

Maffei Property Inspections

Property Inspection Report



50 Knightsbridge Ln, Chico, CA
Inspection prepared for: Natalie Korber
Date of Inspection: 4/20/2023 Time: 9am
Age of Home: approx 36 yrs Size: approx 1100 sf
Weather: Sunny and Dry

For the purpose of this report the front of the home faces south. 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 3 Item: 1	Driveway and Walkway Condition	• Trip hazards noted in the driveway and front walkway.
Exterior Areas		
Page 5 Item: 4	Eaves/Facia/Trim	• Moisture stains noted under the eaves. This could indicate roof leaks.
Garage		
Page 6 Item: 7	GFCI	• The double duplex on the east wall of the garage was not GFCI protected.
Roof		
Page 8 Item: 1	Roof Condition	• Lifting shingles in the south facing fields appeared to be caused by fasteners backing out of the roof
Attic		
Page 9 Item: 10	Exhaust Vent	• The bathroom fans vent into the attic. Recommend venting to the exterior.
Bedrooms		
Page 16 Item: 9	Smoke Detectors	• Recommend adding a smoke alarm to the first guest bedroom.
Kitchen		
Page 20 Item: 8	Oven & Range	• The display on the oven was difficult to read. This made it hard to tell what temperature the oven was set at.
Page 21 Item: 14	GFCI	• No GFCI present in kitchen. Recommend upgrading for increased safety.
Interior Areas		
Page 24 Item: 8	Smoke Detectors	• Recommend installing a smoke alarm within 12" of the peak of the family room ceiling.
Page 25 Item: 11	Window Condition	• When opening the east window in the family room, the metal frame of the window pulled away from the glass.

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

2. Home Type

Home Type: Single Family Home • Single Story • Attached 2 Car Garage

3. Occupancy

Occupancy: Vacant - Furnished • The utilities were on at the time of inspection.

Grounds

1. Driveway and Walkway Condition

Sat.	Fair	Poor	N/A	None
	X			

Materials: Concrete Driveway Noted

- Concrete Walkway Noted

Observations:

- Trip hazards noted in the driveway and front walkway.



Example of trip hazard

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: Concrete

5. Stairs & Handrail

Sat.	Fair	Poor	N/A	None
			X	

6. Patio and Porch Condition

Sat.	Fair	Poor	N/A	None
X				

Materials: Metal shade structure noted.

Observations:

- Appeared functional at time of inspection.

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:

- Appeared functional at time on of inspection.

10. GFCI

Sat.	Fair	Poor	N/A	None
X				

Observations:

- **GFCI** tested functional at time of inspection.

11. Main Gas Valve Condition

Sat.	Fair	Poor	N/A	None
	X			

Materials: Located on the west side of the garage.

Observations:

- Appeared functional at time of inspection.

12. Plumbing

Sat.	Fair	Poor	N/A	None
	X			

Observations:

- Appeared functional at time of inspection.



Main water shutoff

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			

Observations:
 • Appeared functional at time of inspection.
 • Typical cracks observed in the stucco.
 • Caulk and seal all gaps, cracks and openings.

4. Eaves/Facia/Trim

Sat.	Fair	Poor	N/A	None
	X			

Observations:
 • Moisture stains noted under the eaves. This could indicate roof leaks.

5. Exterior Paint

Sat.	Fair	Poor	N/A	None
	X			

Observations:
 • Appeared in functional at time of inspection.

Garage

1. Roof Condition

Sat.	Fair	Poor	N/A	None
			X	

Materials: Roofing is the same as main structure.
 Observations:
 • See roof section for comment.

2. Walls/Firewall

Sat.	Fair	Poor	N/A	None
X				

Observations:
 • Appeared functional at time of inspection.

3. Fire door

Sat.	Fair	Poor	N/A	None
	X			

Observations:
 • Fire door could not be verified, but all indications are that it is a fire rated door.

4. Floor Condition

Sat.	Fair	Poor	N/A	None
X				

Materials: Concrete floors noted.
 Observations:
 • Appeared functional at time of inspection.

5. Rafters & Ceiling

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. GFCI

Sat.	Fair	Poor	N/A	None
	X			

Observations:
 • The double duplex on the east wall of the garage was not GFCI protected.

8. 240 Volt

Sat.	Fair	Poor	N/A	None
			X	

9. Door(s)

Sat.	Fair	Poor	N/A	None
X				

Observations:
 • Appeared functional at time of inspection.

10. Garage Door Condition

Sat.	Fair	Poor	N/A	None
	X			

Materials: Metal
 Observations:
 • Appeared functional at time of inspection.

11. Garage Opener Status

Sat.	Fair	Poor	N/A	None
X				

Observations:
 • Appeared functional at time of inspection.

12. Garage Door's Reverse Status

Sat.	Fair	Poor	N/A	None
X				

Observations:

- Appeared functional at time of inspection.

13. Ventilation

Sat.	Fair	Poor	N/A	None
			X	

14. Vent Screens

Sat.	Fair	Poor	N/A	None
			X	

15. Cabinets

Sat.	Fair	Poor	N/A	None
			X	

16. Counters

Sat.	Fair	Poor	N/A	None
			X	

17. Wash Basin

Sat.	Fair	Poor	N/A	None
			X	

Roof

1. Roof Condition

Sat.	Fair	Poor	N/A	None
	X			

Materials: Roof was inspected from ontop the roof.

Materials: Asphalt shingles noted.

Observations:

- In at least three locations new shingles appear to have been spliced into the existing roof. Reason unknown.
- **Lifting shingles in the south facing fields appeared to be caused by fasteners backing out of the roof**



Example of fastener backing out

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:

- Appeared functional at time of inspection.

7. Gutter

Sat.	Fair	Poor	N/A	None
	X			

Observations:

- Appeared functional at time of inspection.

Attic

1. Access

Sat.	Fair	Poor	N/A	None
X				

Observations:

- Appeared functional at time of inspection.
- Scuttle Hole located in/on: hallway
- Access to much of the attic space is limited by the framing and duct work.

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:

- Under eave soffit inlet vents noted.
- Gable louver 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:

- **ABS** plumbing vents

8. Insulation Condition

Sat.	Fair	Poor	N/A	None
	X			

Materials: Loose fill insulation noted.

Depth: Insulation averages about 10-12 inches in depth

Observations:

- Insulation around the attic access and over the bathrooms has been trampled down.

9. Chimney

Sat.	Fair	Poor	N/A	None
			X	

10. Exhaust Vent

Sat.	Fair	Poor	N/A	None
	X			

Observations:

- **The bathroom fans vent into the attic. Recommend venting to the exterior.**

Slab Foundation

1. Slab Foundation

Sat.	Fair	Poor	N/A	None
			X	

Observations:

- View of the slab foundation was obstructed by the floor coverings.

2. Foundation Perimeter

Sat.	Fair	Poor	N/A	None
X				

Observations:

- Appeared functional at time of inspection, where visible.

3. Anchor Bolts

Sat.	Fair	Poor	N/A	None
			X	

Observations:

- Not visible at time of inspection.

Electrical

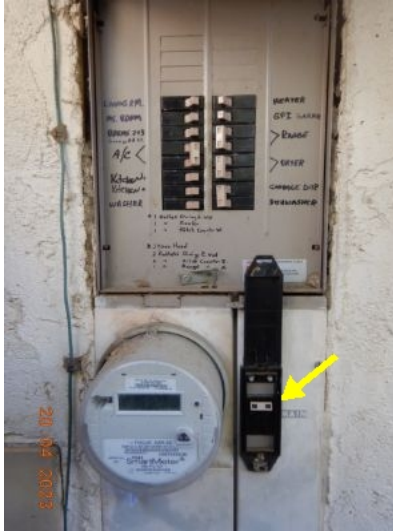
1. Electrical Panel

Sat.	Fair	Poor	N/A	None
X				

Location: Main Location: West side of the garage

Observations:

- Appeared functional at time of inspection.



Main breaker

2. Main Amp Breaker

Sat.	Fair	Poor	N/A	None
X				

Observations:

- 100 amp

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:

- There is an underground service lateral noted.
- Appeared functional at time of inspection.

5. Breakers

Sat.	Fair	Poor	N/A	None
	X			

Materials: Copper Romex cable noted.

Observations:

- In the main panel, two circuits were spliced together and landed at one breaker. This may cause the breaker to trip more easily as the potential load of two circuits is on one breaker.

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: Attic

Observations:

- Appeared functional at time of inspection.
- Make: Day & Night



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

Compressor Type: Electric

Location: The AC condenser was located on the north side of the home.

Observations:

- Make: ICP Inc (manufactured around 2019).



7. Refrigerant Lines

Sat.	Fair	Poor	N/A	None
	X			

Observations:

- Insulation missing round refrigerant line. Recommend replacing.

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				

Observations:

- Appeared functional at time of inspection.

10. Filters

Sat.	Fair	Poor	N/A	None
		X		

Location: Located in a filter grill in a hallway.

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 rinsing 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.
- Filter was dirty. Recommend replacing.

11. Thermostats

Sat.	Fair	Poor	N/A	None
X				

Observations:

- Location: Hallway.
- Appeared functional at time of inspection.

Water Heater

1. Water Heater Condition

Sat.	Fair	Poor	N/A	None
	X			

Heater Type: Gas.
 Location: Water heater located in garage.
 Observations:
 • Make: Bradford White (manufactured around 2017)



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. Combustion

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:
 • 40 gallons

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:

- Appeared functional at time of inspection.

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:

- The three way switch in the first bedroom was not wired properly. The light switch on the west wall only worked properly if the switch on the east wall was in the up position.

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.
- **Recommend adding a smoke alarm to the first guest bedroom.**

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.
- Windows were dirty

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				

Observations:
 • Appeared functional at time of inspection.

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				

Observations:
 • Central heating and cooling noted in these rooms. At the time of the inspection, all appeared to be functioning and in serviceable condition.

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				

Observations:
 • Appeared functional at time of inspection.

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:
 • 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			

Observations:
 • Appeared functional at time of inspection.

4. Doors

Sat.	Fair	Poor	N/A	None
			X	

5. Garbage Disposal

Sat.	Fair	Poor	N/A	None
	X			

Observations:
 • Appeared functional at time of inspection.

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
 • The display on the oven was difficult to read. This made it hard to tell what temperature the oven was set at.

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				

Materials: Exterior Vented
 Observations:
 • Appeared functional at time of inspection.

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:
 • No GFCI present in kitchen. Recommend upgrading for increased safety.

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.
 • Windows were dirty

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: In garage.

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				

Observations:
• Appeared functional at time of inspection.

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:
• Appeared functional at time of inspection.

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				

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:

- Appeared functional at time of inspection.

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.
- **Recommend installing a smoke alarm within 12" of the peak of the family room ceiling.**

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:

- Windows were dirty.
- When opening the east window in the family room, the metal frame of the window pulled away from the glass.



Window frame and glass

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				

Observations:

- Appeared functional at time of inspection.

16. Screen Doors

Sat.	Fair	Poor	N/A	None
X				

Observations:

- Appeared functional at time of inspection.

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:

- Appeared functional at time of inspection.

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.