic overview of the condition of the property. Because your Home Inspector has only a limited amount of time to go through the property, the Inspection is not technically exhaustive.

Some conditions noted, such as foundation cracks or other signs of settling in a house, may either be cosmetic or may indicate a potential problem that is beyond the scope of the Home Inspection.

If you are concerned about any conditions noted in the Home Inspection Report, we strongly recommend that you consult a qualified Licensed Contractor or Consulting Engineer. These professionals can provide a more detailed analysis of any conditions noted in the Report at an additional cost

2) THE INSPECTION IS AN OPINION OF THE PRESENT CONDITION OF THE VISIBLE COMPONENTS.

The Home Inspector's Report is an opinion of the present condition of the property. It is based on a visual examination of the readily accessible features of the building.

A Home Inspection does not include identifying defects that are hidden behind walls, floors or ceilings. This includes wiring, heating, cooling, structure, plumbing and insulation that are hidden or inaccessible.

Some intermittent problems may not be obvious on a Home Inspection because they only happen under certain circumstances. As an example, your Home Inspector may not discover leaks that occur only during certain weather conditions or when a specific tap or appliance is being used in everyday life.

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Home Inspectors will not find conditions that may only be visible when storage or furniture is moved. They do not remove wall coverings (including wallpaper) or lift flooring (including carpet) or move storage to look underneath or behind.

3) THE INSPECTION DOES NOT INCLUDE HAZARDOUS MATERIALS.

This includes building materials that are now suspected of posing a risk to health such as phenol-formaldehyde and urea-formaldehyde based insulation, fiberglass insulation and vermiculite insulation. The Inspector does not identify asbestos roofing, siding, wall, ceiling or floor finishes, insulation or fireproofing. We do not look for lead or other toxic metals in such things as pipes, paint or window coverings.

The Inspection does not deal with environmental hazards such as the past use of insecticides, fungicides, herbicides or pesticides. The Home Inspector does not look for, or comment on, the past use of chemical termite treatments in or around the property.

4) WE DO NOT COMMENT ON THE QUALITY OF AIR IN A BUILDING.

The Inspector does not try to determine if there are irritants, pollutants, contaminants, or toxic materials in or around the building.

The Inspection does not include spores, fungus, mold or mildew that may be present. You should note that whenever there is water damage noted in the report, there is a possibility that mold or mildew may be present, unseen behind a wall, floor or ceiling.

If anyone in your home suffers from allergies or heightened sensitivity to quality of air, we strongly recommend that you consult a qualified Environmental Consultant who can test for toxic materials, mold and allergens at additional cost.

5) WE DON'T LOOK FOR BURIED TANKS.

Your Home Inspector does not look for and is not responsible for fuel oil, septic or gasoline tanks that may be buried on the property. If the building had its heating system converted from oil, there will always be the possibility that a tank may remain buried on the property.

If fuel oil or other storage tanks remain on the property, you may be responsible for their removal and the safe disposal of any contaminated soil. If you suspect there is a buried tank, we strongly recommend that you retain a qualified Environmental Consultant to determine whether this is a potential problem.

6) TIME TO INVESTIGATE

We will have no liability for any claim or complaint if conditions have been disturbed, altered, repaired, replaced or otherwise changed before we have had a reasonable period of time to investigate.

7) REPORT IS FOR OUR CLIENT ONLY

The inspection report is for the exclusive use of the client named herein. No use of the information by any other party is intended.

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8) CANCELLATION FEE

If the inspection is cancelled within 24 hours of the appointment time, a cancellation fee of 50% of the inspection fee will apply.

9) NOT A GUARANTEE, WARRANTY OR INSURANCE POLICY.

The inspection is not a guarantee, warranty or an insurance policy with regard to the fitness of the property.

10) LIMIT OF LIABILITY / LIQUIDATED DAMAGES

The liability of the Home Inspector and the Home Inspection Company arising out of this Inspection and Report, for any cause of action whatsoever, whether in contract or in negligence, is limited to a refund of the fees that you have been charged for this inspection.

I, **Freda Steele (Signature)**_____, (Date)_____, have read, understood and accepted the terms of this agreement.

I, **Chuck Blanch (Signature)**_____, (Date)_____, have read, understood and accepted the terms of this agreement.

SUMMARY

1085 Colorado Drive, Merced, CA September 24, 2025

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www.triunehomeinspections.com

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ROOFING

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This Summary outlines potentially significant issues from a cost or safety standpoint. This section is provided as a courtesy and cannot be considered a substitute for reading the entire report. Please read the complete document.

[Priority Maintenance Items](#)

Roofing

SLOPED ROOFING \ Asphalt shingles

Condition: • [Patched](#)

Recommend further evaluation and repairs if needed by a licensed roofing contractor.

Implication(s): Chance of water damage to structure, finishes and contents

Location: Exterior front

Task: Repair or replace

Time: Immediate

Condition: • [Damage](#)

Repairs recommended by a qualified handyman or a licensed contractor.

Implication(s): Chance of water damage to structure, finishes and contents

Location: Roof

Task: Repair or replace

Time: Immediate

Condition: • Debris/moss

Recommend removal of moss and debris to prevent damage and possible water damage to structure. Repair is recommended by a licensed roofer.

Implication(s): Shortened life expectancy of material

Location: Exterior front

Task: Clean

Time: Immediate

SLOPED ROOF FLASHINGS \ General notes

Condition: • Flashing missing

Openings will allow rain to enter into structure. Repairs recommended by licensed contractor.

Location: Exterior front of roof

Task: Provide

Time: Immediate

SLOPED ROOF FLASHINGS \ Drip edge flashings

Condition: • [Loose](#)

Repairs recommended by a licensed roofing contractor.

Implication(s): Chance of water damage to structure, finishes and contents

Location: Exterior front

Task: Repair or replace

Time: Immediate

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Exterior

WALLS \ Soffits (underside of eaves) and fascia (front edge of eaves)

Condition: • [Damage](#)

Repairs recommended by a qualified handyman or a licensed contractor.

Implication(s): Chance of water damage to structure, finishes and contents

Location: Various

Task: Repair or replace

Time: Immediate

WALLS \ Stucco

Condition: • [Cracked](#)

Seal cracks to prevent water intrusion. Repairs recommended by a qualified handyman or a licensed contractor.

Implication(s): Chance of water damage to structure, finishes and contents | Material deterioration

Location: Various

Task: Repair

Time: Immediate

Condition: • [Crumbling](#)

Repairs recommended to prevent moisture damage to structure. Repairs recommended by a licensed contractor.

Implication(s): Chance of damage to contents, finishes and/or structure | Material deterioration

Location: Various

Task: Repair

Time: Immediate

Condition: • Opening in stucco.

Repairs recommended to prevent moisture or pest intrusion into structure. Repairs recommended by a licensed contractor.

Location: Exterior Back

Task: Repair

Time: Immediate

DOORS \ Doors and frames

Condition: • [Damage](#)

Repairs recommended by a qualified handyman or a licensed contractor.

Implication(s): Chance of damage to finishes and structure | Poor security

Location: Exterior Back

Task: Repair/Replace

Time: Immediate

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ General notes

Condition: • [Rot](#)

Recommend further evaluation by a licensed contractor. Refer to pest report

Implication(s): Weakened structure

Location: Exterior Back

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Task: Repair or replace

Time: Immediate

Condition: • [Wood/soil contact](#)

Recommend removal of all soil from around any wood frame structure and repairing any damage or replacing with pressure treated wood. Check with pest report for further evaluation and or repairs.

Implication(s): Rot | Insect damage

Location: Exterior Back

Task: Repair or replace

Time: Immediate

LANDSCAPING \ Fence

Condition: • Boards damaged

Various areas of the fence were damaged/rotted. Recommend repairs by a qualified handyman or a licensed contractor.

Implication(s): Material deterioration | Poor security

Location: Various

Task: Repair or replace

Time: Immediate

Condition: • Loose Posts

Loose 4X4 posts. Repairs recommended by a qualified handyman or a licensed contractor.

Location: Various

Task: Repair or replace

Time: Immediate

Structure

RECOMMENDATIONS \ General

Condition: • Rodent droppings noted in attic.

Recommend further evaluation and treatment if needed by a licensed Pest Inspector.

Location: Crawl Space Attic

Task: Further evaluation

Time: Immediate

ROOF FRAMING \ Sheathing (roof/attic)

Condition: • Damage

Further evaluation and repairs recommended by a licensed contractor.

Implication(s): Chance of water damage to structure, finishes and contents | Weakened structure

Location: Garage

Task: Repair or replace

Time: Immediate

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Electrical

RECOMMENDATIONS \ General

Condition: • Federal Pacific & Zinsco Electrical Panels

Zinsco electrical panels and their circuit/breakers have been known to fail and overheat. We recommend further evaluation of panel by a licensed electrician.

Location: Exterior Back

Task: Further Evaluation

Time: Immediate

SERVICE BOX, GROUNDING AND PANEL \ Service box

Condition: • [Not well secured](#)

4 x 4 post securing electrical panel is loose. Recommend securing post repairs recommended by a qualified handyman or a licensed contractor.

Implication(s): Electric shock

Location: Pool equipment

Task: Correct

Time: Immediate

DISTRIBUTION SYSTEM \ Outlets (receptacles)

Condition: • [Test faulty on GFCI/GFI \(Ground Fault Circuit Interrupter\)](#)

A ground fault circuit interrupter (GFCI) electrical receptacle did not respond to testing, did not re-set, was slow to re-set or made a buzzing sound when re-set. Repairs recommended by a qualified handyman or a licensed electrical contractor.

Implication(s): Electric shock

Location: Master bathroom

Task: Repair or replace

Time: Immediate

Condition: • [Ungrounded](#)

Recommend further evaluation and repairs by a licensed electrician.

Implication(s): Electric shock

Location: Various

Task: Correct

Time: Immediate

Cooling & Heat Pump

AIR CONDITIONING \ Evaporator coil

Condition: • [Coil dirty](#)

Condenser fins dirty. Repairs recommended by a licensed contractor.

Implication(s): Increased cooling costs | Reduced comfort

Location: Exterior Back

Task: Clean

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Time: Immediate

Insulation and Ventilation

FOUNDATION \ Interior insulation

Condition: • [Loose, sagging or voids](#)

Falling/missing insulation noted in crawl space. Repairs recommended by a licensed contractor.

Implication(s): Increased heating costs

Location: Crawl Space

Task: Repair

Time: Immediate

Plumbing

RECOMMENDATIONS \ General

Condition: • Seismic Strapping Needed.

Two Seismic straps required. Repairs recommended by a licensed contractor.

Location: hall closet

Task: Correct

Time: Immediate

WATER HEATER \ Hot/cold piping

Condition: • Corrosion

Further evaluation and repairs recommended by a licensed plumber.

Location: hall closet

Task: Repair or replace

Time: Immediate

WATER HEATER - GAS BURNER AND VENTING \ Venting system

Condition: • [Combustible clearance](#)

The exhaust flue for this gas-fired water heater had inadequate clearance from combustibles. This type of exhaust flue requires 1-inch clearance from combustible materials. This condition is a potential fire hazard and should be corrected by a licensed contractor.

Implication(s): Fire hazard

Location: Garage

Task: Correct

Time: Immediate

WASTE PLUMBING \ Drain piping - installation

Condition: • [Nonstandard materials and patches](#)

This type of drain line pipe will lead to debris build-up. Repairs recommended by a qualified handyman or a licensed plumbing contractor.

Implication(s): Chance of water damage to structure, finishes and contents | Sewage entering the building

Location: Hallway Bathroom

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Task: Replace

Time: Immediate

FIXTURES AND FAUCETS \ Bathtub

Condition: • Hot/cold Reversed

Repairs are recommended by a qualified handyman or a licensed plumbing contractor.

Implication(s): Possible scalding

Location: Hallway Bathroom

Task: Repair or replace

Time: Immediate

FIXTURES AND FAUCETS \ Toilet

Condition: • Toilet is loose on floor.

Bathroom toilet was loose on the floor, indicating that the anchors designed to secure the toilet to the floor have pulled loose. A variety of solutions may be available, depending on the exact nature of the problem. We recommend re-attaching by a qualified handyman or a licensed plumbing contractor.

Implication(s): Chance of leak and possible water damage to structure, finishes and contents.

Location: Master bathroom

Task: Repair

Time: Immediate

Interior

CARPENTRY \ Countertops

Condition: • [Grout loose or missing](#)

Seal counter to prevent water intrusion into cabinet. Repairs recommended by a licensed contractor.

Implication(s): Hygiene issue

Location: Kitchen

Task: Repair

Time: Immediate

APPLIANCES \ Microwave oven

Condition: • Parts broken/missing

Repairs recommended by a qualified handyman or a licensed contractor.

Implication(s): Reduced operability

Location: Kitchen

Task: Repair/Replace

Time: Discretionary

Condition: • Carousel tray damaged.

Recommend repairs by a licensed contractor.

Location: Kitchen

Task: Repair or replace

Time: Immediate

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Pools & Spas

RECOMMENDATIONS \ General

Condition: • Missing Door Alarm

If no fence is installed surrounding pool with the self closing and latching gate, door alarms should be installed on all doors leading out to pool area for safety.

Task: Provide

Time: Immediate

WATER FILTER \ Pressure gauge

Condition: • Inoperative

Repairs recommended by a licensed pool contractor.

Task: Repair or replace

Time: Immediate

PUMPS \ Circulation pump

Condition: • Pump has no attachment

Repairs recommended by a qualified handyman or licensed pool contractor.

Location: Circulation pump and skimmer pump

Task: Correct

Time: Immediate

ELECTRICAL \ Pool lights

Condition: • Inoperative

Repairs recommended by a licensed electrician

Location: Pool

Task: Repair or replace

Time: Immediate

ELECTRICAL \ GFCI

Condition: • Inoperative

Repairs recommended by a licensed electrician.

Location: Pool equipment

Task: Replace

Time: Immediate

GENERAL \ Coping

Condition: • Caulking

Recommend caulking cracks to prevent water intrusion. Repairs recommended by a qualified handyman or a licensed pool contractor.

Location: Pool

Task: Provide

Time: Immediate

This concludes the Summary section.

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The remainder of the report describes each of the home's systems and also details any recommendations we have for improvements. Limitations that restricted our inspection are included as well.

The suggested time frames for completing recommendations are based on the limited information available during a pre-purchase home inspection. These may have to be adjusted based on the findings of specialists.

[Home Improvement - ballpark costs](#)

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Description

Sloped roofing material:

- Asphalt shingles
- Appears Serviceable



1. Asphalt shingles



2. Asphalt shingles



3. Asphalt shingles



4. Asphalt shingles

Limitations

Inspection performed: • By walking on roof

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Recommendations

SLOPED ROOFING \ Asphalt shingles

1. Condition: • [Patched](#)

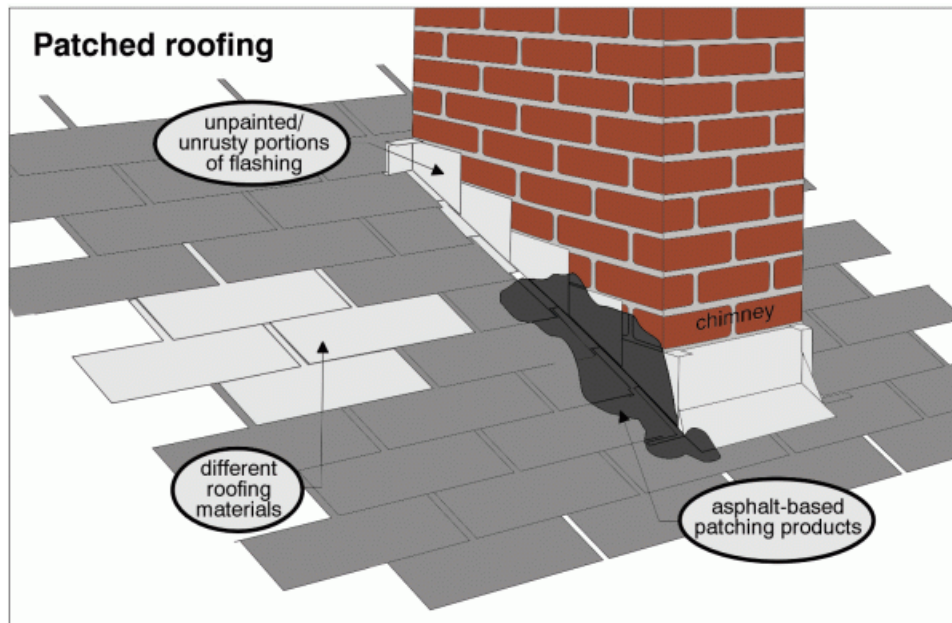
Recommend further evaluation and repairs if needed by a licensed roofing contractor.

Implication(s): Chance of water damage to structure, finishes and contents

Location: Exterior front

Task: Repair or replace

Time: Immediate



5. Patched

2. Condition: • [Damage](#)

Repairs recommended by a qualified handyman or a licensed contractor.

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Implication(s): Chance of water damage to structure, finishes and contents

Location: Roof

Task: Repair or replace

Time: Immediate



6. Damage

3. Condition: • Debris/moss

Recommend removal of moss and debris to prevent damage and possible water damage to structure. Repair is recommended by a licensed roofer.

Implication(s): Shortened life expectancy of material

Location: Exterior front

Task: Clean

Time: Immediate

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7. Debris/moss

SLOPED ROOF FLASHINGS \ General notes

4. Condition: • Flashing missing

Openings will allow rain to enter into structure. Repairs recommended by licensed contractor.

Location: Exterior front of roof

Task: Provide

Time: Immediate



8. Flashing missing

SLOPED ROOF FLASHINGS \ Drip edge flashings

5. Condition: • [Loose](#)

Repairs recommended by a licensed roofing contractor.

Implication(s): Chance of water damage to structure, finishes and contents

Location: Exterior front

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Task: Repair or replace

Time: Immediate



9. Loose

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Description

Gutter & downspout material: • No gutters or downspouts • No gutters installed at back

Lot slope: • [Flat](#)

Soffit (underside of eaves) and fascia (front edge of eaves):

• Hardboard/Plywood

Appears Serviceable



10. Hardboard/Plywood

Wall surfaces and trim:

• Stucco

Appears Serviceable

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11. Stucco

- [Brick](#)

Appears Serviceable



12. Brick

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Driveway:

- Asphalt

Appears Serviceable



13. Asphalt



14. Asphalt

Walkway:

- Concrete

Appears Serviceable



15. Concrete

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Porch:

- Brick

Appears Serviceable



16. Brick

Patio:

- Wood

Appears Serviceable



17. Wood

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Fence:

- Wood

Appears Serviceable



18. Wood

Garage: • Attached

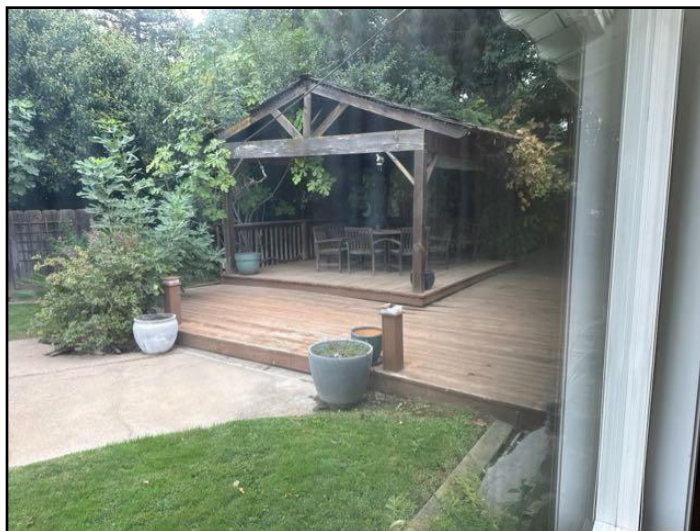
Garage vehicle doors: • Present

Garage vehicle door operator (opener): • Present

Limitations

Inspection limited/prevented by:

- Poor access under steps, deck, porch



19. Poor access under steps, deck, porch

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Recommendations

WALLS \ Soffits (underside of eaves) and fascia (front edge of eaves)

6. Condition: • [Damage](#)

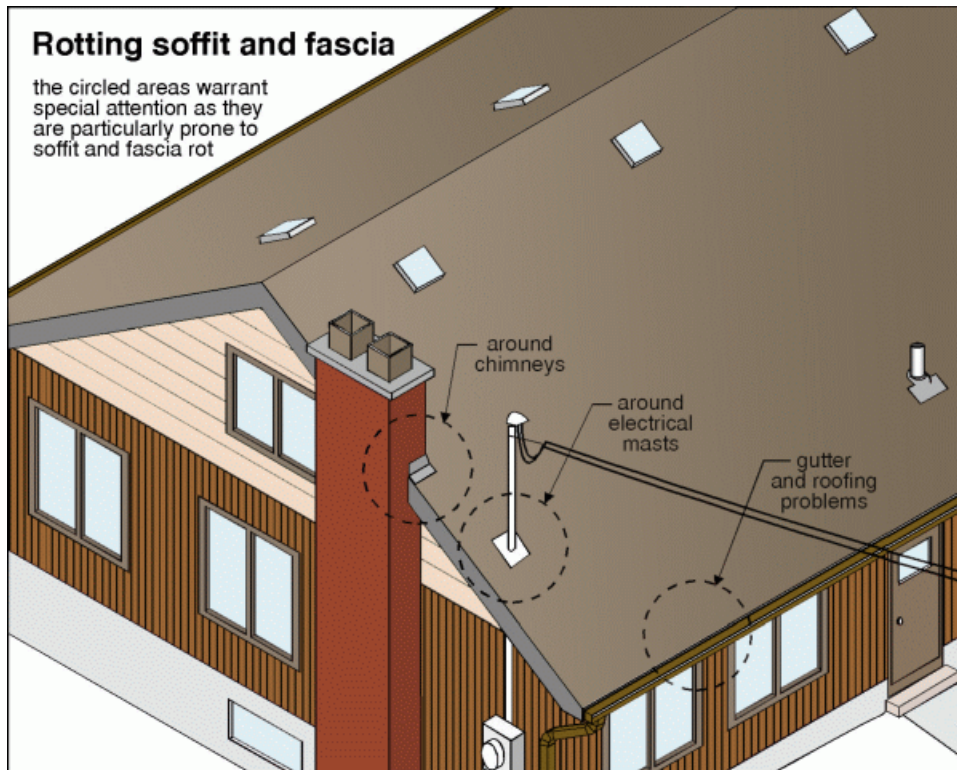
Repairs recommended by a qualified handyman or a licensed contractor.

Implication(s): Chance of water damage to structure, finishes and contents

Location: Various

Task: Repair or replace

Time: Immediate



20. Damage



21. Damage

EXTERIOR

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22. Damage



23. Damage

WALLS \ Stucco

7. Condition: • [Cracked](#)

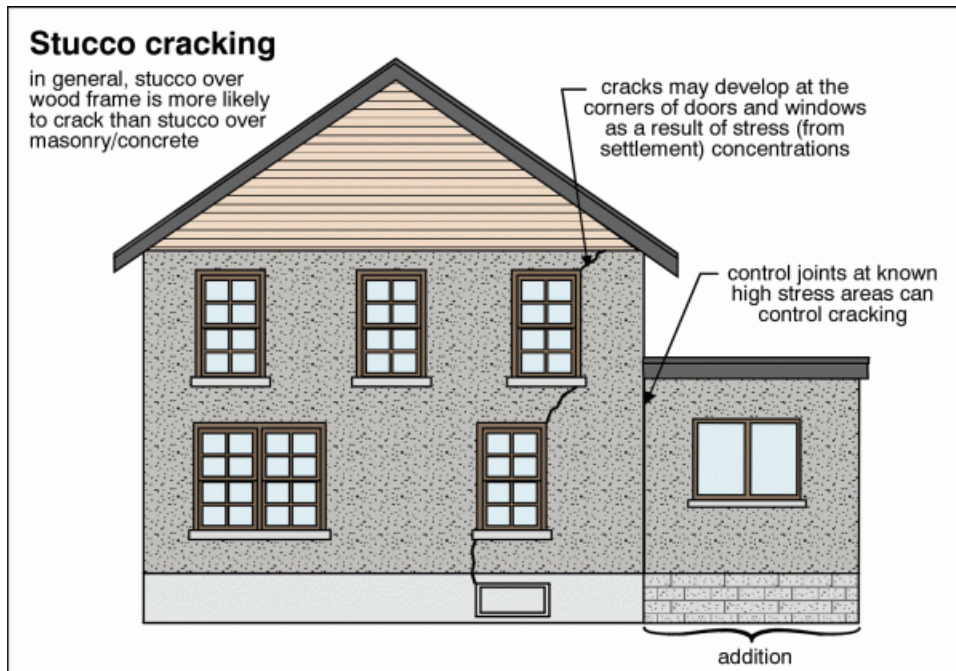
Seal cracks to prevent water intrusion. Repairs recommended by a qualified handyman or a licensed contractor.

Implication(s): Chance of water damage to structure, finishes and contents | Material deterioration

Location: Various

Task: Repair

Time: Immediate



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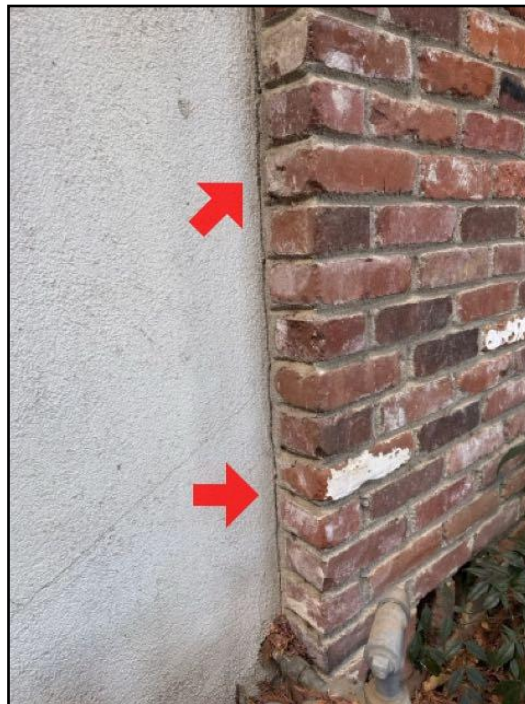
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24. Cracked



25. Cracked

8. Condition: • [Crumbling](#)

Repairs recommended to prevent moisture damage to structure. Repairs recommended by a licensed contractor.

Implication(s): Chance of damage to contents, finishes and/or structure | Material deterioration

Location: Various

Task: Repair

Time: Immediate

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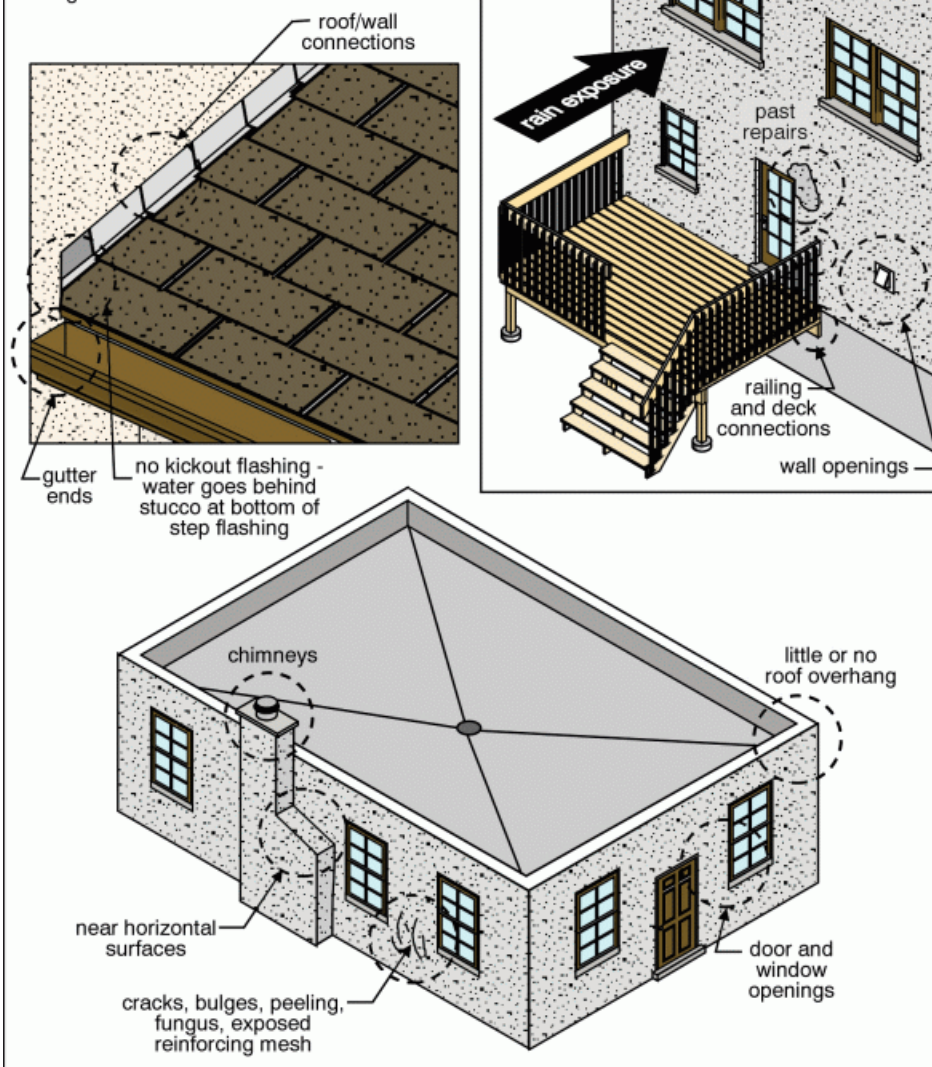
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Exterior inspection strategy for EIFS

things to watch for:



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26. Crumbling



27. Crumbling

9. Condition: • Opening in stucco.

Repairs recommended to prevent moisture or pest intrusion into structure. Repairs recommended by a licensed contractor.

Location: Exterior Back

Task: Repair

Time: Immediate



28. Opening in stucco.

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DOORS \ Doors and frames

10. Condition: • [Damage](#)

Repairs recommended by a qualified handyman or a licensed contractor.

Implication(s): Chance of damage to finishes and structure | Poor security

Location: Exterior Back

Task: Repair/Replace

Time: Immediate



29. Damage

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ General notes

11. Condition: • [Rot](#)

Recommend further evaluation by a licensed contractor. Refer to pest report

Implication(s): Weakened structure

Location: Exterior Back

Task: Repair or replace

Time: Immediate

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30. Rot



31. Rot

12. Condition: • [Wood/soil contact](#)

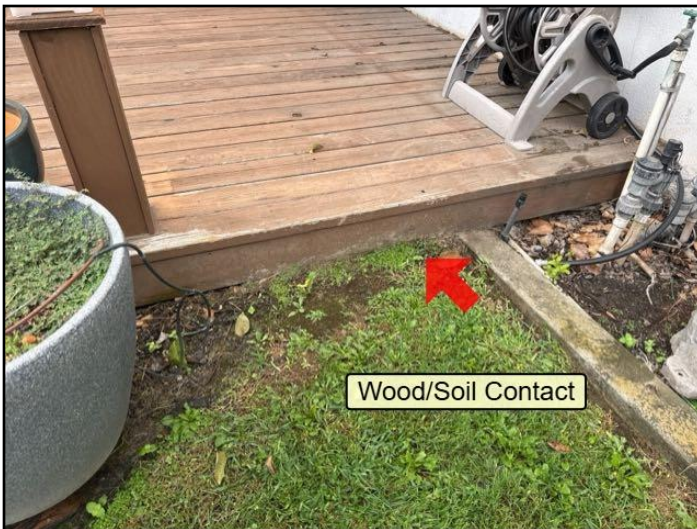
Recommend removal of all soil from around any wood frame structure and repairing any damage or replacing with pressure treated wood. Check with pest report for further evaluation and or repairs.

Implication(s): Rot | Insect damage

Location: Exterior Back

Task: Repair or replace

Time: Immediate



32. Wood/soil contact



33. Wood/soil contact

LANDSCAPING | Fence

13. Condition: • Boards damaged

Various areas of the fence were damaged/rotted. Recommend repairs by a qualified handyman or a licensed contractor.

Implication(s): Material deterioration | Poor security

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Location: Various

Task: Repair or replace

Time: Immediate



34. Boards damaged

14. Condition: • Loose Posts

Loose 4X4 posts. Repairs recommended by a qualified handyman or a licensed contractor.

Location: Various

Task: Repair or replace

Time: Immediate

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Description

Configuration: • [Crawlspace](#)

Foundation material:

• [Poured concrete](#)

Appears Serviceable



35. Poured concrete

Floor construction:

• [Joists](#)

Appears Serviceable



36. Joists

• Wood beams (girders)

Appears serviceable

• Subfloor - plywood

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Exterior wall construction: • Stucco over Wood Frame

Roof and ceiling framing:

• Rafters

Appears Serviceable



37. Rafters



38. Rafters

Limitations

Attic/roof space: • Inspected from access hatch

Crawlspace: • Entered

Recommendations

RECOMMENDATIONS \ General

15. Condition: • Rodent droppings noted in attic.

Recommend further evaluation and treatment if needed by a licensed Pest Inspector.

Location: Crawl Space Attic

Task: Further evaluation

Time: Immediate

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39. Rodent droppings noted in attic.

ROOF FRAMING \ Sheathing (roof/attic)

16. Condition: • Damage

Further evaluation and repairs recommended by a licensed contractor.

Implication(s): Chance of water damage to structure, finishes and contents | Weakened structure

Location: Garage

Task: Repair or replace

Time: Immediate



40. Damage



41. Damage

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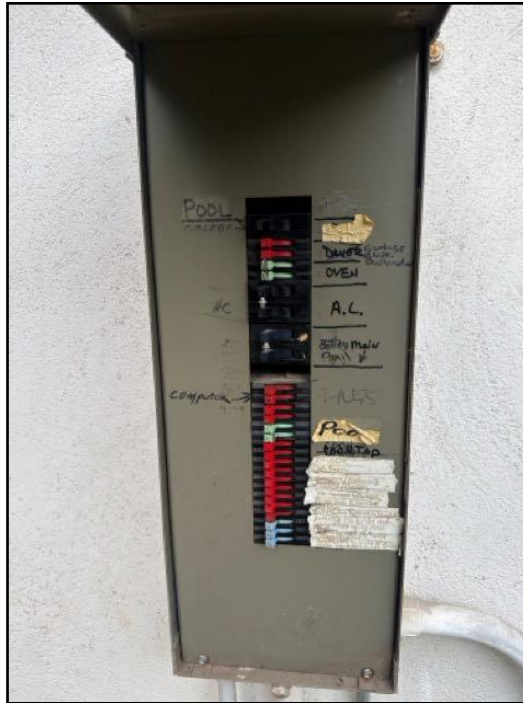
Service entrance cable and location: • [Overhead](#)

Service size: • [100 Amps \(240 Volts\)](#)

Main disconnect/service box rating: • [100 Amps](#)

Main disconnect/service box type and location:

- [Breakers - exterior wall](#)



42. Breakers - exterior wall

System grounding material and type: • [Not visible](#)

Distribution wire (conductor) material and type: • [Copper - non-metallic sheathed](#) • [Aluminum to major appliances](#)

Type and number of outlets (receptacles): • [Ungrounded - typical](#) • [Ungrounded - upgraded](#)

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI): • [GFCI - exterior](#) • [GFCI - bathroom](#) • [GFCI - kitchen](#)

Smoke alarms (detectors):

- [Present](#)

Appears Serviceable

Carbon monoxide (CO) alarms (detectors):

- Present

Appears Serviceable

Recommendations

RECOMMENDATIONS \ General

17. Condition: • Federal Pacific & Zinsco Electrical Panels

Zinsco electrical panels and their circuit/breakers have been known to fail and overheat. We recommend further evaluation of panel by a licensed electrician.

Location: Exterior Back

Task: Further Evaluation

Time: Immediate



43. Federal Pacific & Zinsco Electrical Panels

SERVICE BOX, GROUNDING AND PANEL \ Service box

18. Condition: • [Not well secured](#)

4 x 4 post securing electrical panel is loose. Recommend securing post repairs recommended by a qualified handyman or a licensed contractor.

Implication(s): Electric shock

Location: Pool equipment

Task: Correct

Time: Immediate

ELECTRICAL

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44. Not well secured

DISTRIBUTION SYSTEM \ Outlets (receptacles)

19. Condition: • [Test faulty on GFCI/GFI \(Ground Fault Circuit Interrupter\)](#)

A ground fault circuit interrupter (GFCI) electrical receptacle did not respond to testing, did not re-set, was slow to re-set or made a buzzing sound when re-set. Repairs recommended by a qualified handyman or a licensed electrical contractor.

Implication(s): Electric shock

Location: Master bathroom

Task: Repair or replace

Time: Immediate

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45. Test faulty on GFCI/GFI (Ground Fault...

20. Condition: • [Ungrounded](#)

Recommend further evaluation and repairs by a licensed electrician.

Implication(s): Electric shock

Location: Various

Task: Correct

Time: Immediate

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46. Ungrounded

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Description

Heating system type:

- [Furnace](#)

Appears Serviceable



47. Furnace



48. Furnace

Fuel/energy source: • [Gas](#)

Furnace manufacturer:

- Day & Night

HEATING

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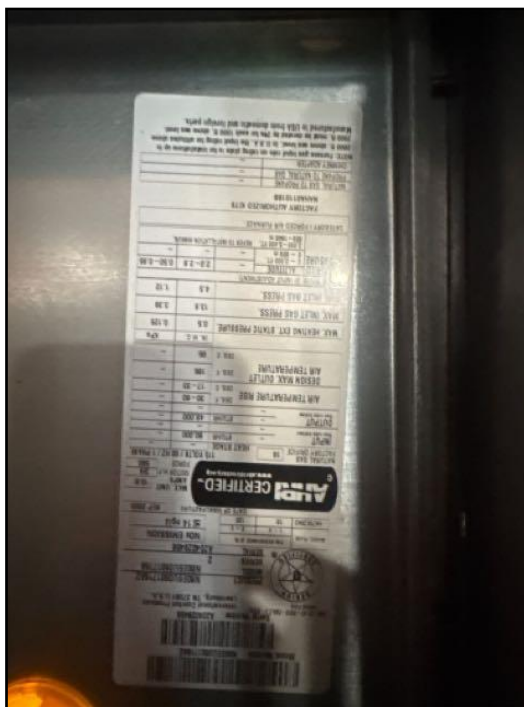
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49. Day & Night

Heat distribution:

- [Ducts and registers](#)

Appears Serviceable



50. Ducts and registers

Approximate capacity: • [60,000 BTU/hr](#)

Efficiency: • [Mid-efficiency](#)

Approximate age: • [5 years](#)

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Typical life expectancy: • Furnace (conventional or mid-efficiency) 18 to 25 years

Main fuel shut off at: • Shut off valve located at Unit

Temperature difference:

• Acceptable Temperature Differences From Closest Register to Furthest Register From HVAC Unit.



51. Acceptable Temperature Differences From...



52. Acceptable Temperature Differences From...

Fireplace/stove:

• [Gas fireplace](#)

Appears Serviceable



53. Gas fireplace



54. Gas fireplace

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Chimney/vent:

- [Masonry](#)

Appears Serviceable



55. *Masonry*

Chimney liner: • [Clay](#)

COOLING & HEAT PUMP

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Description

Air conditioning type:

- [Air cooled](#)

Appears Serviceable



56. Air cooled

- [Whole house fan](#)

Appears Serviceable

COOLING & HEAT PUMP

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57. Whole house fan

Manufacturer: • Carrier

Cooling capacity: • [4 Tons](#)

Compressor type: • Gas

Compressor approximate age: • 5 years

Typical life expectancy: • 12 to 15 years

Supply temperature:

• Acceptable Temperature Difference

COOLING & HEAT PUMP

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58. Acceptable Temperature Difference



59. Acceptable Temperature Difference

Refrigerant type: • R-410A

Recommendations

AIR CONDITIONING \ Evaporator coil

21. Condition: • [Coil dirty](#)

Condenser fins dirty. Repairs recommended by a licensed contractor.

Implication(s): Increased cooling costs | Reduced comfort

Location: Exterior Back

Task: Clean

Time: Immediate

COOLING & HEAT PUMP

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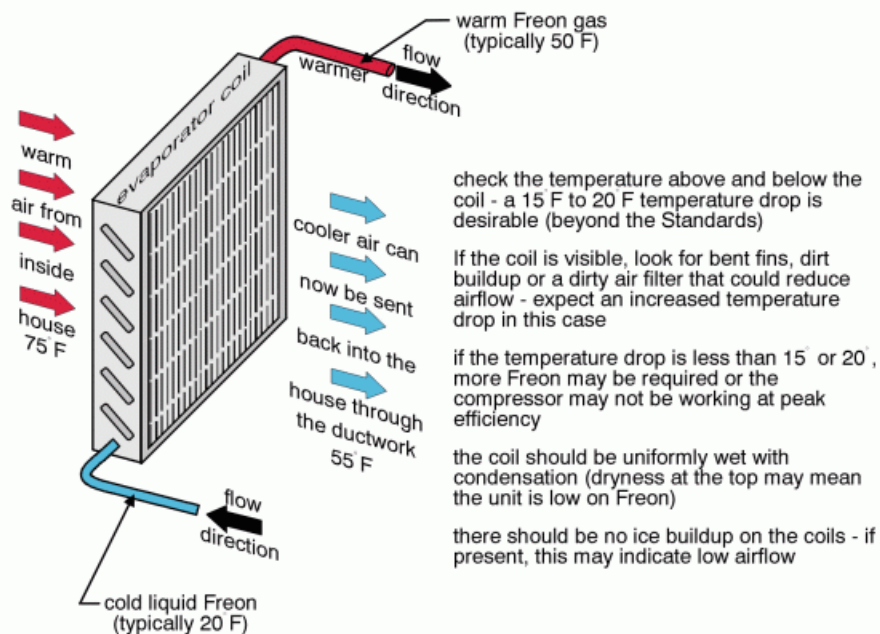
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Evaporator coil - inspection procedures



60. Coil dirty

INSULATION AND VENTILATION

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Description

Attic/roof insulation material:

- Blown-in Fiberglass
- Appears Serviceable



61. Blown-in Fiberglass

Attic/roof ventilation:

- [Gable vent](#)

Appears Serviceable

INSULATION AND VENTILATION

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62. Gable vent

Limitations

Attic inspection performed: • From access hatch

Roof space inspection performed: • From access hatch

Crawlspace inspection performed: • Entering

Recommendations

FOUNDATION \ Interior insulation

22. Condition: • [Loose, sagging or voids](#)

Falling/missing insulation noted in crawl space. Repairs recommended by a licensed contractor.

Implication(s): Increased heating costs

Location: Crawl Space

Task: Repair

Time: Immediate

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63. *Loose, sagging or voids*

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Description

Service piping into building: • [Plastic](#)

Supply piping in building: • [Galvanized steel](#)

Main water shut off valve at the:

- Front



64. Front

Water flow and pressure: • [Functional](#)

Water heater type:

- [Conventional](#)

Appears Serviceable

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65. Conventional

- [Conventional](#)

Appears Serviceable



66. Conventional

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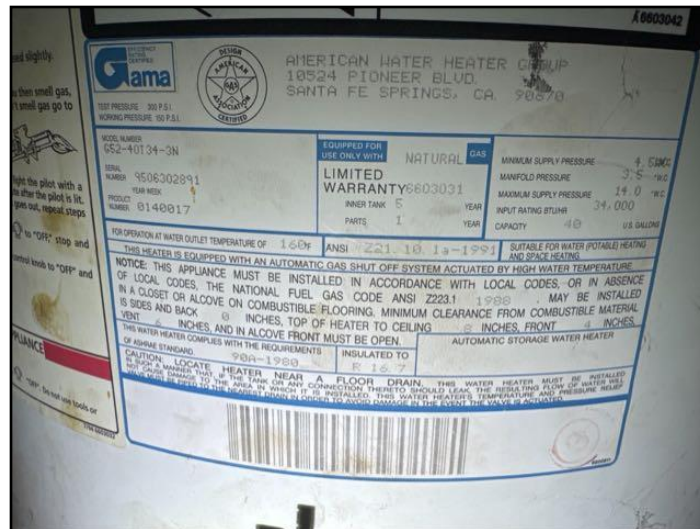
Water heater location: • Garage

Water heater fuel/energy source: • [Gas](#)

Water heater exhaust venting method: • Natural draft

Water heater manufacturer:

• American Water Heater Group



67. American Water Heater Group

Water heater tank capacity: • [40 gallons](#)

Water heater approximate age: • 30 years

Water heater typical life expectancy: • 10 to 20 years

Waste disposal system: • [Public](#)

Waste and vent piping in building: • [ABS plastic](#) • [Cast iron](#) • [Galvanized steel](#)

Gas meter location:

• Exterior left side

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68. Exterior left side

Gas piping material: • Steel

Main gas shut off valve location:

- Gas meter



69. Gas meter

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Limitations

Items excluded from a building inspection: • Water quality • Isolating/relief valves & main shut-off valve • Concealed plumbing • Tub/sink overflows • Water heater relief valves are not tested • The performance of floor drains or clothes washing machine drains • Water treatment equipment

Recommendations

RECOMMENDATIONS \ General

23. Condition: • Seismic Strapping Needed.

Two Seismic straps required. Repairs recommended by a licensed contractor.

Location: hall closet

Task: Correct

Time: Immediate



70. Seismic Strapping Needed.

WATER HEATER \ Hot/cold piping

24. Condition: • Corrosion

Further evaluation and repairs recommended by a licensed plumber.

Location: hall closet

Task: Repair or replace

Time: Immediate



71. Corrosion

WATER HEATER - GAS BURNER AND VENTING \ Venting system

25. Condition: • [Combustible clearance](#)

The exhaust flue for this gas-fired water heater had inadequate clearance from combustibles. This type of exhaust flue requires 1-inch clearance from combustible materials. This condition is a potential fire hazard and should be corrected by a licensed contractor.

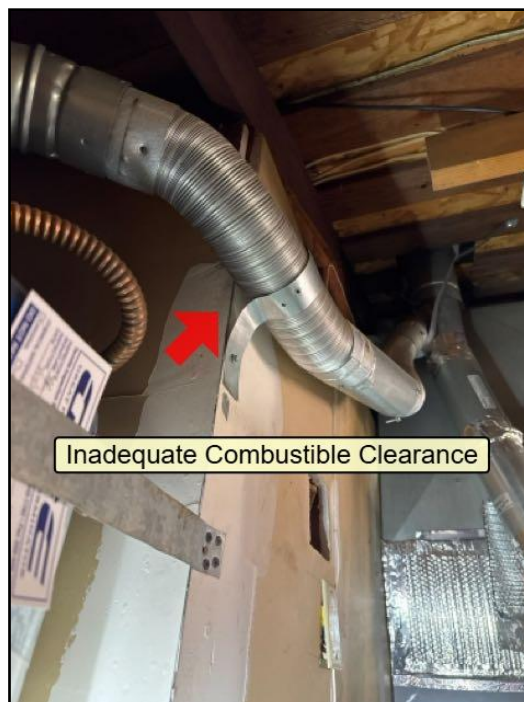
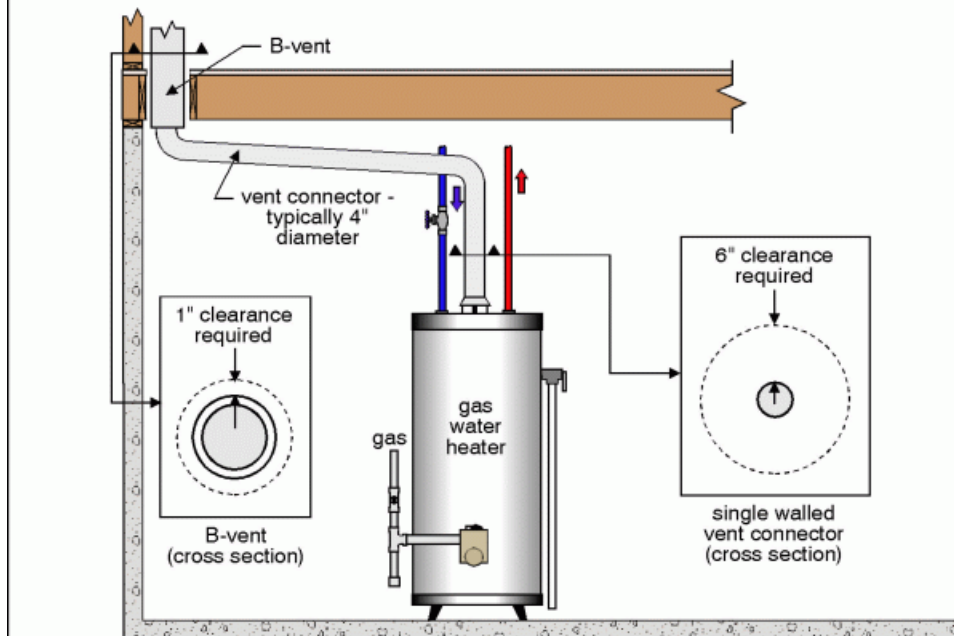
Implication(s): Fire hazard

Location: Garage

Task: Correct

Time: Immediate

Vent clearances



Inadequate Combustible Clearance

72. Combustible clearance

WASTE PLUMBING \ Drain piping - installation

26. Condition: • [Nonstandard materials and patches](#)

This type of drain line pipe will lead to debris build-up. Repairs recommended by a qualified handyman or a licensed

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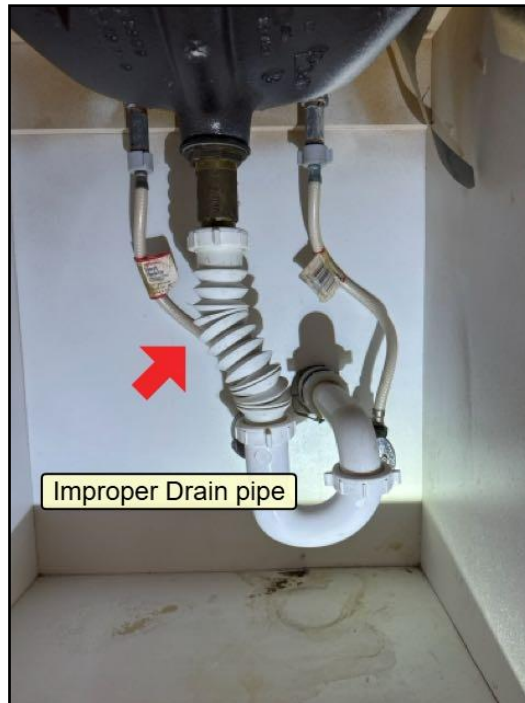
plumbing contractor.

Implication(s): Chance of water damage to structure, finishes and contents | Sewage entering the building

Location: Hallway Bathroom

Task: Replace

Time: Immediate



73. Nonstandard materials and patches

FIXTURES AND FAUCETS \ Bathtub

27. Condition: • Hot/cold Reversed

Repairs are recommended by a qualified handyman or a licensed plumbing contractor.

Implication(s): Possible scalding

Location: Hallway Bathroom

Task: Repair or replace

Time: Immediate

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74. Hot/cold Reversed

FIXTURES AND FAUCETS \ Toilet

28. Condition: • Toilet is loose on floor.

Bathroom toilet was loose on the floor, indicating that the anchors designed to secure the toilet to the floor have pulled loose. A variety of solutions may be available, depending on the exact nature of the problem. We recommend re-attaching by a qualified handyman or a licensed plumbing contractor.

Implication(s): Chance of leak and possible water damage to structure, finishes and contents.

Location: Master bathroom

Task: Repair

Time: Immediate

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75. Toilet is loose on floor.

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Description

Major floor finishes:

- [Carpet](#)



76. Carpet

- [Hardwood](#)



77. Hardwood

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ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

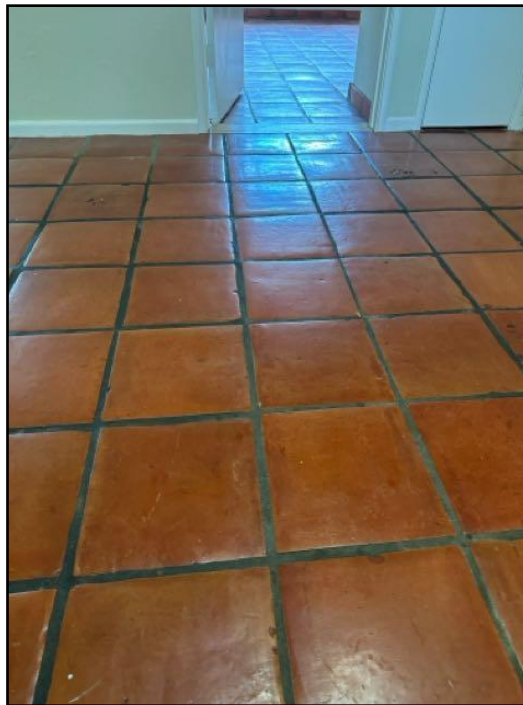
POOLS & SP

SITE INFO

PHOTOS

REFERENCE

• Tile



78. Tile

Major wall and ceiling finishes: • [Plaster/drywall](#)

Windows:

• [Fixed](#)

Appears Serviceable

• [Single/double hung](#)

Appears Serviceable

• [Sliders](#)

Appears Serviceable

Glazing: • [Single](#) • [Double](#)

Exterior doors - type/material: • [Solid wood](#) • Garage door - metal • Metal-clad

Doors:

• Inspected

Appears Serviceable

Oven type: • Conventional

Oven fuel: • Electricity

Cooktop fuel: • Gas

Laundry facilities: • Hot/cold water supply • 120-Volt outlet • 240-Volt outlet • Waste standpipe

Kitchen ventilation:

• Discharges to exterior

INTERIOR

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- Microwave Vent
Appears Serviceable



79. Microwave Vent

Bathroom ventilation:

- Exhaust fan
Appears Serviceable
- Open-able Window

Laundry room ventilation:

- Clothes dryer vented to exterior
- Exhaust fan
Appears Serviceable

Counters and cabinets:

- Inspected
Appears Serviceable

Inventory Wall Oven:

- GE
Appears Serviceable

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80. GE

Inventory Cooktop:

- Creda
- Appears Serviceable



81. Creda

Inventory Microwave or Microwave/Rangehood:

- GE
- Appears Serviceable

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82. GE

Inventory Garbage disposal (food waste grinder):

- In-sink-erator (ISE)
- Appears Serviceable



83. In-sink-erator (ISE)

Recommendations

CARPENTRY \ Countertops

29. Condition: • [Grout loose or missing](#)

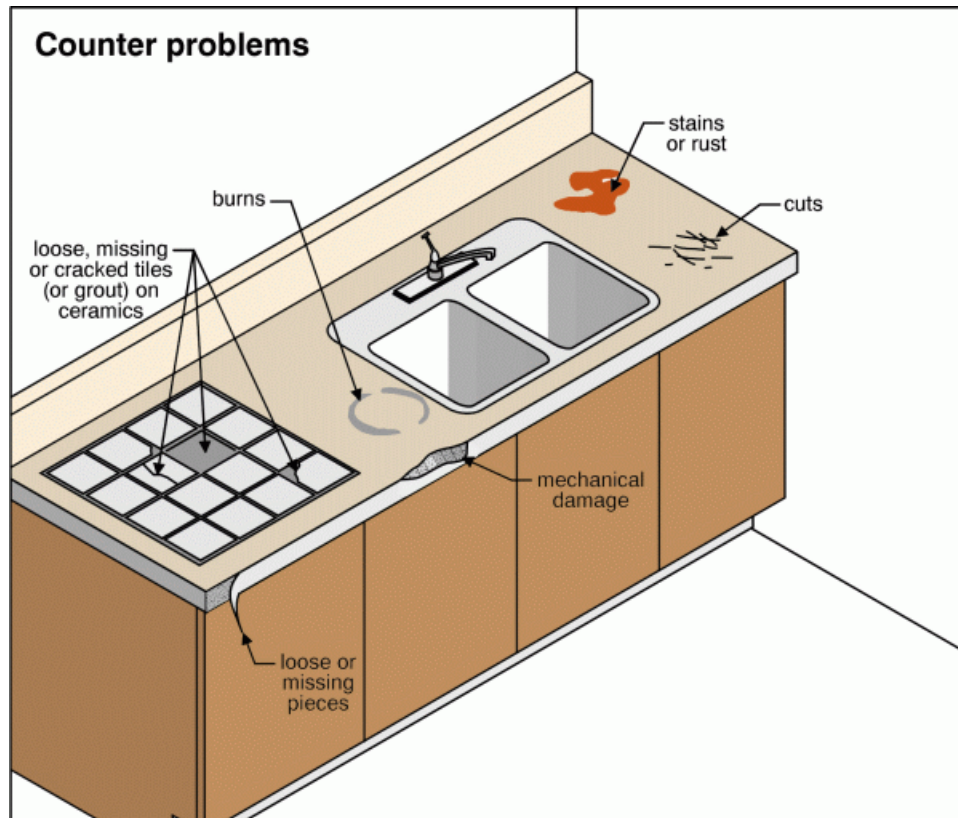
Seal counter to prevent water intrusion into cabinet. Repairs recommended by a licensed contractor.

Implication(s): Hygiene issue

Location: Kitchen

Task: Repair

Time: Immediate



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84. Grout loose or missing

APPLIANCES \ Microwave oven

30. Condition: • Parts broken/missing

Repairs recommended by a qualified handyman or a licensed contractor.

Implication(s): Reduced operability

Location: Kitchen

Task: Repair/Replace

Time: Discretionary



85. Parts broken/missing

31. Condition: • Carousel tray damaged.

Recommend repairs by a licensed contractor.

Location: Kitchen

Task: Repair or replace

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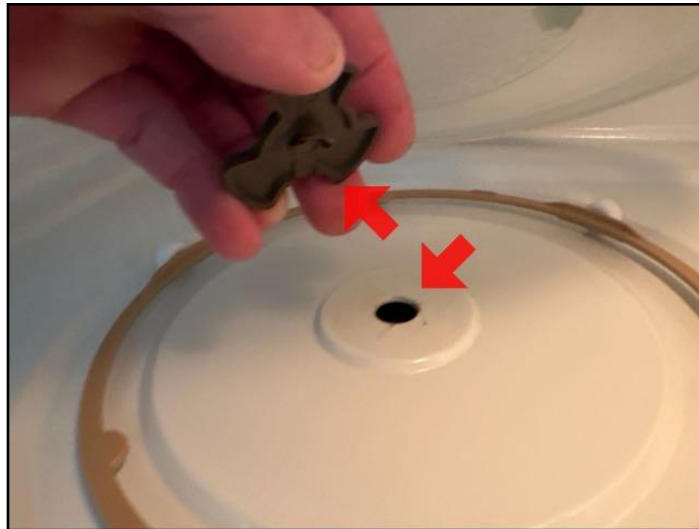
POOLS & SP

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Time: Immediate



86. *Carousel tray damaged.*

POOLS & SPAS

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Description

Pool / Spa type:

- Below ground
 - Plaster / Gunitite
- Appears service



87. Plaster / Gunitite

Water filter:

- Sand filter
- Appears serviceable



88. Sand filter

Electrical - breaker location:

- Main panel
- At equipment

Appears serviceable



89. At equipment

Electrical - wiring:

- Liquid Tite Flex

Appears serviceable

Recommendations

RECOMMENDATIONS \ General

32. Condition: • Missing Door Alarm

If no fence is installed surrounding pool with the self closing and latching gate, door alarms should be installed on all doors leading out to pool area for safety.

Task: Provide

Time: Immediate

WATER FILTER \ Pressure gauge

33. Condition: • Inoperative

Repairs recommended by a licensed pool contractor.

Task: Repair or replace

Time: Immediate



90. Inoperative

WATER FILTER \ Bleeder valve

34. Condition: • Appears serviceable

PUMPS \ Circulation pump

35. Condition: • Appears serviceable



91. Appears serviceable

36. Condition: • Pump has no attachment

Repairs recommended by a qualified handyman or licensed pool contractor.

Location: Circulation pump and skimmer pump

Task: Correct

Time: Immediate

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92. Pump has no attachment



93. Pump has no attachment

PUMPS \ Sweep pump

37. Condition: • Appears servicable



94. Appears servicable

ELECTRICAL \ Wiring

38. Condition: • Appears serviceable

ELECTRICAL \ Pool lights

39. Condition: • Inoperative

Repairs recommended by a licensed electrician

Location: Pool

Task: Repair or replace

Time: Immediate

ELECTRICAL \ GFCI

40. Condition: • Inoperative

Repairs recommended by a licensed electrician.

Location: Pool equipment

Task: Replace

Time: Immediate



95. Inoperative

ELECTRICAL \ Circulation pump timer

41. Condition: • Appears servicable



96. Appears servicable

ELECTRICAL \ Sweep pump timer

42. Condition: • Appears servicable

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97. Appears serviceable

GENERAL \ Coping

43. Condition: • Appears serviceable

44. Condition: • Caulking

Recommend caulking cracks to prevent water intrusion. Repairs recommended by a qualified handyman or a licensed pool contractor.

Location: Pool

Task: Provide

Time: Immediate



98. Caulking



99. Caulking

POOLS & SPAS

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GENERAL \ Surrounding deck/concrete

45. Condition: • Appears serviceable

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Description

Weather: • Sunny

Approximate temperature: • 74°

Attendees: • Buyer

Access to home provided by: • Seller's agent

Occupancy: • The home was vacant during the inspection. • The home was unfurnished during the inspection.

Utilities: • All utilities were on during the inspection.

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Description

General:

- Garage Interior



100. Garage Interior

- Kitchen



101. Kitchen

- Livingroom

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102. *Livingroom*

- Familyroom



103. *Familyroom*

- Bedroom 1

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104. *Bedroom 1*

- Bedroom 2



105. *Bedroom 2*

- Bathroom 1

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106. Bathroom 1

- Master Bathroom



107. Master Bathroom

- Dining Room

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108. *Dinning Room*

- Master Bedroom



109. *Master Bedroom*

END OF REPORT

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The links below connect you to a series of documents that will help you understand your home and how it works. These are in addition to links attached to specific items in the report.

Click on any link to read about that system.

» 01. ROOFING, FLASHINGS AND CHIMNEYS

» 02. EXTERIOR

» 03. STRUCTURE

» 04. ELECTRICAL

» 05. HEATING

» 06. COOLING/HEAT PUMPS

» 07. INSULATION

» 08. PLUMBING

» 09. INTERIOR

» 10. APPLIANCES

» 11. LIFE CYCLES AND COSTS

» 12. SUPPLEMENTARY

Asbestos

Radon

Urea Formaldehyde Foam Insulation (UFFI)

Lead

Carbon Monoxide

Mold

Household Pests

Termites and Carpenter Ants

» 13. HOME SET-UP AND MAINTENANCE

» 14. MORE ABOUT HOME INSPECTIONS