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Jun 8th, 2026

26284 Trails End, Long Barn, CA, 95335

Home Inspection Report

PREPARED FOR:

Pam Landolina

INSPECTED BY:

Sandra Lattin / Streamline Inspections





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ATTACHMENTS



Inspection Details

INSPECTOR 1

Sandra Lattin

Streamline Inspections

Address P. O Box 1902, Twain Harte,
CA 95383

Phone 209-801-2080

Email streamline.pro@yahoo.com

Website https://www.streamlineinspec-
tions.pro/

CLIENT

Pam Landolina

Phone 209-450-6552

Email p_landolina@yahoo.com

BUYERS AGENT

Tara Skinner

Phone 209-770-3716

Email tara@colspringsrealty.com

PROPERTY

Garage No

ADDITIONAL INFO

📅 Inspection date Jun 8th, 2026

• Others Present None

• Property Occupied Occupied

• Building Type Single Family

• Weather Clear

• Temperature 61 °F

• Year Built 1972

• Water Source Well

• Info Source Inspection Request Form













• Sewage/Disposal Septic

• Info Source Inspection Request Form

• Roof Type Metal

HOME INSPECTION REPORT

Definitions

-  **Acceptable**
Functional with no obvious signs of defect.
-  **Not Present**
Item not present or not found.
-  **Not Inspected**
Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
-  **Marginal**
Item is not fully functional and requires repair or servicing.
-  **Defective**
Item needs immediate repair or replacement. It is unable to perform its intended function.
-  **Cosmetic Only**
-  **See Structural Pest Report**
-  **Further Testing Recommended**
-  **Future Monitoring is Recommended**
-  **Informational Item**
-  **Review by Tradesperson Recommended**
This item is recommended for review by tradesperson.
-  **Health and Safety Item**

NOTE: All definitions listed above refer to the property or item listed as inspected on this report at the time of inspection.

Flagged items will show up in summary view.

1. Meet Your Inspector

Hello and thank you for allowing me the opportunity to meet your inspection needs.

With over 30 years of experience in the construction industry, I bring a comprehensive understanding of how homes are built-and how to spot the issues that matter. I started working in construction at just 16 years old, and that hands-on foundation continues to guide my work today.

For the past seven years, I have specialized in structural pest control, and I now provide a full range of inspection services including, but not limited to, home inspections, pest inspections, and roof inspections. My goal is to deliver clear, honest, and thorough evaluations so you can make informed decisions about your property or the property you are looking to purchase.

I am committed to professionalism, accuracy, and open communication throughout every inspection. Whether you are a home buyer, seller, or homeowner, I am here to help you understand the conditions of your property and protect your investment with confidence.

Please let me know if there is any way I can assist in making this process easier for you.

Sandra

1.1 THANK YOU FOR ALLOWING ME THE OPPORTUNITY TO HELP IN YOUR HOME BUYING EXPERIENCE

MEDIA:



2. Letter to Interested Parties

2.1

INFORMATION:

Dear Interested Parties,



Enclosed is the report for the home inspection we conducted for you at property address listed above.

An inspection was made of all visible and accessible areas of the main structure only, unless otherwise discussed. Certain areas are recognized by the industry as inaccessible and/or for other reasons not inspected. These areas are further outlined in the Scope of Inspection notes.

The client should be aware that this inspection reflects the condition of the house at the time of the inspection only. Due to the length of many escrow closings, when the new owner takes physical possession of the property, certain items may no longer function as they did at the time of

this inspection.

This report is considered to be a public document and will be distributed upon request unless otherwise directed to keep report private by the initial client. If you wish not to share this report please contact us at 209-801-2080.

Our report is designed to be clear, easy to understand, and helpful. Please take the time to review it carefully. It is normal for all homes to have some issues, and it is our goal to highlight possible problem areas, and to provide professional, unbiased recommendations and useful information to help you through this process. If there is anything you would like us to explain in further detail, or if there is any other information you would like, please feel free to contact us. We would be happy to answer any questions you may have and assist in any way possible.

To help supplement our report, we have also included a walk-through video, which can be viewed using the provided private link by email.

We truly thank you for the opportunity to be of service to you.

Sincerely,

Inspector, Sandra Lattin

3. Scope of Inspection

3.1 UNTITLED

INFORMATION:

The purpose of this report is to give the named parties a detailed description of the condition of the named property as of the date of the inspection. The scope of this inspection is limited to visual accessibility. Areas which are not visibly accessible (under soil, carpets, furniture or fixtures, behind locked doors, wall interiors, etc.) are not included in this inspection or report. This inspection does not include any dismantling of equipment systems and no maintenance services, removal of cowlings or destructive discovery have been performed.

Certain areas are considered inaccessible and are not included in this report. Some of these areas are, but are not limited to: inaccessible and/or insulated attics or portions thereof; attics with less than 18" clear crawl space; the interior of hollow walls; spaces between a floor or porch deck and the ceiling below; areas where there is no access without defacing or tearing out lumber, masonry or finished work; areas behind stoves, refrigerators or beneath floor coverings or furnishings; areas where encumbrances and storage, conditions or locks make inspection impractical; portions of the subarea concealed or made inaccessible by ducting or insulation; areas beneath wood floors over concrete; areas concealed by heavy vegetation. Areas or timbers around eaves were visually inspected from ground level only. Although we make visual examinations, we do not deface or probe window/door frames or decorative trims.

Unless otherwise specified in this report, we do not inspect fences, sheds, dog houses, detached patios, detached wood decks, detached wood retaining walls, or wood walkways. Typically, if these locations/items are mentioned, only a visual inspection has been made.

Unless otherwise noted, soil conditions, trees and shrubbery, security alarms, solar heating systems, septic systems or wells, spas and pools are excluded from the scope of this inspection and report.

The scope of this inspection report is limited to the items mentioned in the report. It is understood that this is not a code compliance inspection. It is also understood the building is only required to comply with those standards enforced at the time of the construction or subsequent major repairs, however, the inspector reserves the right to offer suggestions that promote a safer environment for the occupants.

Conditions that may exist relating to any legal and/or public records are outside the scope of this inspection. This inspection does not include any research of public records such as zoning restrictions, seismic hazard zones, flood zones, ordinances or permit history of the property or any other conditions which are a matter of public record. This inspection shall not extend to chemical analysis or visual recognition of any condition relating to environmental hazards of any nature or the presence of hazardous materials of any nature.

Additional information regarding home inspections and scope of reports is included in the original pre-inspection acknowledgment letter.

4. General Notes

- light or ignite pilot flames.
- measure the capacity, temperature, age, life expectancy or adequacy of the water heater.
- inspect the interior of flues or chimneys, combustion air systems, water softener or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems, or fire sprinkler systems.
- determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply.
- determine the water quality, potability or reliability of the water supply or source.
- open sealed plumbing access panels.
- inspect clothes washing machines or their connections.
- operate any valve.
- test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection.
- evaluate the compliance with conservation, energy or building standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping.
- determine the effectiveness of anti-siphon, back-flow prevention or drain-stop devices.

- determine whether there are sufficient cleanouts for effective cleaning of drains.
- evaluate fuel storage tanks or supply systems.
- inspect wastewater treatment systems.
- inspect water treatment systems or water filters.
- inspect water storage tanks, pressure pumps, or bladder tanks.
- evaluate wait-time to obtain hot water at fixtures, or perform testing of any kind to water heater elements.
- evaluate or determine the adequacy of combustion air.
- test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves.
- examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation.
- determine the existence or condition of polybutylene, polyethylene, or similar plastic piping.
- inspect or test for gas or fuel leaks, or indications thereof

5. Highlights

5.1 THE PURPOSE OF THIS SECTION IS TO HIGHLIGHT POSITIVE ATTRIBUTES OF THE STRUCTURE

COMPOSITE DECKING: LOW MAINTENANCE, DURABLE, AND RESISTANT TO WOOD DETERIORATION AND WOOD DESTROYING INSECTS.: Installed

6. Lots and Grounds

6.1 DRIVEWAY

DESCRIPTION: Concrete, Gravel

COMMENTS:

Concrete is cracked, pitted, and chipped.

Cosmetic Only



6.2 WALKS

DESCRIPTION: Concrete

COMMENTS:

Concrete is cracked, pitted and, chipped.

Cosmetic Only



6.3 PATIO

DESCRIPTION: Concrete

COMMENTS:

Heavily cracked and unevenly settled causing trip hazard



6.4 FRONT ENTRY DECK

DESCRIPTION: Stained wood, Trex, Wood and cable rail system

COMMENTS:

Surface fungus noted at underside of deck

 See Structural Pest Report




6.5 BACK DECK

DESCRIPTION: Stained wood, Wood and cable rail system

COMMENTS:

Large gaps are present at the baluster openings; this can be a fall hazard for small children.

 Health and Safety Item



Cable railing was noted to be loose.

 Marginal



Gapping noted at deck wood members; this can allow moisture at adjacent wood members.

 Marginal



A portion of the back deck was inaccessible for full inspection due to corrugated metal installed at underside. Partial visual inspection performed.

 See Structural Pest Report



Wood deterioration is present

Wood deterioration is present

[See Structural Pest Report](#)



Surface fungus noted at underside of deck

[See Structural Pest Report](#)



Drifting soil has caused earth to wood contacts.

[See Structural Pest Report](#)



6.6 GRADING

DESCRIPTION: Sloped

6.7 VEGETATION

DESCRIPTION: Trees, Shrubs, Foliage

6.8 RETAINING WALLS

DESCRIPTION: Wood, Cinder block

COMMENTS:

Wood deterioration noted at multiple portions of the retaining walls. Wood portion of retaining wall is not directly attached to the structure and will not be listed on Structural Pest Report.

[Defective](#)



Moss was noted at the retaining wall.

Cosmetic Only



Cracks noted in cinder block retaining wall.

Cosmetic Only



Portion failing

Wall is unsound and leaning.

Defective



Earth to wood contacts are present. Wood portion of retaining wall is not directly attached to the structure and will not be listed on Structural Pest Report.

 Defective



6.9 FENCES

DESCRIPTION: None Present

6.10 LAWN SPRINKLERS / DRIP SYSTEM


DESCRIPTION: None noted

6.11 OTHER

DESCRIPTION: Sheds

COMMENTS:

These items was not requested to be inspected.

 Not Inspected




6.12 OTHER: RODENTS/PESTS

DESCRIPTION: Exterior

COMMENTS:

Evidence of an ant infestation was noted. No wood destroying organisms were noted so no recommendations are being given. If parties of interest desire, more information, they should contact a licensed branch 2 company.

 Informational Item



7. Exterior

7.1 SIDING TYPE

DESCRIPTION: Wood

COMMENTS:

Wood deterioration is present at wood members.

[See Structural Pest Report](#)



Occupant belongings prevents full inspection of exterior siding.

[See Structural Pest Report](#)



Paint peeling

Cosmetic Only





7.2 TRIM

DESCRIPTION: Wood

COMMENTS:

Cracks were noted at trim.

Marginal



Paint peeling.

Cosmetic Only




7.3 FASCIA

DESCRIPTION: Wood

COMMENTS:

The fascia board was noted to be warped.

 Marginal



7.4 SOFFITS

DESCRIPTION: No soffits present

7.5 DOOR BELL

DESCRIPTION: Not functional

COMMENTS:

Inoperative

 Defective



7.6 EXTERIOR LIGHTING


DESCRIPTION: Surface mount

7.7 EXTERIOR ELECTRIC OUTLETS

DESCRIPTION: 110 VAC

COMMENTS:

Non-GFCI circuits noted. This is typical for the age of the structure.

 Informational Item

The ground portion of the three-pronged electrical outlet was noted to be broken; this will not affect functionality.

 Marginal



7.8 HOSE BIBS

DESCRIPTION: Gate

COMMENTS:

A continuous leak was noted at exterior hose bib spicket.

[See Structural Pest Report](#)




7.9 PROPANE TANK

DESCRIPTION: Present

MEDIA:

**COMMENTS:**

It is unknown if tank is leased or owned. Only the presence of a propane tank, gas meter, and main gas valve is inspected. Propane appliances directly mounted to structure are also tested, unless otherwise noted. The condition of propane tank, gas lines, and other components of the system are not inspected or noted in this report, unless otherwise specified. It is recommended to contact the propane company if further testing/ information is desired.

 Informational Item

7.10 GAS METER

DESCRIPTION: At propane tank

7.11 MAIN GAS VALVE

DESCRIPTION: At propane tank

8. Structure

8.1 STRUCTURE TYPE

DESCRIPTION: Wood frame

8.2 FOUNDATION



DESCRIPTION: Concrete perimeter foundation with post and pier

8.3 FOUNDATION CONDITION

DESCRIPTION: Acceptable

8.4 BEARING WALLS

DESCRIPTION: Frame

8.5 PIERS/POSTS

DESCRIPTION: Poured piers and wood posts

8.6 SUBFLOOR

DESCRIPTION: Plywood

9. Attic

9.1 METHOD OF INSPECTION

DESCRIPTION: In the attic

9.2 ROOF FRAMING

DESCRIPTION: Truss

9.3 SHEATHING

DESCRIPTION: Plywood

9.4 VENTILATION

DESCRIPTION: Gable vents

9.5 INSULATION

DESCRIPTION: Present and in good condition

9.6 APPROXIMATE INSULATION DEPTH

DESCRIPTION: 3'

9.7 WIRING/LIGHTING

DESCRIPTION: 110 VAC

10. Roof

10.1 METHOD OF INSPECTION

DESCRIPTION: Ladder at eaves, Ground level

10.2 MATERIAL

DESCRIPTION: Metal

COMMENTS:

Loose fasteners noted.

 Marginal

10.3 TYPE

DESCRIPTION: Metal

10.4 APPROXIMATE AGE

DESCRIPTION: Unknown

10.5 RAFTER

DESCRIPTION: Wood

10.6 ROOF SHEATHING

DESCRIPTION: Plywood

COMMENTS:

Wood deterioration was noted at roof sheathing in multiple locations.

[See Structural Pest Report](#)



10.7 GUTTERS/DOWNSPOUTS

DESCRIPTION: None present

11. Plumbing

11.1 SERVICE LINE

DESCRIPTION: Copper

11.2 MAIN WATER SHUTOFF

DESCRIPTION: Exterior of structure

11.3 WATER LINES

DESCRIPTION: Copper

11.4 DRAIN PIPES

DESCRIPTION: ABS

11.5 VENT PIPES

DESCRIPTION: ABS

11.6 GAS SERVICE LINES

DESCRIPTION: Present

11.7 WATER HEATER OPERATION

DESCRIPTION: Not inspected

11.8 TYPE

DESCRIPTION: Electric

CAPACITY: Unknown due to insulation blanket

11.9 MANUFACTURER

DESCRIPTION: State

MEDIA:



11.10 APPROXIMATE AGE



DESCRIPTION: Unknown

AREA SERVED: Whole building

11.11 TPRV LINE

DESCRIPTION: Copper

11.12 TPRV ROUTED TO EXTERIOR

DESCRIPTION: Yes

11.13 TWO SEISMIC STRAPS PRESENT

DESCRIPTION: Yes

12. Electrical

:While a basic review is made of the electrical outlets and panels, is always recommended to have a licensed electrician review the system to ensure proper voltages and connections, and to provide additional information on the condition of the electrical panels and their components.

12.1 SERVICE SIZE AMPS

DESCRIPTION: 200

VOLTS: 110-240 VAC

12.2 SERVICE

DESCRIPTION: Copper

12.3 120 VAC BRANCH CIRCUITS

DESCRIPTION: Copper

12.4 240 VAC BRANCH CIRCUITS



DESCRIPTION: Copper

12.5 CONDUCTOR TYPE

DESCRIPTION: Romex

12.6 GROUND

DESCRIPTION: Present

12.7 GENERATOR

DESCRIPTION: None present

12.8 SOLAR

DESCRIPTION: Not present

12.9 ALARM

DESCRIPTION: None present

INFORMATION:

It is recommended to contact the alarm company and/or previous owner for further information regarding the alarm system.

12.10 PANEL

DESCRIPTION: Main

12.11 MANUFACTURER

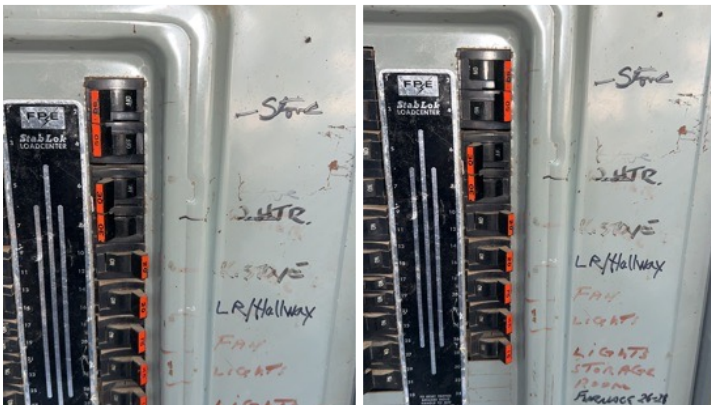
DESCRIPTION: Federal Pacific

MEDIA:



The breakers for the stove and water heater were turned off at the time of inspection; breakers for stove were turned on for inspection and then turned back off.

Informational Item



12.15 FUSES

DESCRIPTION: Blade type

12.16 GFCI

DESCRIPTION: Present

COMMENTS:

The ground-fault circuit interrupter, or GFCI, is a fast-acting circuit breaker designed to shut off electric power in the event of a ground-fault within as little as 1/40 of a second. It works by comparing the amount of current going to and returning from equipment along the circuit conductors.

Informational Item

12.17 AFCI

DESCRIPTION: Not present

COMMENTS:

An arc-fault circuit interrupter (AFCI) or arc-fault detection device (AFDD) is a circuit breaker that breaks the circuit when it detects the electric arcs that are a signature of loose connections in home wiring.

Informational Item

12.18 IS THE PANEL BONDED

DESCRIPTION: Yes

13. Heat & Air System

13.1 HEATING SYSTEM PRESENT

DESCRIPTION: Yes

13.2 HEAT SYSTEM OPERATION

DESCRIPTION: Functional

13.3 MANUFACTURER

DESCRIPTION: Coleman

MEDIA:



COMMENTS:

The cover plate was not secured at time of inspection.

Marginal



13.4 MODEL NUMBER

DESCRIPTION: 2633D

SERIAL NUMBER: 47116607

NAMEPLATE:



13.5 LOCATION

DESCRIPTION: Basement

13.6 TYPE

DESCRIPTION: Forced air

13.7 FUEL TYPE

DESCRIPTION: Propane

13.8 AREA SERVED

DESCRIPTION: Whole building

APPROXIMATE AGE: Unknown

13.9 THERMOSTATS

DESCRIPTION: In hallway

MEDIA:



13.10 A/C PRESENT

DESCRIPTION: Yes

13.11 A/C SYSTEM OPERATION

DESCRIPTION: Not inspected, Winterized

MEDIA:



13.12 EXTERIOR UNIT

DESCRIPTION: Suspended

13.13 AREA SERVED

DESCRIPTION: Whole building

APPROXIMATE AGE: Unknown

13.14 FUEL TYPE

DESCRIPTION: Electric

13.15 TYPE

DESCRIPTION: Air conditioner

13.16 LABELING / UNIT INFO

DESCRIPTION: Coleman

13.17 THERMOSTATS

DESCRIPTION: In hallway

14. GENERAL NOTE REGARDING CEILINGS AND WALLS

It is typical for there to be some minor cosmetic blemishes / paint inconsistencies in most homes. These types of minor blemishes have not been noted.

15. Entry/ Living Room/ Hallways

15.1 CLOSET

DESCRIPTION: Coat closet, Linen closet, Built-in cabinetry

15.2 CEILING

DESCRIPTION: Popcorn ceilings

COMMENTS:

Popcorn ceiling can contain asbestos and should be tested prior to removal.

Informational Item



Cracks present at ceiling

Cracks present

Cosmetic Only



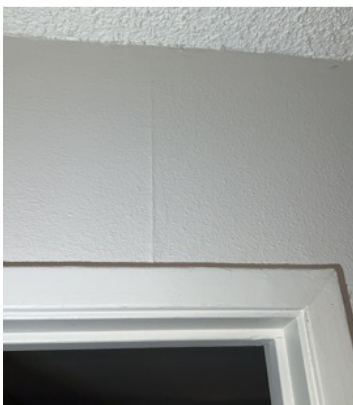
15.3 WALLS

DESCRIPTION: Texture paint

COMMENTS:

Cracks present at sheetrock.

Cosmetic Only



15.4 FLOOR

DESCRIPTION: Carpet, Tile

COMMENTS:

Carpet is in need of re-stretching.

Cosmetic Only



15.5 DOORS

DESCRIPTION: Wood: Half light

15.6 DOOR SCREENS

DESCRIPTION: None present

15.7 WINDOWS

DESCRIPTION: Aluminum single pane

15.8 WINDOW SCREENS

DESCRIPTION: Vinyl/mesh

15.9 ELECTRICAL

DESCRIPTION: 110 VAC

COMMENTS:

The ground portion of the three prong electrical outlet is broken; this will not affect functionality.

 Marginal



15.10 FIXTURES

DESCRIPTION: Ceiling lights

15.11 HVAC SOURCE

DESCRIPTION: Air exchange ventilation

15.12 SMOKE DETECTOR

DESCRIPTION: Present

MEDIA:



15.13 CARBON MONOXIDE DETECTOR

DESCRIPTION: Present

15.14 STAIRCASE

DESCRIPTION: Present

16. Kitchen

Appliances such as non-mounted microwaves and refrigerators are considered personal belongings and are not attached to the structure. These appliances have not been tested or included in this report

16.1 COOKING APPLIANCES


DESCRIPTION: General Electric

MEDIA:



COMMENTS:

Over all condition is good.

 Acceptable

16.2 VENTILATOR

DESCRIPTION: General Electric

COMMENTS:

Over all condition is good.

Acceptable

16.3 REFRIGERATOR

DESCRIPTION: Magic Chef

MEDIA:



COMMENTS:

Disconnected from power and left open at time of inspection

Not Inspected



16.4 DISPOSAL

DESCRIPTION: None installed

16.5 DISHWASHER

DESCRIPTION: Bosch

MEDIA:



COMMENTS:

This item was marked as acceptable; functional at time of inspection.

Acceptable

16.6 AIR GAP PRESENT

DESCRIPTION: No

COMMENTS:

An air gap is recommended to be installed in conjunction with dishwashers to prevent potential backflow contamination. Some dishwashers are manufactured with their own backflow prevention valve. It is unknown if this is present.

Informational Item

16.7 MICROWAVE

DESCRIPTION: Panasonic

MEDIA:



COMMENTS:

Over all condition is good.

Acceptable

16.8 SINK

DESCRIPTION: Porcelain Coated

COMMENTS:

The sink spray nozzle was missing/not installed at time of inspection.

Defective



16.9 PLUMBING/FIXTURES

DESCRIPTION: PVC

16.10 ELECTRICAL

DESCRIPTION: 110 VAC, 110 VAC GFCI

COMMENTS:

The GFI outlet was not tripping when tested.

Review by Tradesperson Recommended



16.11 COUNTER TOPS

DESCRIPTION: Laminate, Butcher block

COMMENTS:

Surface laminate loose or missing.

Cosmetic Only



16.12 CABINETS

DESCRIPTION: Wood

16.13 CEILING

DESCRIPTION: Ceiling tiles, Popcorn ceilings

COMMENTS:

Popcorn ceiling can contain asbestos and should be tested prior to removal.

Informational Item

16.14 WALLS

DESCRIPTION: Texture paint

16.15 FLOOR

DESCRIPTION: Vinyl tiles

16.16 DOORS

DESCRIPTION: Wood

16.17 WINDOWS

DESCRIPTION: Aluminum single pane

16.18 WINDOW SCREENS

DESCRIPTION: Vinyl/mesh

16.19 FIXTURES

DESCRIPTION: Fluorescent lighting

16.20 PANTRY

DESCRIPTION: None present

16.21 HVAC SOURCE

DESCRIPTION: Air exchange ventilation

17. Kitchen 2

Appliances such as non-mounted microwaves and refrigerators are considered personal belongings and are not attached to the structure. These appliances have not been tested or included in this report

17.1 COOKING APPLIANCES

DESCRIPTION: Kenmore

MEDIA:



COMMENTS:

Appliance burners did not light automatically; may need to be match lit to test. Unable to inspect for functionality.

Not Inspected



17.2 VENTILATOR

DESCRIPTION: None installed

17.3 REFRIGERATOR

DESCRIPTION: Magic Chef, None installed

17.4 DISPOSAL

DESCRIPTION: None installed

17.5 DISHWASHER

DESCRIPTION: None installed

MEDIA:



17.6 AIR GAP PRESENT

DESCRIPTION: No

17.7 MICROWAVE

DESCRIPTION: None present

MEDIA:



17.8 SINK

DESCRIPTION: Porcelain Coated

17.9 PLUMBING/FIXTURES

DESCRIPTION: PVC

17.10 ELECTRICAL

DESCRIPTION: 110 VAC

COMMENTS:

Non-GFCI circuits noted. This is typical for the age of the structure.

Informational Item

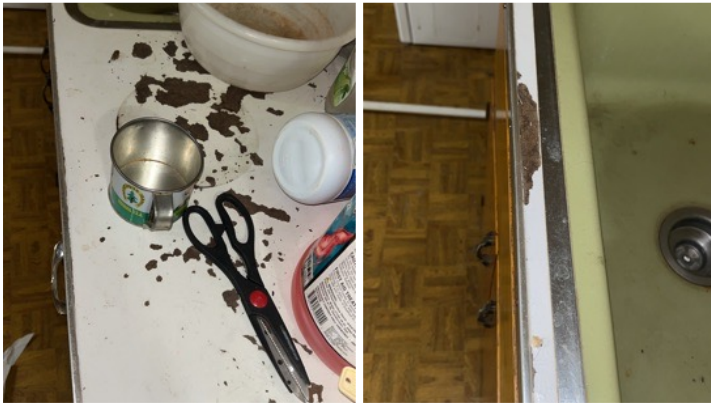
17.11 COUNTER TOPS

DESCRIPTION: Laminate

COMMENTS:

Cosmetic damage noted at countertop.

Cosmetic Only



17.12 CABINETS

DESCRIPTION: Wood

17.13 CEILING

DESCRIPTION: Texture paint

17.14 WALLS

DESCRIPTION: Texture paint

17.15 FLOOR

DESCRIPTION: Vinyl floor covering

17.16 DOORS

DESCRIPTION: Exterior door

COMMENTS:

The door trim has not been installed.

 Marginal



17.17 WINDOWS

DESCRIPTION: Aluminum single pane

17.18 WINDOW SCREENS

DESCRIPTION: Vinyl/mesh

17.19 FIXTURES

DESCRIPTION: Fluorescent lighting

COMMENTS:

Light fixture not functional; possible burnt out light bulb.

 Marginal



17.20 PANTRY



DESCRIPTION: None present

17.21 HVAC SOURCE

DESCRIPTION: Air exchange ventilation

17.22 CLOSET

DESCRIPTION: Storage Closet, Coat Closet

18. Dining Room

18.1 CLOSET

DESCRIPTION: None

18.2 CEILING

DESCRIPTION: Popcorn ceilings

COMMENTS:

Popcorn ceiling can contain asbestos and should be tested prior to removal.

Informational Item

18.3 WALLS

DESCRIPTION: Texture paint

18.4 FLOOR

DESCRIPTION: Carpet

18.5 DOORS

DESCRIPTION: Sliding glass door



18.6 DOOR SCREENS

DESCRIPTION: Vinyl/mesh

18.7 WINDOWS

DESCRIPTION: None present

18.8 WINDOW SCREENS

DESCRIPTION: None present

18.9 ELECTRICAL

DESCRIPTION: 110 VAC

18.10 FIXTURES

DESCRIPTION: Ceiling fan/light

18.11 HVAC SOURCE

DESCRIPTION: Air exchange ventilation

19. Utility Room

19.1 CLOSET

DESCRIPTION: Storage closet, Water heater closet

19.2 CEILING

DESCRIPTION: Exposed framing, Plywood

19.3 WALLS

DESCRIPTION: Wallpaper, Plywood

19.4 FLOOR

DESCRIPTION: Carpet

COMMENTS:

Carpet seams visible.

Cosmetic Only



19.5 DOORS

DESCRIPTION: Fiberglass

19.6 WINDOWS

DESCRIPTION: None present

19.7 WINDOW SCREENS

DESCRIPTION: None present

19.8 ELECTRICAL

DESCRIPTION: 110 VAC

19.9 FIXTURES

DESCRIPTION: Fluorescent lighting, Ceiling lights

COMMENTS:

The light fixture is missing the glass globe portion.

 Marginal



19.10 HVAC SOURCE

DESCRIPTION: None present

19.11 SMOKE DETECTOR

DESCRIPTION: Present

19.12 CARBON MONOXIDE DETECTOR

DESCRIPTION: Present

19.13 STAIRCASE

DESCRIPTION: Present

20. Family Room

20.1 CLOSET

DESCRIPTION: Built in cabinetry, Built in shelving

20.2 CEILING

DESCRIPTION: Texture paint

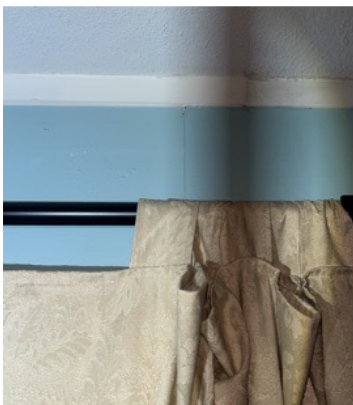
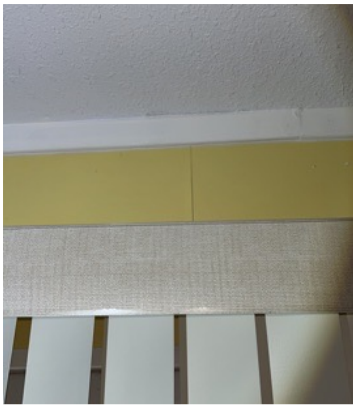
20.3 WALLS

DESCRIPTION: Tongue & groove, Wood paneling

COMMENTS:

Cracks present

Cosmetic Only



20.4 FLOOR

DESCRIPTION: Carpet, Tile

20.5 DOORS

DESCRIPTION: Sliding glass door

20.6 DOOR SCREENS

DESCRIPTION: Vinyl/mesh

20.7 WINDOWS

DESCRIPTION: Aluminum Single pane

20.8 WINDOW SCREENS

DESCRIPTION: Vinyl/mesh

20.9 ELECTRICAL

DESCRIPTION: 110 VAC

COMMENTS:

Outlet ground is broken

Electrical receptacle ground is broken. This does not affect the functionality of the outlet.

 Marginal



20.10 FIXTURES

DESCRIPTION: Ceiling lights

20.11 HVAC SOURCE

DESCRIPTION: Air exchange ventilation

21. Fireplace/Wood Stove

21.1 FREESTANDING STOVE

DESCRIPTION: Wood burning

MEDIA:



COMMENTS:

The handle does not operate as designed; appears to have been installed wrong.

 Marginal



Missing corded rope seal.

 Defective



Recommend cleaning and inspection prior to use

Informational Item

21.2 FIREPLACE CONSTRUCTION

DESCRIPTION: Brick

21.3 TYPE

DESCRIPTION: Wood burning

21.4 SMOKE CHAMBER

DESCRIPTION: Metal

21.5 FLUE

DESCRIPTION: Metal

21.6 DAMPER

DESCRIPTION: Metal

21.7 HEARTH

DESCRIPTION: Not up to current code

COMMENTS:

(Any firebox less than six feet in square footage must have a hearth extending forth by a minimum of 16 inches. This hearth must also span eight inches on either side of the firebox.
Hearths measuring over six square feet must include a hearth that juts forward at least 20 inches and extends 12 inches to each side. The building materials permissible for a California fireplace hearth include:
-Brick
-Concrete
-Quarry
-Tile
-Marble
-Slate
-Stone
-Terrazzo)

 Defective



22. Fireplace/Wood Stove 2

22.1 FREESTANDING STOVE

DESCRIPTION: Wood burning

MEDIA:



22.2 FIREPLACE CONSTRUCTION

DESCRIPTION: Brick



22.3 TYPE

DESCRIPTION: Wood burning

22.4 SMOKE CHAMBER

DESCRIPTION: Metal

22.5 FLUE

DESCRIPTION: Metal

22.6 DAMPER

DESCRIPTION: Metal

22.7 HEARTH

DESCRIPTION: Up to current code standards

23. Laundry Room/Area

Appliances such as washing machines and dryers are considered personal belongings and are not attached to the structure. These appliances have not been tested or included in this report.

23.1 CLOSET

DESCRIPTION: None

23.2 CEILING

DESCRIPTION: Texture paint

23.3 WALLS

DESCRIPTION: Texture paint



23.4 FLOOR

DESCRIPTION: Vinyl floor covering

23.5 DOORS

DESCRIPTION: None present

23.6 WINDOWS

DESCRIPTION: None present

23.7 WINDOW SCREENS

DESCRIPTION: None present

23.8 ELECTRICAL

DESCRIPTION: 110 VAC/220 VAC

23.9 CABINETS

DESCRIPTION: Metal

23.10 LAUNDRY TUB

DESCRIPTION: Not present

23.11 WASHER HOSE BIB

DESCRIPTION: Gate valves

23.12 WASHER AND DRYER ELECTRICAL

DESCRIPTION: 110-220 VAC



23.13 DRYER VENT

DESCRIPTION: Metal flex

23.14 DRYER VENT ROUTED TO EXTERIOR

DESCRIPTION: Yes

23.15 DRYER GAS LINE

DESCRIPTION: Not present

23.16 WASHER DRAIN

DESCRIPTION: Wall mounted drain

23.17 FIXTURES

DESCRIPTION: Fluorescent Light

24. Bedroom #1: Upstairs

24.1 CLOSET

DESCRIPTION: Large w/ bypass closet doors

COMMENTS:

Closet door track guides have not been installed.

 Marginal



24.2 CEILING

DESCRIPTION: Popcorn ceilings

COMMENTS:

Popcorn ceiling can contain asbestos and should be tested prior to removal.

Informational Item

24.3 WALLS

DESCRIPTION: Texture paint, Tongue & groove

24.4 FLOOR

DESCRIPTION: Carpet

COMMENTS:

Floor squeaks noted, this is an indication that the subfloor fasteners are loose.

Marginal



24.5 DOORS

DESCRIPTION: Hollow core wood interior

COMMENTS:

The striker plate is in need of adjustment; door does not close as designed.

 Marginal



24.6 WINDOWS

DESCRIPTION: Aluminum single pane

24.7 WINDOW SCREENS

DESCRIPTION: Vinyl/mesh

24.8 ELECTRICAL

DESCRIPTION: 110 VAC

24.9 FIXTURES

DESCRIPTION: Ceiling light

COMMENTS:

The glass globe portion of light fixture is not currently install installed.

Cosmetic Only



24.10 HVAC SOURCE

DESCRIPTION: Air exchange ventilation

24.11 SMOKE DETECTOR

DESCRIPTION: None installed

COMMENTS:

Smoke detectors are required to be installed inside each bedroom.

Defective

25. Bedroom #2: Upstairs

25.1 CLOSET

DESCRIPTION: Large w/ bypass closet doors

COMMENTS:

Closet door track guides have not been installed.

 Marginal




25.2 CEILING

DESCRIPTION: Popcorn ceilings

COMMENTS:

Popcorn ceiling can contain asbestos and should be tested prior to removal.

 Informational Item

25.3 WALLS

DESCRIPTION: Texture paint

COMMENTS:

Damage noted.

 Defective



25.4 FLOOR

DESCRIPTION: Hardwood

COMMENTS:

Minor damage noted at hardwood flooring.

Cosmetic Only



Transition strip between carpet and hard wood flooring has not been installed.

Marginal



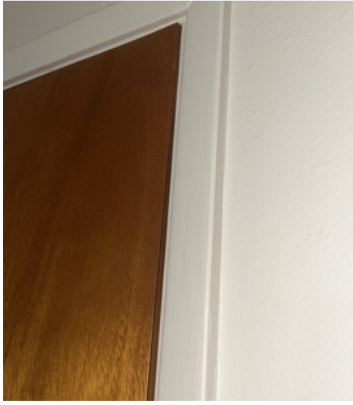
25.5 DOORS

DESCRIPTION: Hollow core wood interior

COMMENTS:

The door is in need of adjustment; rubs/sticks at top.

Marginal



25.6 WINDOWS

DESCRIPTION: Aluminum single pane

25.7 WINDOW SCREENS

DESCRIPTION: Vinyl/mesh

COMMENTS:

The aluminum screen frame was noted to be bent.

Cosmetic Only



25.8 ELECTRICAL

DESCRIPTION: 110 VAC

25.9 FIXTURES

DESCRIPTION: Ceiling light

25.10 HVAC SOURCE

DESCRIPTION: Air exchange ventilation

25.11 SMOKE DETECTOR

DESCRIPTION: None installed

COMMENTS:

Smoke detectors are required to be installed inside each bedroom.

 Defective

26. Bedroom #3: Downstairs

26.1 CLOSET

DESCRIPTION: Large w/ bypass closet doors

COMMENTS:

Closet door track guides have not been installed.

 Marginal



26.2 CEILING

DESCRIPTION: Popcorn ceilings

COMMENTS:

Popcorn ceiling can contain asbestos and should be tested prior to removal.

Informational Item

26.3 WALLS

DESCRIPTION: Texture paint

26.4 FLOOR

DESCRIPTION: Carpet

COMMENTS:

The transition strip between different types of carpet has not been installed.

Marginal



26.5 DOORS

DESCRIPTION: Hollow core wood interior

26.6 WINDOWS

DESCRIPTION: Aluminum single pane

26.7 WINDOW SCREENS

DESCRIPTION: Vinyl/mesh

26.8 ELECTRICAL

DESCRIPTION: 110 VAC

26.9 FIXTURES

DESCRIPTION: Ceiling light

26.10 HVAC SOURCE

DESCRIPTION: Air exchange ventilation

26.11 SMOKE DETECTOR

DESCRIPTION: None installed

COMMENTS:

Smoke detectors are required to be installed inside each bedroom.

 Defective

27. Master Bedroom: Upstairs

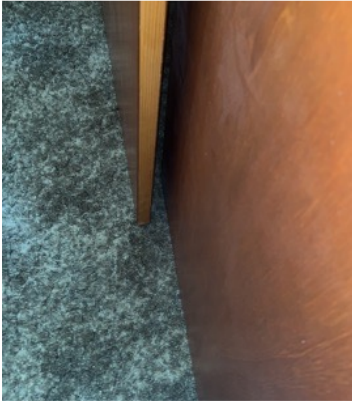
27.1 CLOSET

DESCRIPTION: Large w/ bypass closet doors

COMMENTS:

Closet door track guides have not been installed.

 Marginal



27.2 CEILING

DESCRIPTION: Popcorn ceilings

COMMENTS:

Popcorn ceiling can contain asbestos and should be tested prior to removal.

Informational Item

27.3 WALLS

DESCRIPTION: Wallpaper, Texture paint

COMMENTS:

The wallpaper was noted to be loose and curling at seams.

Cosmetic Only




27.4 FLOOR

DESCRIPTION: Carpet

COMMENTS:

Carpet is in need of re-stretching.

 Marginal




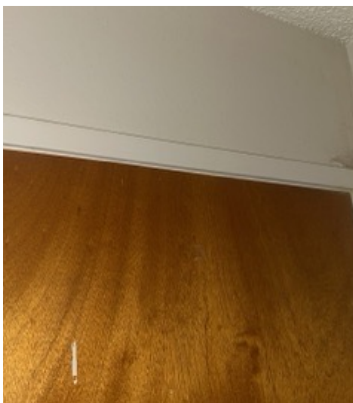
27.5 DOORS

DESCRIPTION: Hollow core wood interior

COMMENTS:

The doors need adjustment; rubs/sticks at top.

 Marginal



27.6 WINDOWS

DESCRIPTION: Aluminum single pane

27.7 WINDOW SCREENS



DESCRIPTION: Vinyl/mesh

27.8 ELECTRICAL

DESCRIPTION: 110 VAC

27.9 FIXTURES

DESCRIPTION: Ceiling light, Wall lights

27.10 HVAC SOURCE

DESCRIPTION: Air exchange ventilation

27.11 SMOKE DETECTOR

DESCRIPTION: None installed

COMMENTS:

Smoke detectors are required to be installed inside each bedroom.

 Defective

28. Bathroom #1, Upstairs Hallway

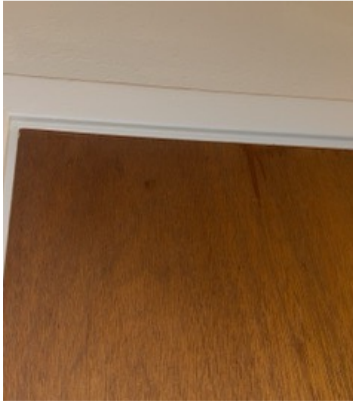
28.1 CLOSET / STORAGE

DESCRIPTION: Utility closet

COMMENTS:

Closet door is sticking.

 Marginal



28.2 CEILING

DESCRIPTION: Texture paint

COMMENTS:

Visible tape joint.

Cosmetic Only



28.3 WALLS

DESCRIPTION: Texture paint

28.4 FLOOR

DESCRIPTION: Vinyl tiles

COMMENTS:

The transition strip inside the closet has not been installed.

 Marginal



28.5 DOORS

DESCRIPTION: Hollow core wood interior

28.6 WINDOWS

DESCRIPTION: None present

28.7 WINDOW SCREENS

DESCRIPTION: None present

28.8 FIXTURES

DESCRIPTION: Vanity lights

28.9 ELECTRICAL

DESCRIPTION: 110 VAC GFCI

28.10 COUNTER/CABINET

DESCRIPTION: Granite and wood

28.11 SINK/BASIN

DESCRIPTION: Porcelain

COMMENTS:

Drain stopper was not functioning as designed when inspected.

 Marginal



28.12 TUB/SURROUND

DESCRIPTION: Fiberglass tub w/ custom surround and glass doors

28.13 TOILETS

DESCRIPTION: Kohler

28.14 VENTILATION

DESCRIPTION: Electric ventilation fan

28.15 HVAC SOURCE

DESCRIPTION: Air exchange Ventilation

29. Bathroom #2: Downstairs

29.1 CLOSET / STORAGE

DESCRIPTION: Built in cabinetry

29.2 CEILING

DESCRIPTION: Texture paint

29.3 WALLS

DESCRIPTION: Texture paint

COMMENTS:

Cracks present at sheetrock.

Cosmetic Only



29.4 FLOOR

DESCRIPTION: Tile

29.5 DOORS

DESCRIPTION: Hollow core wood interior

COMMENTS:

The door does not close as designed; door is in need of trimming.

Marginal



29.6 WINDOWS

DESCRIPTION: Aluminum slider, Obscured

29.7 WINDOW SCREENS

DESCRIPTION: Vinyl/mesh

29.8 FIXTURES


DESCRIPTION: Vanity lights

29.9 ELECTRICAL

DESCRIPTION: 110 VAC

COMMENTS:

Non-GFCI circuits noted. This is typical for the age of the structure.

 Informational Item

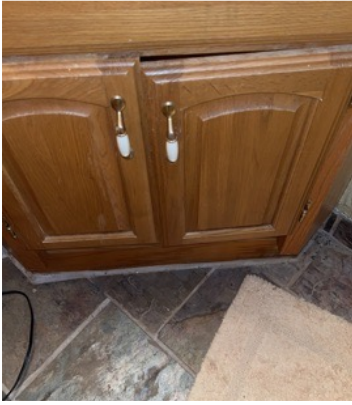
29.10 COUNTER/CABINET

DESCRIPTION: Corian and wood

COMMENTS:

Cabinet door is in need of adjustment.

 Marginal



29.11 SINK/BASIN

DESCRIPTION: Corian

COMMENTS:

The sink faucet sprays erratically when turned on; water drains towards front of sink countertop.



Drain stopper was not functioning as designed when inspected.

 Marginal



29.12 SHOWER/SURROUND

DESCRIPTION: Custom shower pan and surround

29.13 TOILETS

DESCRIPTION: Glacier Bay

COMMENTS:

Missing toilet bolt covers.

Cosmetic Only

29.14 VENTILATION

DESCRIPTION: Electric ventilation fan, Window

29.15 HVAC SOURCE

DESCRIPTION: None Present

29.16 OTHER

DESCRIPTION: Evidence of rodents

COMMENTS:

Rodent droppings noted on floor.

Informational Item

30. Master Bathroom: Upstairs

30.1 CLOSET / STORAGE

DESCRIPTION: Built in cabinetry

30.2 CEILING

DESCRIPTION: Texture paint

COMMENTS:

Cracks present at sheetrock.

Cosmetic Only



30.3 WALLS

DESCRIPTION: Texture paint

30.4 FLOOR

DESCRIPTION: Laminate flooring

30.5 DOORS

DESCRIPTION: Pocket door

COMMENTS:

Missing hardware

Marginal



30.6 WINDOWS

DESCRIPTION: Aluminum slider, Obscured

30.7 WINDOW SCREENS

DESCRIPTION: Vinyl/mesh

30.8 FIXTURES

DESCRIPTION: Vanity lights

30.9 ELECTRICAL

DESCRIPTION: 110 VAC GFCI

30.10 COUNTER/CABINET

DESCRIPTION: Laminate and wood

30.11 SINK/BASIN

DESCRIPTION: Porcelain

COMMENTS:

Drain stopper was not functioning as designed when inspected.

 Marginal



30.12 SHOWER/SURROUND

DESCRIPTION: Fiberglass shower pan and custom tile surround W/ glass door

30.13 TOILETS

DESCRIPTION: AquaSource

COMMENTS:

The toilet is loose at the floor and may require replacement of the wax seal

[See Structural Pest Report](#)



30.14 VENTILATION

DESCRIPTION: Window

30.15 HVAC SOURCE



DESCRIPTION: Air exchange Ventilation

31. Garage/Carport?

31.1 PRESENT

DESCRIPTION: YES

32. Garage/Carport

32.1 TYPE OF STRUCTURE

DESCRIPTION: Attached

CAR SPACES: 2

32.2 GARAGE DOORS

DESCRIPTION: Overhead

32.3 DOOR OPERATION

DESCRIPTION: Mechanized

32.4 DOOR OPENER

DESCRIPTION: Lift Master

32.5 PERSONELL DOORS

DESCRIPTION: Wood

COMMENTS:

One of the wood doors was unable to be inspected; currently bolted shut with deadbolt.

Not Inspected

32.6 DOOR SCREENS

DESCRIPTION: None present

32.7 WINDOWS

DESCRIPTION: Aluminum single pane

32.8 WINDOW SCREENS

DESCRIPTION: Vinyl/mesh

32.9 CEILING

DESCRIPTION: Exposed framing

COMMENTS:

Evidence of past or present water staining

 See Structural Pest Report

32.10 WALLS

DESCRIPTION: Exposed framing, Unfinished Sheetrock

COMMENTS:

Evidence of past or present water staining

 See Structural Pest Report

32.11 CLOSET

DESCRIPTION: None

32.12 UTILITY SINK

DESCRIPTION: None Present



32.13 FLOOR/FOUNDATION

DESCRIPTION: Poured slab

COMMENTS:

Cracks noted.

Cosmetic Only

Staining noted

Staining noted.

Cosmetic Only

32.14 ELECTRICAL

DESCRIPTION: 110 VAC

COMMENTS:

Ground portion of receptacle is broken; this does not affect the functionality of the outlet.

Marginal

32.15 FIXTURES

DESCRIPTION: Fluorescent

32.16 SMOKE DETECTOR

DESCRIPTION: Present

32.17 NOTE

DESCRIPTION: Wood, Some portions are inaccessible due to occupant belongings

32.18 OTHER

DESCRIPTION: Wood storage



COMMENTS:

Firewood has been cut, stacked, and stored inside garage; it is not recommended to store firewood inside structure.

[See Structural Pest Report](#)

33. End of Inspection Checklist

33.1 IS THE OVEN OFF

DESCRIPTION: Yes

33.2 HVAC SETTING

DESCRIPTION: Off

33.3 ARE ALL DOORS LOCKED

DESCRIPTION: Yes

33.4 ARE ALL WINDOWS CLOSED AND LOCKED

DESCRIPTION: Yes

33.5 ALL APPLIANCES OFF

DESCRIPTION: Yes

Summary

HOME INSPECTION REPORT

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.



Marginal

Item is not fully functional and requires repair or servicing.



Defective

Item needs immediate repair or replacement. It is unable to perform its intended function.



See Structural Pest Report



Further Testing Recommended



Future Monitoring is Recommended



Review by Tradesperson Recommended

This item is recommended for review by tradesperson.



Health and Safety Item

6. Lots and Grounds

6.4 FRONT ENTRY DECK

COMMENTS:

Surface fungus noted at underside of deck


 See Structural Pest Report



6.5 BACK DECK

COMMENTS:

Large gaps are present at the baluster openings; this can be a fall hazard for small children.

 Health and Safety Item



Cable railing was noted to be loose.

 Marginal



Gapping noted at deck wood members; this can allow moisture at adjacent wood members.

 Marginal



A portion of the back deck was inaccessible for full inspection due to corrugated metal installed at underside. Partial visual inspection performed.

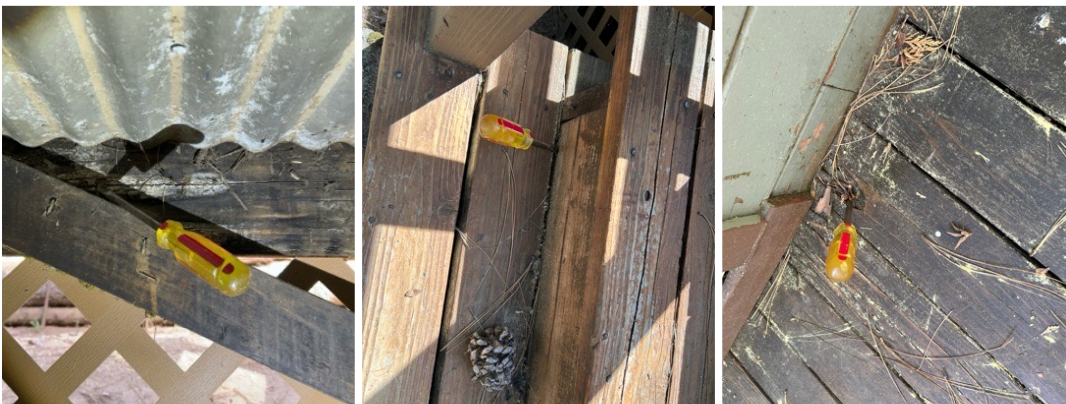
[See Structural Pest Report](#)



Wood deterioration is present

Wood deterioration is present

[See Structural Pest Report](#)



Surface fungus noted at underside of deck

 See Structural Pest Report



Drifting soil has caused earth to wood contacts.

 See Structural Pest Report



6.8 RETAINING WALLS

COMMENTS:

Wood deterioration noted at multiple portions of the retaining walls. Wood portion of retaining wall is not directly attached to the structure and will not be listed on Structural Pest Report.

 Defective



Portion failing

Wall is unsound and leaning.

 Defective



Earth to wood contacts are present. Wood portion of retaining wall is not directly attached to the structure and will not be listed on Structural Pest Report.

 Defective



7. Exterior

7.1 SIDING TYPE

COMMENTS:

Wood deterioration is present at wood members.

[See Structural Pest Report](#)



Occupant belongings prevents full inspection of exterior siding.

[See Structural Pest Report](#)



7.2 TRIM

COMMENTS:

Cracks were noted at trim.

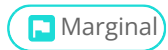
[Marginal](#)



7.3 FASCIA

COMMENTS:

The fascia board was noted to be warped.

 Marginal



7.5 DOOR BELL

COMMENTS:

Inoperative

 Defective



7.7 EXTERIOR ELECTRIC OUTLETS

COMMENTS:

The ground portion of the three-pronged electrical outlet was noted to be broken; this will not affect functionality.

 Marginal



7.8 HOSE BIBS

COMMENTS:

A continuous leak was noted at exterior hose bib spicket.

 See Structural Pest Report



10. Roof

10.2 MATERIAL

COMMENTS:

Loose fasteners noted.

 Marginal

10.6 ROOF SHEATHING

COMMENTS:

Wood deterioration was noted at roof sheathing in multiple locations.

 See Structural Pest Report




12. Electrical

12.11 MANUFACTURER

COMMENTS:

Federal Pacific panel breakers have a history of not tripping when circuit overloading exists

 Review by Tradesperson Recommended

12.14 BREAKERS

COMMENTS:

Labeling is needed at breaker box breakers.

 Marginal



13. Heat & Air System

13.3 MANUFACTURER

COMMENTS:

The cover plate was not secured at time of inspection.

 Marginal



15. Entry/ Living Room/ Hallways

15.9 ELECTRICAL

COMMENTS:

The ground portion of the three prong electrical outlet is broken; this will not affect functionality.

 Marginal



16. Kitchen

16.8 SINK

COMMENTS:

The sink spray nozzle was missing/not installed at time of inspection.


 Defective



16.10 ELECTRICAL

COMMENTS:

The GFI outlet was not tripping when tested.

 Review by Tradesperson Recommended



17. Kitchen 2

17.16 DOORS

COMMENTS:

The door trim has not been installed.

 Marginal



17.19 FIXTURES

COMMENTS:

Light fixture not functional; possible burnt out light bulb.

 Marginal



19. Utility Room

19.9 FIXTURES

COMMENTS:

The light fixture is missing the glass globe portion.

 Marginal



20. Family Room

20.9 ELECTRICAL

COMMENTS:

Outlet ground is broken

Electrical receptacle ground is broken. This does not affect the functionality of the outlet.

 Marginal



21. Fireplace/Wood Stove

21.1 FREESTANDING STOVE

COMMENTS:

The handle does not operate as designed; appears to have been installed wrong.

 Marginal



Missing corded rope seal.

 Defective



21.7 HEARTH

COMMENTS:

(Any firebox less than six feet in square footage must have a hearth extending forth by a minimum of 16 inches. This hearth must also span eight inches on either side of the firebox. Hearths measuring over six square feet must include a hearth that juts forward at least 20 inches and extends 12 inches to each side. The building materials permissible for a California fireplace hearth include: Brick, Concrete, Quarry Tile, Marble, Slate, Stone, Terrazzo)

 Defective



24. Bedroom #1: Upstairs

24.1 CLOSET

COMMENTS:

Closet door track guides have not been installed.

 Marginal



24.4 FLOOR

COMMENTS:

Floor squeaks noted, this is an indication that the subfloor fasteners are loose.

 Marginal



24.5 DOORS

COMMENTS:

The striker plate is in need of adjustment; door does not close as designed.

 Marginal



24.11 SMOKE DETECTOR

COMMENTS:

Smoke detectors are required to be installed inside each bedroom.


 Defective

25. Bedroom #2: Upstairs

25.1 CLOSET

COMMENTS:

Closet door track guides have not been installed.

 Marginal



25.3 WALLS

COMMENTS:

Damage noted.

 Defective



25.4 FLOOR

COMMENTS:

Transition strip between carpet and hard wood flooring has not been installed.

 Marginal

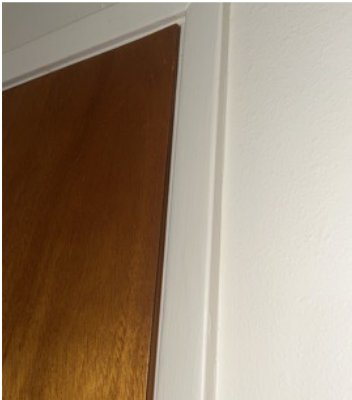


25.5 DOORS

COMMENTS:

The door is in need of adjustment; rubs/sticks at top.

 Marginal



25.11 SMOKE DETECTOR

COMMENTS:

Smoke detectors are required to be installed inside each bedroom.

 Defective

26. Bedroom #3: Downstairs

26.1 CLOSET

COMMENTS:

Closet door track guides have not been installed.

 Marginal



26.4 FLOOR

COMMENTS:

The transition strip between different types of carpet has not been installed.

 Marginal



26.11 SMOKE DETECTOR

COMMENTS:

Smoke detectors are required to be installed inside each bedroom.

 Defective

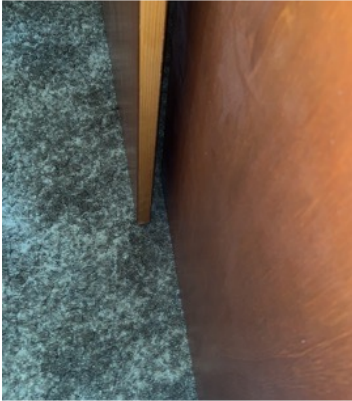
27. Master Bedroom: Upstairs

27.1 CLOSET

COMMENTS:

Closet door track guides have not been installed.

 Marginal



27.4 FLOOR

COMMENTS:

Carpet is in need of re-stretching.

 Marginal



27.5 DOORS

COMMENTS:

The doors need adjustment; rubs/sticks at top.

 Marginal



27.11 SMOKE DETECTOR

COMMENTS:

Smoke detectors are required to be installed inside each bedroom.

 Defective

28. Bathroom #1, Upstairs Hallway

28.1 CLOSET / STORAGE

COMMENTS:

Closet door is sticking.

 Marginal



28.4 FLOOR

COMMENTS:

The transition strip inside the closet has not been installed.

 Marginal



28.11 SINK/BASIN

COMMENTS:

Drain stopper was not functioning as designed when inspected.

 Marginal



29. Bathroom #2: Downstairs

29.5 DOORS

COMMENTS:

The door does not close as designed; door is in need of trimming.

 Marginal

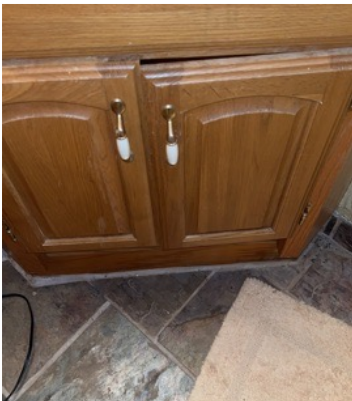


29.10 COUNTER/CABINET

COMMENTS:

Cabinet door is in need of adjustment.

 Marginal



29.11 SINK/BASIN

COMMENTS:

Drain stopper was not functioning as designed when inspected.

 Marginal



30. Master Bathroom: Upstairs

30.5 DOORS

COMMENTS:

Missing hardware

 Marginal



30.11 SINK/BASIN

COMMENTS:

Drain stopper was not functioning as designed when inspected.

 Marginal



30.13 TOILETS

COMMENTS:

The toilet is loose at the floor and may require replacement of the wax seal

[See Structural Pest Report](#)



32. Garage/Carport

32.9 CEILING

COMMENTS:

Evidence of past or present water staining

[See Structural Pest Report](#)

32.10 WALLS

COMMENTS:

Evidence of past or present water staining

 See Structural Pest Report

32.14 ELECTRICAL

COMMENTS:

Ground portion of receptacle is broken; this does not affect the functionality of the outlet.

 Marginal

32.18 OTHER

COMMENTS:

Firewood has been cut, stacked, and stored inside garage; it is not recommended to store firewood inside structure.

 See Structural Pest Report