

# Inspection Report

J Bixler Inspections



## J Bixler Inspections

Joshua Bixler  
(209)288-9227

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### Property Address

26399 Old Mono Rd  
COLD SPRINGS, CA 95335



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## Report Information

### Client Information

Client Name	Kris Kline
Client Phone	(209)534-4451
Client Email	lokriscline@gmail.com
Realtor Name	Avery Bryant
Realtor Phone	(209)753-8327

### Property Information

Approximate Year Built	1974
Approximate Square Footage	1,077 sqft
Number of Bedroom	3.
Number of Bath	2.

### Inspection Information

Inspection Date	4/24/2024
Inspection Time	8:30 am
Weather Conditions	Recently Rained.
Outside Temperature	56

## Disclaimer

This is a visual inspection report, practiced according to the InterNACHI standards of practice for a home inspection ([www.nachi.org/sop.com](http://www.nachi.org/sop.com)) We make every effort to give an accurate assessment of the general condition of the property and its major components during the time of inspection. This report will alert the client to any significant defects or adverse conditions the Inspector finds present at the time given. This report shall not be considered a guarantee, warranty or a prediction of future events and should be considered supplemental to the seller's disclosure.

This report lists the systems and components inspected by J Bixler Inspections. Items not listed in this report are considered beyond the scope of this inspection and should not be considered inspected with this report. For example, water treatment, central vacuums, solar panels, security systems, sprinklers, roof water tightness, and sheds are not included in this inspection. It is always wise to check with the local building department for permit information, especially if there have been any additions or alterations to the structure.

Please be aware that not all components we inspect are fully visible for various reasons. For example, we cannot see the underside of concrete foundations sidewalks or driveways, plumbing and electrical running underground and inside walls cannot be seen. Due to insurance regulations, industry standards, and common courtesy to occupants we do not move or touch personal

belonging or appliances that may be blocking areas of the property. Especially or homes that are occupied it is recommended that you do a thorough walk through before closing.

This report contains technical information that may not be readily understandable to the layperson. Therefore, a verbal consultation with the inspector of J Bixler Inspections is a mandatory part of this inspection report. If you choose to not consult with the inspector, J Bixler Inspections cannot be held liable for your understanding or misunderstanding of the content of the reports. If you were not present for the inspection, please call our office at (209)288-9227 to arrange your verbal consultation. **IMPORTANT NOTICE TO THIRD PARTIES AND/OR OTHER PURCHASERS:** Receipt of this report by any purchasers of this property other than the party identified in the client information section is not authorized by the inspector. The inspector strongly advises against any reliance on this report. We recommend that you retain a professional inspector to provide you with your own inspection and report on this property.

#### WITHIN THE SCOPE OF THE INSPECTION

The scope of this inspection and report is limited to a visual inspection of the systems and components as listed below, in order to identify those, if any, which may need replacement or repair. See Standards of Practice for a detailed description of the scope of inspection.

Exterior:Landscaping, Retaining Walls, Gutters, Downspouts, Sidewalks and Driveways (both the condition of and as they affect foundation drainage,) Roof, Chimney, Flashing, and Valleys, (for evidence of water penetration and a description of materials,) Siding, Fascia, Soffit, Walls, Windows, Doors, Foundation, Attached Porches/ Decks/ Balconies/ Patios/ Garages (both structural and condition of.)

Interior:Plumbing System: Water Supply/Drains/Vents/Water Heaters/Fixtures, and Locating (But Not Testing) Shut Off Valves; Electrical System: Service Drop, Service Panel, Ground Wire, GFCI Plugs, Switches, Receptacles, Installed Fixtures, and Smoke Detectors; Heating/Cooling System: Permanent Systems, Operating Controls/Filters/Ducts, Insulation, Vapor Barrier, and Ventilation; Bathrooms/Kitchen/Other Rooms: Doors/Windows/Walls/Floors (as to general condition), Cabinets, Counter tops, and Installed Fixtures; Structure: Ceilings/Walls/Floors, Stairs/Basements/Attic/Crawl Spaces (if readily accessible)(as to evidence of water damage and general condition.) - The scope of the inspection is limited to the description and the general condition of the above systems.

#### OUTSIDE THE SCOPE OF THE INSPECTION

-Any area which is not exposed to view or is inaccessible because of soil, walls, floors, carpets, ceilings, furnishings, lack of access or crawl spaces or any major system (water or electrical systems, heating system, or air conditioner) that is not currently functional is not included in this inspection. -The inspection does not include any destructive testing or dismantling. Client agrees to assume

all the risk for all conditions which are concealed from view at the time of the inspection. This is not a home warranty, guarantee, insurance policy, or substitute for real estate disclosures which may be required by law. Whether or not they are concealed, the following are outside the scope of the inspection;

- Building code or zoning ordinance violations - Thermostatic or time clock controls or Low Voltage wiring systems - Geological stability or soils conditions - Water softener or water purifier systems or solar heating systems - Structural stability or engineering analysis - Saunas, steam baths, or fixtures and equipment - Building value appraisal or cost estimates - Pools or spa bodies or sprinkler systems and underground piping - Radio-controlled devices, automatic gates, elevators, lifts, and dumbwaiters - Furnace heat exchanger, freestanding appliances, security alarms or personal property - Specific components noted as being excluded on the individual system inspection form - Adequacy or efficiency of any system or component - Prediction of life expectancy of any item. - The Inspector is a home inspection generalist and is not acting as an engineer or expert in any craft or trade. If the Inspector recommends consulting other specialized experts, Clients do so at Client's expense.

#### CONFIDENTIAL REPORT

- The written report to be prepared by the Inspector shall be considered the final and exclusive findings of the Inspector/Inspection Company regarding the home inspection at the Inspection Address. The inspection report to be prepared for the Client is solely and exclusively for the Client's own information and may not be relied upon by any other person. Client agrees to maintain the confidentiality of the inspection report and agrees not to disclose any part of it to any other person with the exception of the seller and/or the real estate agents directly involved in this transaction. Client(s) or the inspector may distribute copies of the inspection report to the seller and real estate agents directly involved in this transaction, but neither the seller nor the real estate agent are intended beneficiaries of this Agreement or the inspection report. Client agrees to indemnify, defend, and hold the Inspector/inspection Company harmless from any third party claims arising out of the Client's or Inspectors distribution of the inspection report.

#### DISPUTES

- Client understands and agrees that the Inspector/Inspection Company is not an insurer, that the price paid for the subject inspection and report is based solely on the service provided. Client also agrees that any claim of failure in the accuracy of the report shall be reported to the Inspector/Inspection Company within five business days of discovery and that failure to notify the inspector within that time period shall constitute a waiver of any and all claims. The Inspector/Inspection Company shall have five business days to respond to the claim. If the Inspector/Inspection Company fails to satisfy the claim, liability shall be limited to a refund of the price paid for the Inspection and Report.

## Definition of conditions:

**AS = Appears Serviceable:** The item appeared to be in working or usable condition with no major discrepancies noted.

**A = Attention:** The item may not need repair but has a note or recommendation

**R = Repair:** The item was at or near the end of its useful lifespan. A certified professional should be contacted for further evaluation and repair.

**S = Safety Issue:** The item is considered a safety hazard and can cause harm to people or property. These items need to be repaired as soon as possible.

NI = Not Inspected: The item was not inspected during the inspection.

## Report Summary Page

This is only a summary of the inspection report and is not a complete list of discrepancies.

### Grounds

#### 1.1 Grading Conditions (Attention)

Minor re-grading near the foundation was observed. We recommend re-grading to assure all water drains away from the home's foundation. Failure to re-grade low-lying areas at the foundation can cause water seepage under slabs, into the basement / crawlspace, and / or cracks or movement in the foundation.

### Exterior

#### 2.1 Entrance Conditions (Repair)

Deck showed signs of rot. See termite report for further break down and cost estimates.

Soil was in contact with a few of the posts. Recommend raking away soil to break contact.

The stair riser was damaged. Recommend repair or replacement.

#### 2.2 Exterior Wall Conditions (Attention)

Rot was observed around the home. Contact or see termite report for break down and costs for repairs.

Peeled paint was observed, recommend pressure washing and repainting as needed.

Delamination was noted at a few areas of the siding. Recommend maintenance and/or repair as needed.

The paint / finish of the siding was deteriorated and is in need of repair, replacement and / or maintenance.

#### 2.3 Window Conditions (Repair)

A broken glass pane was observed at the time of inspection. Recommend repair or replacement.

#### 2.4 Exterior Door Conditions (Attention)

Both exterior doors need minor adjustments and/or repair.

#### 2.5 Chimney Conditions (Attention)

Recommend the fireplace and chimney be serviced and evaluated by a fireplace company.

### Roofing

#### 3.1 Roof Covering Condition (Repair)

The roof showed advanced signs of aging and deterioration. This condition can indicate imminent leakage. Replacement is recommended. Recommend further evaluation by a qualified roofing contractor. The inspector cannot offer an opinion as to whether the roof leaks today unless it is moderately raining at the time of inspection. Client should obtain full disclosure / history information from the seller prior to close.

### **3.2 Gutter & Downspout Conditions (Attention)**

The property has no gutter system installed. Recommend adding gutters and downspouts where needed. Water seepage into crawl spaces, basements and under foundations are primarily caused by inadequate removal of rainwater from the perimeter of the house.

## **Electrical**

### **4.3 Electrical Panel Conditions (Repair)**

The panel manufacturer is Zinsco. The company is no longer in business. The client is advised to consult a licensed electrician for replacement

## **Plumbing**

### **5.3 Drain Line Conditions**

Due to conditions observed or the main drainpipe exit location, a septic system may be, or MAY HAVE BEEN present at one time. Septic system verification, testing and evaluation are outside the scope of this inspection. Client is advised to consult with a homeowner for verification and / or a licensed septic certification specialist.

The visible portions of the waste lines appeared to be in serviceable condition at the time of inspection. All of the waste lines were not fully visible or accessible at the time of the inspection.

### **5.4 Water Heater Conditions (Attention)**

The water was over 150 degrees. Recommend turning water heater temperature down.

The water heater was operable at the time of inspection. This does not however guarantee future performance, operation, or condition.

## **Living Room**

### **6.6 Interior Door Conditions (Attention)**

A loose handle was noted at the slider door. Recommend resealing and/or repair.

The entry door sticks at the doorframe. Repair and/or adjustments are recommended.

### **6.10 Smoke Detector Conditions (Attention)**

Recommend a combination unit be installed in hallway.

### **6.11 Fireplace Conditions (Attention)**

Recommend having the fireplace serviced and cleaned by a fireplace company prior to use.

## **Kitchen**

### **7.7 Counter Conditions (Attention)**

Minor wear was observed at the counters.

### **7.8 Cabinet Conditions (Attention)**

The kitchen cabinets showed evidence of minor wear.

### **7.11 Stove - Range Condition (Safety)**

The stove did not have an anti-tip device. An anti-tip device should be installed for increased safety.

The oven was in operational condition at the time of the inspection. This does not however guarantee future conditions after the time of inspection.

### **7.12 Hood Fan Conditions (Safety)**

The exhaust fan was not vented. Recommend exhaust installed and be extended to the exterior or a recirculating charcoal type fan / hood be installed. When a hood is not vented above a gas stove this is considered a safety concern and should be properly fixed

### **7.13 Dishwasher Conditions (Repair)**

The dishwasher was not operational. Recommend repair or replacement.

## **Bath 1**

### **8.5 Bathroom Window Conditions (Repair)**

A cracked/broken glass pane was observed at the time of inspection. Recommend repair or replacement.

### **8.7 Electrical Conditions (Repair)**

Three-pronged outlets did not test for proper ground at the time of inspection. Recommend further evaluation and repairs by a licensed electrician prior to close.

### **8.9 Vent Fan Conditions (Attention)**

Window ventilation only was observed in the bath. While this is considered adequate by today's standards, we strongly advise the installation of a powered ventilation system. Failure to remove excess moisture from bathrooms can cause mold and moisture conditions.

## **Bedroom 1**

### **10.5 Interior Door Conditions (Attention)**

The entry door sticks at the doorframe. Repair and/or adjustments are recommended.

## **Bedroom 2**

### **11.3 Floor Conditions (Attention)**

The floors squeaked at the time of inspection. Recommend securing floorboards and/or repair as needed.

### **11.7 Electrical Conditions (Attention)**

Missing receptacle or switch covers were observed at the time of inspection. Recommend covers be installed for safety.

## **Family Room**

### **12.3 Floor Conditions (Attention)**

The carpets appear to be worn.

**12.5 Balcony (Safety)**

The openings in the railings appear too wide. We recommend decreasing the opening length between the balusters to reduce the possibility of child injury. Client should consult with a deck contractor for information on current standards.

Rot was noted at the balcony. See termite report for breakdown and cost estimates.

**12.10 Smoke Detector Conditions (Safety)**

There were no carbon monoxide detectors found at the time of inspection. Current state laws require the installation of these devices. Client should contact the local Fire Marshall's office for proper locations.

**Bath 2**

**13.8 Vent Fan Conditions (Repair)**

The exhaust fan did not operate or was disconnected. Please refer to limitations of inspection regarding mold / moisture related conditions.

**13.9 Counter - Cabinet Conditions (Attention)**

Minor wear was observed at the counter/cabinets.

**13.11 Shower - Tub Conditions (Repair)**

Bath faucet leaks back towards the wall. Recommend repair.

The bathtub drained slowly. This may be an indication of a plumbing problem or simple cleaning may be needed. It is suggested that a "Licensed Plumbing Contractor" be contacted for further evaluation.

**Foundation - Crawl Space**

**14.2 Flooring Support Conditions (Repair)**

Some dry rot was noted at the flooring structure behind the deck ledger. See termite report for information.

Paper was left around the piers. Recommend removing paper.

# 1 Grounds

## Grading

### Grading Slope

The site is stair stepped.

### 1.1) Grading Conditions

A

Minor re-grading near the foundation was observed. We recommend re-grading to assure all water drains away from the home's foundation. Failure to re-grade low-lying areas at the foundation can cause water seepage under slabs, into the basement / crawlspace, and / or cracks or movement in the foundation.



This inspection does not include geological conditions or site stability information. For more information concerning these conditions, a geologist or soils engineer should be consulted.

## 2 Exterior

### Entrance

Entrance Type

Deck.

#### 2.1) Entrance Conditions

R

Deck showed signs of rot. See termite report for further break down and cost estimates.

Soil was in contact with a few of the posts. Recommend raking away soil to break contact.

The stair riser was damaged. Recommend repair or replacement.



AS = Appears Serviceable | R = Repair | S = Safety | A = Attention | NI = Not Inspected



AS = Appears Serviceable | R = Repair | S = Safety | A = Attention | NI = Not Inspected



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## Exterior Walls

**Structure Type**

Wood frame.

**Exterior Wall Covering**

The visible and accessible areas of the exterior siding material are wood.

AS = Appears Serviceable | R = Repair | S = Safety | A = Attention | NI = Not Inspected

2.2) Exterior Wall Conditions

A

Rot was observed around the home. Contact or see termite report for break down and costs for repairs.

Peeled paint was observed, recommend pressure washing and repainting as needed.

Delamination was noted at a few areas of the siding. Recommend maintenance and/or repair as needed.

The paint / finish of the siding was deteriorated and is in need of repair, replacement and / or maintenance.



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Wall insulation type and value are not verified. UFFI insulation or hazard are not identified. Conditions inside the wall cannot be judged. Lead paint testing is not part of this inspection.

**Exterior Windows - Doors**

**Window Type** Sliding.

**Window Material** Vinyl.Aluminum.

**2.3) Window Conditions** R

A broken glass pane was observed at the time of inspection. Recommend repair or replacement.



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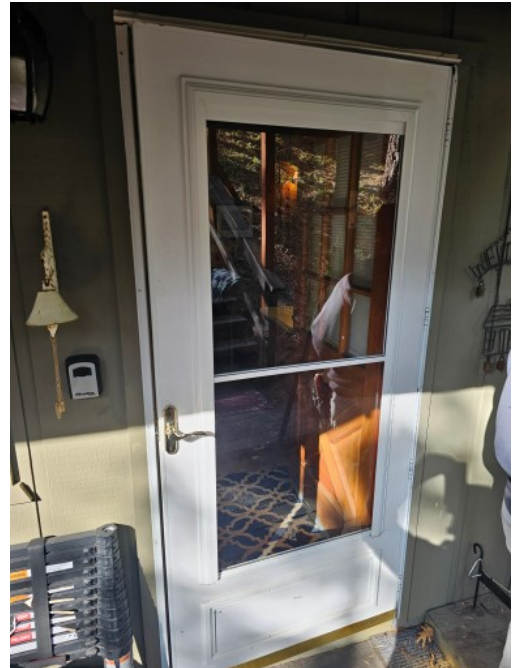
AS = Appears Serviceable | R = Repair | S = Safety | A = Attention | NI = Not Inspected



**2.4) Exterior Door Conditions**

A

Both exterior doors need minor adjustments and/or repair.



**Chimney**

**2.5) Chimney Conditions**

A

Recommend the fireplace and chimney be serviced and evaluated by a fireplace company.

AS = Appears Serviceable | R = Repair | S = Safety | A = Attention | NI = Not Inspected



It is recommended that clients have a third party inspection of their fireplaces and chimneys. J Bixler Inspections does not clean the flu nor comment on codes for fireplaces

## Electrical

### 2.6) Lights

AS

Appears Serviceable.



AS = Appears Serviceable | R = Repair | S = Safety | A = Attention | NI = Not Inspected



2.7) Outlet

AS

Appears Serviceable.



**3 Roofing**

**Roof Covering**

**Method of Inspection**

The roof was inspected by observing from a ladder placed at the edge of the roof.

**Roof Style**

Gable.

**Roof Covering Material**

Asphalt composition shingles.

**Number of Layers**

One.

**3.1) Roof Covering Condition**

R

The roof showed advanced signs of aging and deterioration. This condition can indicate imminent leakage. Replacement is recommended. Recommend further evaluation by a qualified roofing contractor. The inspector cannot offer an opinion as to whether the roof leaks today unless it is moderately raining at the time of inspection. Client should obtain full disclosure / history information from the seller prior to close.



AS = Appears Serviceable | R = Repair | S = Safety | A = Attention | NI = Not Inspected



This is a limited report of the general condition of the roof. For insurance and liability reasons J Bixler inspections does not walk roofs that are tile or higher than one story. The comfort of the inspector determines whether the single-story roof is walked. For additional information, please contact a licensed Roof Contractor to perform a further inspection. The report is an opinion of the general quality and condition of the roof. J Bixler Inspections does

not offer an opinion or warranty as to whether the roof has leaked in the past, or may be subject to future leakage. Determining the presence of asbestos or hazardous materials is beyond the scope of this inspection.

### 3.2) Gutter & Downspout Conditions

A

The property has no gutter system installed. Recommend adding gutters and downspouts where needed. Water seepage into crawl spaces, basements and under foundations are primarily caused by inadequate removal of rainwater from the perimeter of the house.

Gutter and subsurface drains are not water tested for leakage or blockage. Regular maintenance of drainage systems is required to avoid water problems at the roof and foundation.

## 4 Electrical

### Service Drop - Weatherhead

**Electrical Service Type** The electrical service is overhead.

**Electrical Service Material** Aluminum.

**Number of Conductors** Three.

#### 4.1) Electrical Service Conditions

AS

The main service entry appeared to be in serviceable condition at the time of inspection.



### Main Electrical Panel

**Main Disconnect Location** At Main Panel.

Six or fewer breakers usually do not require a main breaker, however, this many may indicate minimal electrical capacity. If the service amperage is less than 100, upgrades may be needed to operate larger electrical appliances.

**Electric Panel Location** The main electric panel is located at the exterior.

**Panel Amperage Rating** The electrical capacity of main breaker was listed / labeled as 100 amps.

**Circuit Protection Type** Breakers.

#### 4.2) Wiring Methods

AS

The main power cable is aluminum. The branch cables are copper. Plastic insulated (Romex) type wire is present.

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### 4.3) Electrical Panel Conditions

R

The panel manufacturer is Zinsco. The company is no longer in business. The client is advised to consult a licensed electrician for replacement



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Solar systems are not part of this inspection.

## 5 Plumbing

### Water Main Line

#### Main Shutoff Location

The main valve is located at the crawl space.

#### Main Line Material

The visible material of the main line / pipe appears to be copper.

#### 5.1) Main Line & Valve Conditions

AS

The visible portion of the main pipe and valve appeared to be in serviceable condition at the time of the inspection.

### Water Supply Lines

#### Supply Line Material

The visible material used for the supply lines is copper.

#### 5.2) Supply Line Conditions

AS

The visible portions of the supply lines appeared to be in serviceable condition at the time of inspection. All of the supply lines were not fully visible or accessible at the time of the inspection.



Pipes inside walls and underground cannot be judged for size, leaks, or corrosion. Water quality testing and testing for hazards such as lead are not part of this inspection. Be advised that some "polybutylene" plastic piping systems have experienced documented problems.

### Drain - Waste Lines

#### Drain Line Material

The visible portions of the waste lines are plastic.

#### 5.3) Drain Line Conditions

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Due to conditions observed or the main drainpipe exit location, a septic system may be, or MAY HAVE BEEN present at one time. Septic system verification, testing and evaluation are outside the scope of this inspection. Client is advised to consult with a homeowner for verification and / or a licensed septic certification specialist.

The visible portions of the waste lines appeared to be in serviceable condition at the time of inspection. All of the waste lines were not fully visible or accessible at the time of the inspection.



City sewer service, septic systems and all underground pipes are not part of this inspection. Future drainage performance is also not determined. Be advised that some “ABS” plastic piping systems have experienced documented problems. Contact the manufacture or plumbing expert for further information and evaluation.

**Water Heater(s)**

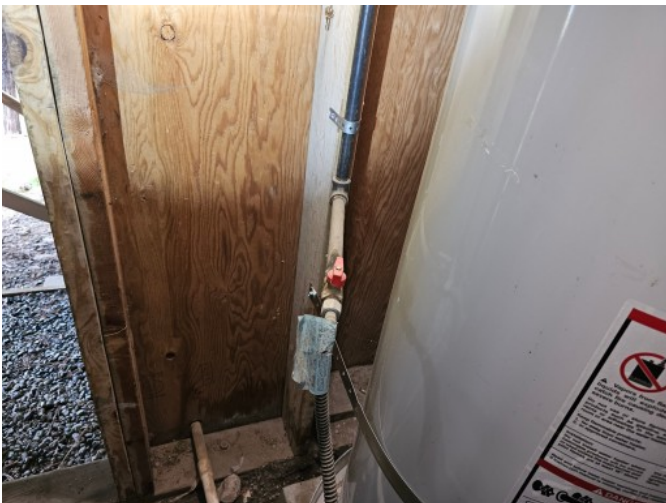
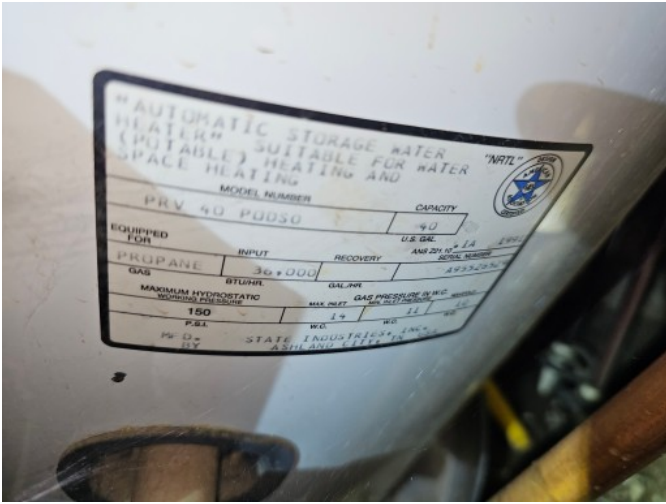
**Water Heater Type** Propane.  
**Water Heater Location** Crawl space  
**Water Heater Capacity** 40 Gallon.

**5.4) Water Heater Conditions** A

The water was over 150 degrees. Recommend turning water heater temperature down.

The water heater was operable at the time of inspection. This does not however guarantee future performance, operation, or condition.

AS = Appears Serviceable | R = Repair | S = Safety | A = Attention | NI = Not Inspected



Estimating the remaining life of a water heater or any other appliance is not part of this inspection. Hot water recirculating pumps/systems are not part of this inspection. Water treatments systems are not part of this inspection

## Fuel

**Fuel Type**

Propane

**5.5) Condition**

AS

Appears Serviceable.

Underground piping and fuel tanks cannot be judged. Pipes inside walls or pipes concealed from view cannot be judged. J Bixler Inspections does not perform tests for gas leaks or pipe size.

## 6 Living Room

### Walls - Ceilings - Floors

#### 6.1) Wall Conditions

AS

The general condition of the walls appeared to be in serviceable condition at the time of the inspection.



The condition of walls behind , paneling, and furnishings cannot be judged

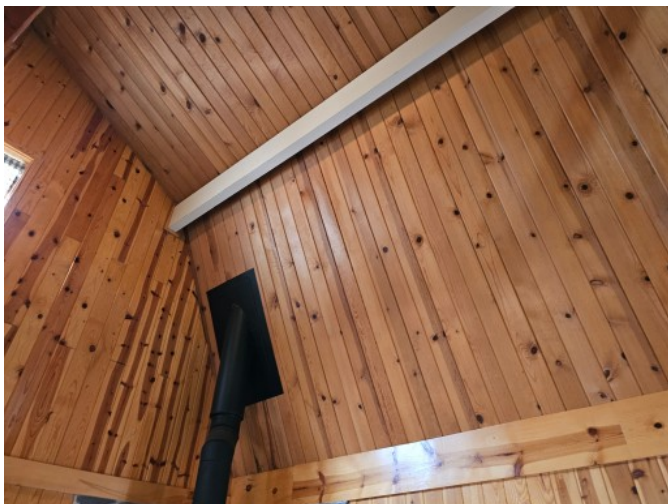
#### 6.2) Ceiling Conditions

AS

The general condition of the ceilings appeared to be in serviceable condition at the time of the inspection.

Parts of the house contained cathedral ceilings. The condition of roof rafters and/or presence of insulation were not visible or accessible for inspection.

AS = Appears Serviceable | R = Repair | S = Safety | A = Attention | NI = Not Inspected

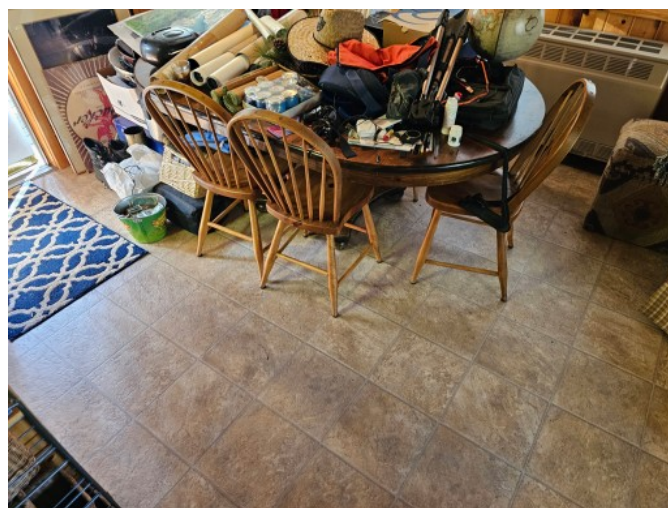


Determining whether acoustic sprayed ceilings contain asbestos is beyond the scope of this inspection. For more information, please contact American Lung Association or an asbestos specialist.

### 6.3) Floor Conditions

AS

The general condition of the visible and accessible portions of the floors appeared to be in serviceable condition at the time of the inspection.



Determining odors or stains is not included. Flooring damage and stains may be hidden by furniture or personal belongings. The condition of wood flooring beneath carpet is not inspected.

### 6.4) Heat Source Conditions

AS

The gas wall heater appeared serviceable

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## Windows - Doors

### 6.5) Interior Window Conditions

AS

The sample of windows tested were operational at the time of the inspection.



### 6.6) Interior Door Conditions

A

A loose handle was noted at the slider door. Recommend resecuring and/or repair.

The entry door sticks at the doorframe. Repair and/or adjustments are recommended.

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Electrical Conditions

6.7) Electrical Conditions

AS

Appears Serviceable.



6.8) Lighting Conditions

AS

Appears Serviceable.

AS = Appears Serviceable | R = Repair | S = Safety | A = Attention | NI = Not Inspected



### 6.9) Ceiling Fan Conditions

AS

The ceiling fan(s) were operational at the time of the inspection. Mounting hardware of fans, light fixtures, and/or chandeliers was not visible or accessible for inspection.



### 6.10) Smoke Detector Conditions

A

Recommend a combination unit be installed in hallway.

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## Fireplace

**Fireplace Location**

A fireplace is located in the living room.

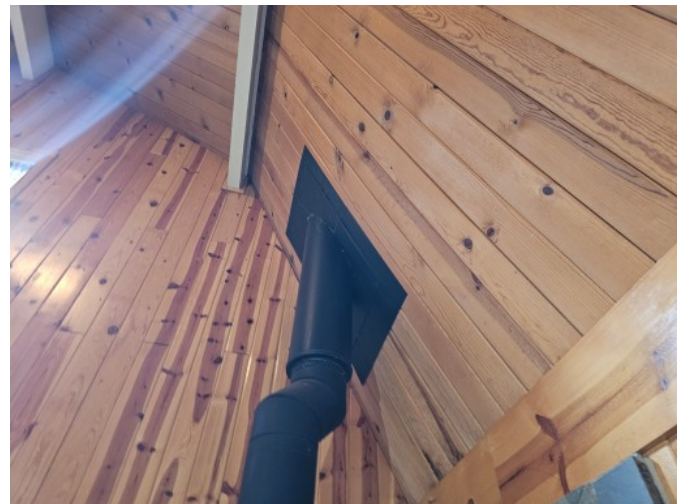
**Fireplace materials**

The fireplace is metal/pre-fabricated.

**6.11) Fireplace Conditions**

A

Recommend having the fireplace serviced and cleaned by a fireplace company prior to use.



# 7 Kitchen

## Walls - Ceilings - Floors

### 7.1) Wall Conditions

AS

The general condition of the walls appeared to be in serviceable condition at the time of the inspection.



### 7.2) Ceiling Conditions

AS

The general condition of the ceilings appeared to be in serviceable condition at the time of the inspection.



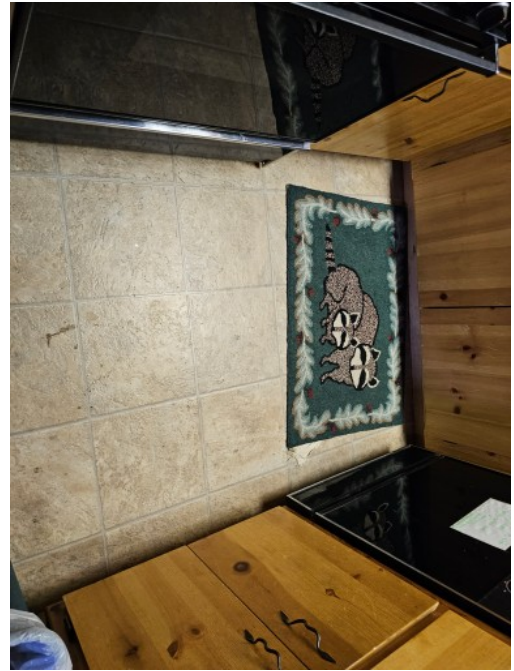
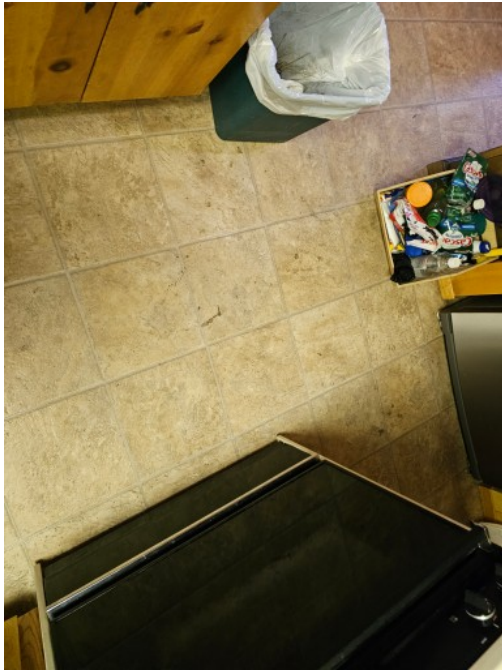
### 7.3) Floor Conditions

AS

The general condition of the visible and accessible portions of the floors appeared to be in

AS = Appears Serviceable | R = Repair | S = Safety | A = Attention | NI = Not Inspected

serviceable condition at the time of the inspection.



### Windows - Doors

#### 7.4) Kitchen Window Conditions

AS

The sample of windows tested were operational at the time of the inspection.



### Electrical Conditions

#### 7.5) Electrical Conditions

AS

Appears Serviceable.

AS = Appears Serviceable | R = Repair | S = Safety | A = Attention | NI = Not Inspected



**7.6) Lighting Conditions**

AS

Appears Serviceable.



**Kitchen Sink - Counter tops - Cabinets**

**7.7) Counter Conditions**

A

Minor wear was observed at the counters.

AS = Appears Serviceable | R = Repair | S = Safety | A = Attention | NI = Not Inspected



7.8) Cabinet Conditions

A

The kitchen cabinets showed evidence of minor wear.



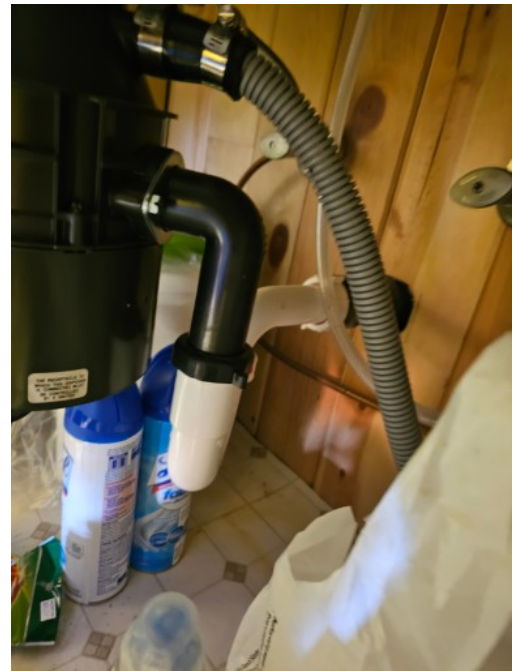
AS = Appears Serviceable | R = Repair | S = Safety | A = Attention | NI = Not Inspected



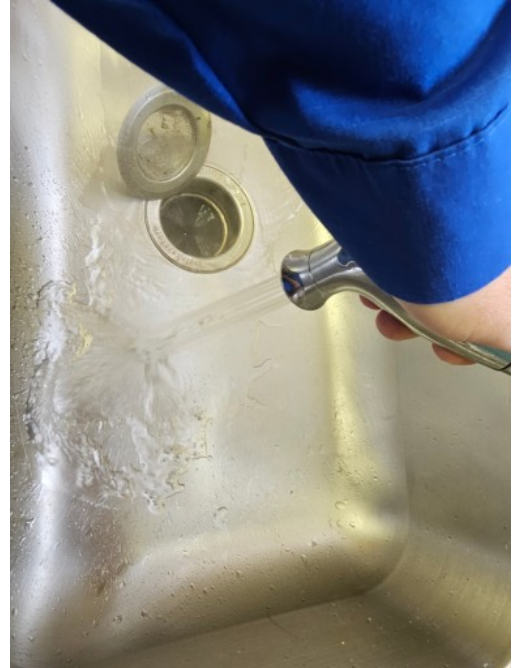
7.9) Sink Plumbing Conditions

AS

The kitchen sink appeared to be in serviceable condition at the time of the inspection. The faucet appeared to be in serviceable condition at the time of the inspection. The visible areas of the plumbing under the kitchen sink appeared to be in serviceable condition at the time of the inspection.



AS = Appears Serviceable | R = Repair | S = Safety | A = Attention | NI = Not Inspected



**7.10) Garbage Disposal Condition**

AS

The sink disposal was operable at the time of the inspection. This does not however guarantee future conditions after the time of inspection. The client should consult a licensed plumber, manufacturer, or disposal supply company for information on proper usage and safety-related concerns.



**Appliances**

**Stove - Range Type**

The range is gas.

AS = Appears Serviceable | R = Repair | S = Safety | A = Attention | NI = Not Inspected

### 7.11) Stove - Range Condition

S

The stove did not have an anti-tip device. An anti-tip device should be installed for increased safety.

The oven was in operational condition at the time of the inspection. This does not however guarantee future conditions after the time of inspection.



### 7.12) Hood Fan Conditions

S

The exhaust fan was not vented. Recommend exhaust installed and be extended to the exterior or a re-circulating charcoal type fan / hood be installed. When a hood is not vented above a gas stove this is considered a safety concern and should be properly fixed

AS = Appears Serviceable | R = Repair | S = Safety | A = Attention | NI = Not Inspected



### 7.13) Dishwasher Conditions

R

The dishwasher was not operational. Recommend repair or replacement.

AS = Appears Serviceable | R = Repair | S = Safety | A = Attention | NI = Not Inspected



**8 Bath 1****Walls - Ceilings - Floors****8.1) Wall Conditions**

AS

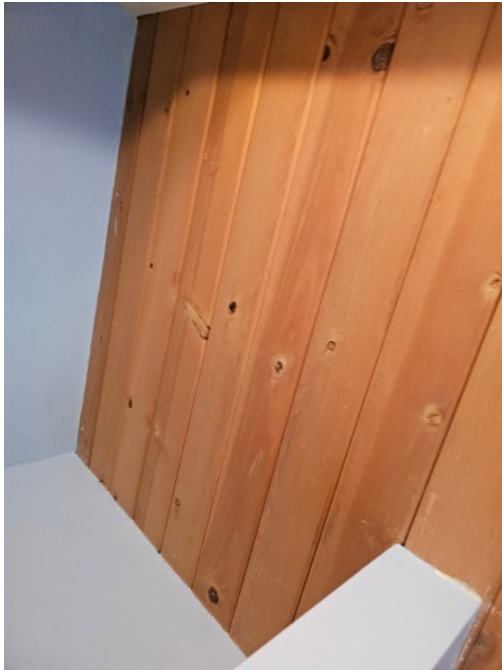
The general condition of the walls appeared to be in serviceable condition at the time of the inspection.

**8.2) Ceiling Conditions**

AS

The general condition of the ceilings appeared to be in serviceable condition at the time of the inspection.

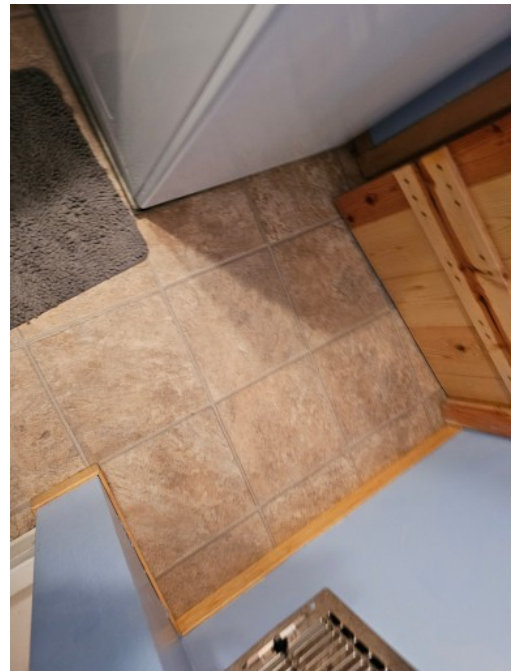
AS = Appears Serviceable | R = Repair | S = Safety | A = Attention | NI = Not Inspected



**8.3) Floor Conditions**

AS

The general condition of the visible and accessible portions of the floors appeared to be in serviceable condition at the time of the inspection.



**8.4) Heat Source Conditions**

AS

The electric wall heater appeared serviceable



## Windows - Doors

### 8.5) Bathroom Window Conditions

R

A cracked/broken glass pane was observed at the time of inspection. Recommend repair or replacement.



### 8.6) Bathroom Door Conditions

AS

The interior doors appeared to be in serviceable condition at the time of the inspection.

AS = Appears Serviceable | R = Repair | S = Safety | A = Attention | NI = Not Inspected

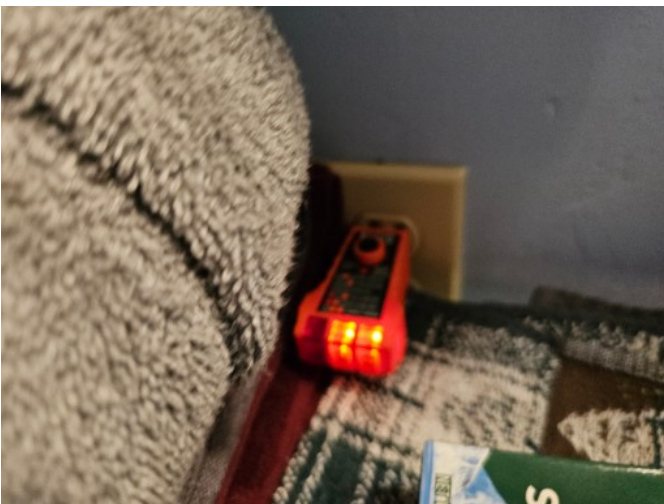


## Electrical Conditions

### 8.7) Electrical Conditions

R

Three-pronged outlets did not test for proper ground at the time of inspection. Recommend further evaluation and repairs by a licensed electrician prior to close.



### 8.8) Lighting Conditions

AS

Appears Serviceable.



### 8.9) Vent Fan Conditions

A

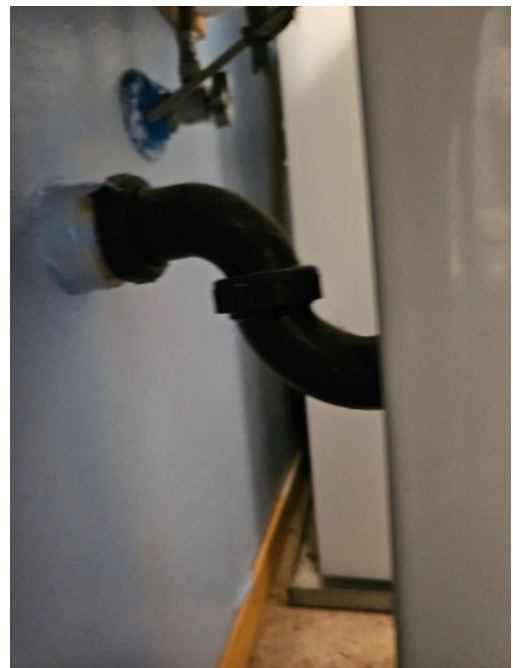
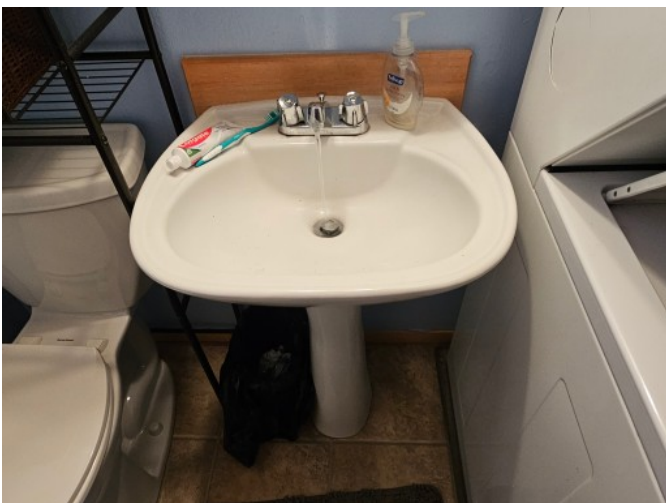
Window ventilation only was observed in the bath. While this is considered adequate by today's standards, we strongly advise the installation of a powered ventilation system. Failure to remove excess moisture from bathrooms can cause mold and moisture conditions.

## Bathroom Sink

### 8.10) Sink Conditions

AS

The sink appeared to be in serviceable condition at the time of inspection in bath.



AS = Appears Serviceable | R = Repair | S = Safety | A = Attention | NI = Not Inspected



Shower - Tub - Toilet

8.11) Shower - Tub Conditions

AS

The shower, faucet, and drains appeared to be in serviceable condition.



AS = Appears Serviceable | R = Repair | S = Safety | A = Attention | NI = Not Inspected



8.12) Toilet Conditions

AS

The toilet appeared to be in serviceable condition at the time of inspection in bath.

AS = Appears Serviceable | R = Repair | S = Safety | A = Attention | NI = Not Inspected



## 9 Laundry

### Laundry Room

Location

Bathroom 1

#### 9.1) Laundry Room Conditions

AS

The visible and accessible portions of the laundry plumbing components appeared to be in serviceable condition at the time of inspection.



Washing machines and dryers are not moved during the inspection nor tested. Condition of the walls or flooring under these machines cannot be judged. J Bixler Inspections does not water test machine drains or supply valves. Water supply valves, if turned, may be subject to leaking.

10 Bedroom 1

Walls - Ceilings - Floors

10.1) Wall Conditions

AS

The general condition of the walls appeared to be in serviceable condition at the time of the inspection.



The condition of walls behind , paneling, and furnishings cannot be judged

10.2) Ceiling Conditions

AS

The general condition of the ceilings appeared to be in serviceable condition at the time of the inspection.



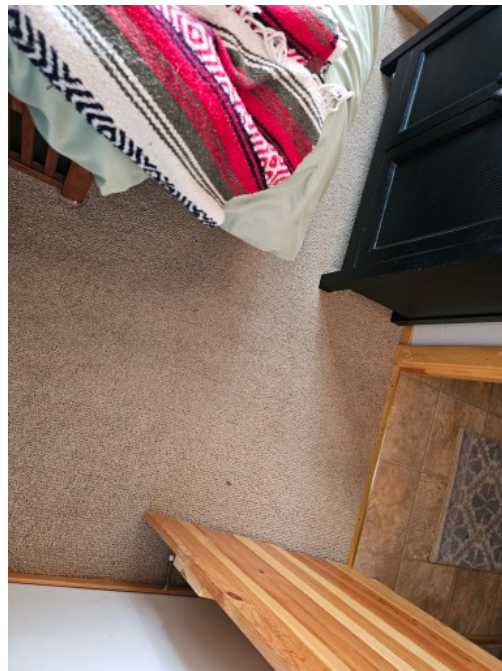
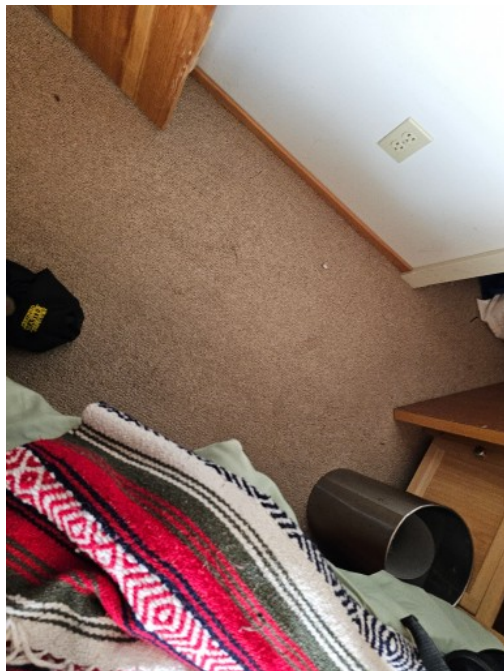
Determining whether acoustic sprayed ceilings contain asbestos is beyond the scope of this inspection. For more information, please contact American Lung Association or an asbestos

specialist.

### 10.3) Floor Conditions

AS

The general condition of the visible and accessible portions of the floors appeared to be in serviceable condition at the time of the inspection.



Determining odors or stains is not included. Flooring damage and stains may be hidden by furniture or personal belongings. The condition of wood flooring beneath carpet is not inspected.

## Windows - Doors

### 10.4) Interior Window Conditions

AS

The sample of windows tested were operational at the time of the inspection.

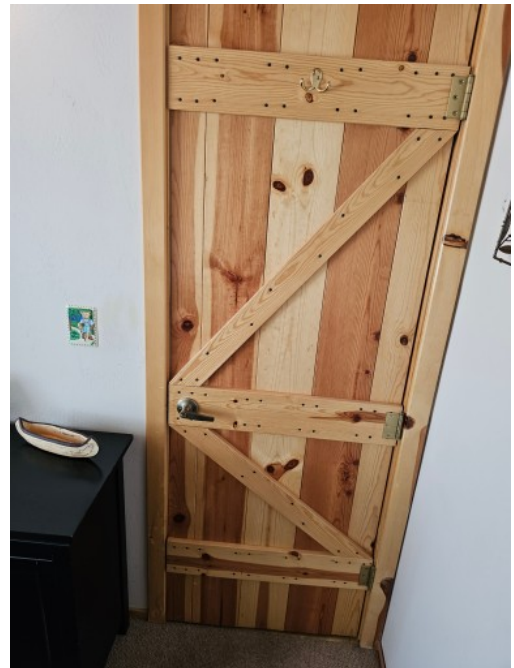
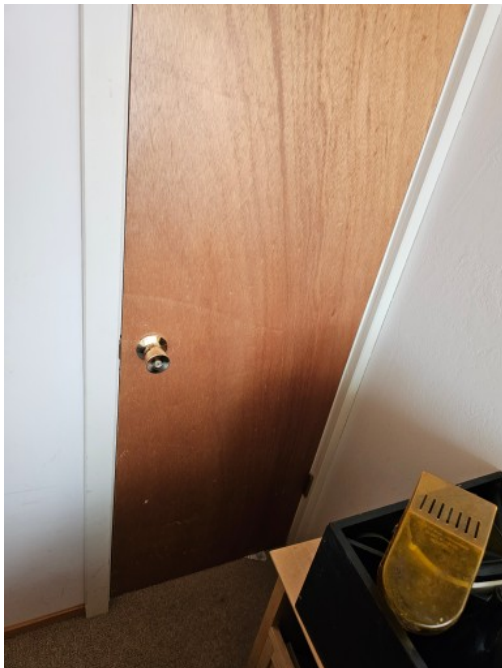
AS = Appears Serviceable | R = Repair | S = Safety | A = Attention | NI = Not Inspected



**10.5) Interior Door Conditions**

A

The entry door sticks at the doorframe. Repair and/or adjustments are recommended.



**Electrical Conditions**

**10.6) Electrical Conditions**

AS

Appears Serviceable.



**10.7) Lighting Conditions**

AS

Appears Serviceable.



**10.8) Smoke Detector Conditions**

AS

Appears Serviceable.

AS = Appears Serviceable | R = Repair | S = Safety | A = Attention | NI = Not Inspected



## 11 Bedroom 2

### Walls - Ceilings - Floors

#### 11.1) Wall Conditions

AS

The general condition of the walls appeared to be in serviceable condition at the time of the inspection.

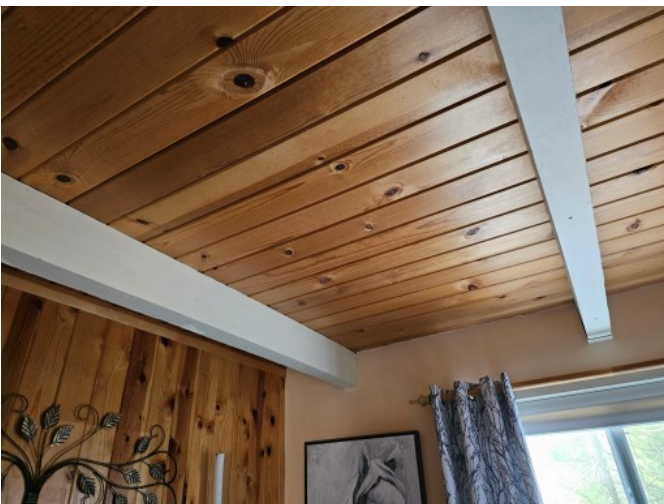


The condition of walls behind , paneling, and furnishings cannot be judged

#### 11.2) Ceiling Conditions

AS

The general condition of the ceilings appeared to be in serviceable condition at the time of the inspection.



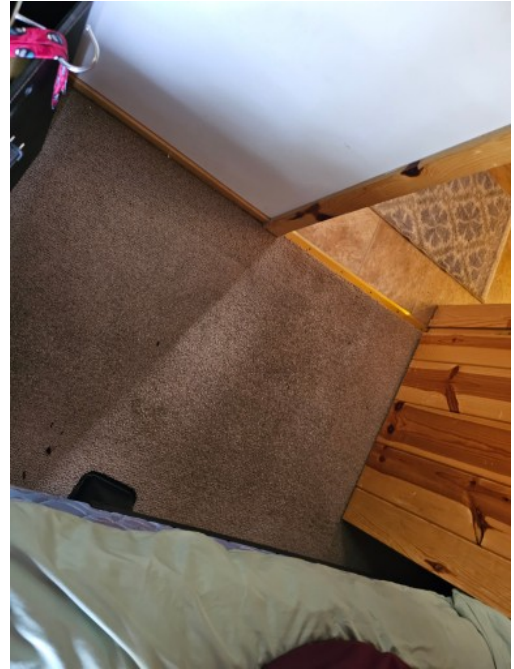
Determining whether acoustic sprayed ceilings contain asbestos is beyond the scope of this inspection. For more information, please contact American Lung Association or an asbestos

specialist.

### 11.3) Floor Conditions

A

The floors squeaked at the time of inspection. Recommend securing floorboards and/or repair as needed.



Determining odors or stains is not included. Flooring damage and stains may be hidden by furniture or personal belongings. The condition of wood flooring beneath carpet is not inspected.

### 11.4) Heat Source Conditions

AS

The electric wall heater appeared serviceable



Windows - Doors

11.5) Interior Window Conditions

AS

The sample of windows tested were operational at the time of the inspection.

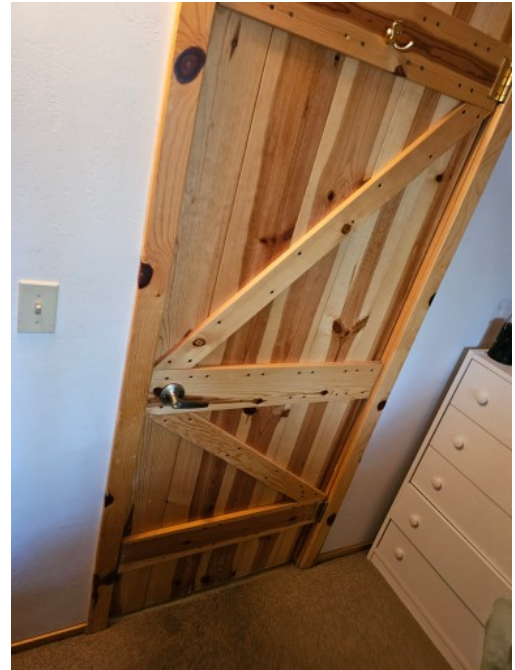


11.6) Interior Door Conditions

AS

The interior doors appeared to be in serviceable condition at the time of the inspection.

AS = Appears Serviceable | R = Repair | S = Safety | A = Attention | NI = Not Inspected

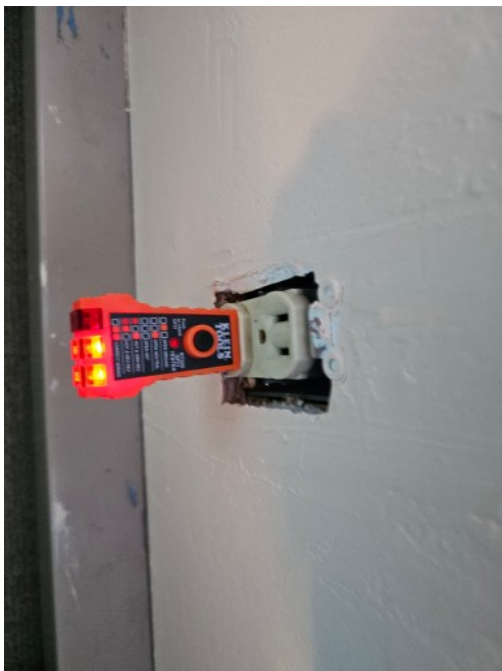


### Electrical Conditions

#### 11.7) Electrical Conditions

A

Missing receptacle or switch covers were observed at the time of inspection. Recommend covers be installed for safety.



#### 11.8) Lighting Conditions

AS

Appears Serviceable.



**11.9) Smoke Detector Conditions**

AS

Appears Serviceable.



# 12 Family Room

## Walls - Ceilings - Floors

### 12.1) Wall Conditions

AS

The general condition of the walls appeared to be in serviceable condition at the time of the inspection.

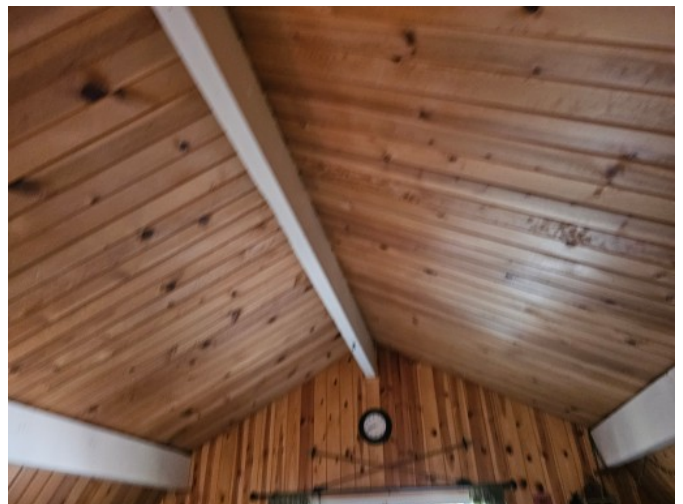


The condition of walls behind , paneling, and furnishings cannot be judged

### 12.2) Ceiling Conditions

AS

The general condition of the ceilings appeared to be in serviceable condition at the time of the inspection.



Determining whether acoustic sprayed ceilings contain asbestos is beyond the scope of this inspection. For more information, please contact American Lung Association or an asbestos

specialist.

**12.3) Floor Conditions**

A

The carpets appear to be worn.

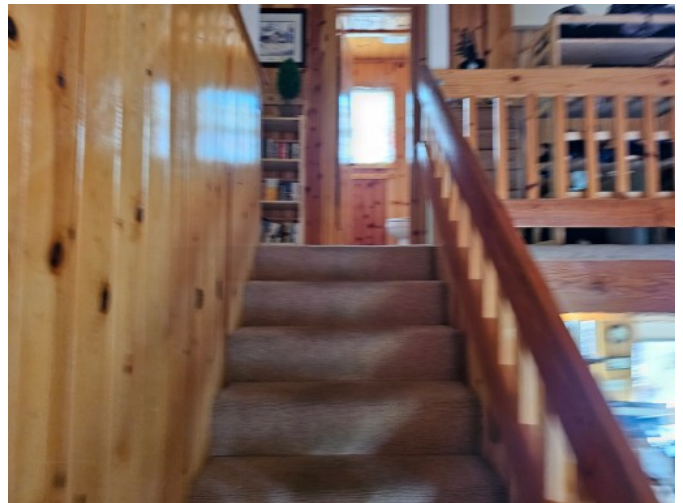


Determining odors or stains is not included. Flooring damage and stains may be hidden by furniture or personal belongings. The condition of wood flooring beneath carpet is not inspected.

**12.4) Stairs and railing**

AS

The stairs appeared serviceable.





### 12.5) Balcony

S

The openings in the railings appear too wide. We recommend decreasing the opening length between the balusters to reduce the possibility of child injury. Client should consult with a deck contractor for information on current standards.

Rot was noted at the balcony. See termite report for breakdown and cost estimates.



## Windows - Doors

### 12.6) Interior Window Conditions

AS

The sample of windows tested were operational at the time of the inspection.



**12.7) Interior Door Conditions**

AS

The interior doors appeared to be in serviceable condition at the time of the inspection.

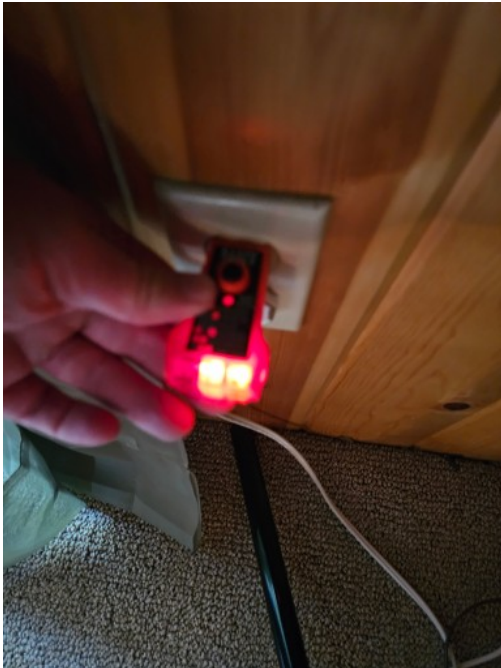


**Electrical Conditions**

**12.8) Electrical Conditions**

AS

Appears Serviceable.



### 12.9) Ceiling Fan Conditions

AS

The ceiling fan(s) were operational at the time of the inspection. Mounting hardware of fans, light fixtures, and / or chandeliers was not visible or accessible for inspection.



### 12.10) Smoke Detector Conditions

S

There were no carbon monoxide detectors found at the time of inspection. Current state laws require the installation of these devices. Client should contact the local Fire Marshall's office for proper locations.

AS = Appears Serviceable | R = Repair | S = Safety | A = Attention | NI = Not Inspected



13 Bath 2

Walls - Ceilings - Floors

13.1) Wall Conditions

AS

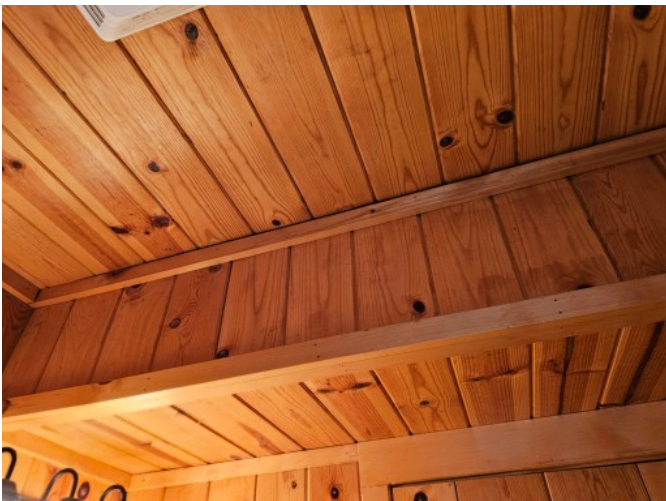
The general condition of the walls appeared to be in serviceable condition at the time of the inspection.



13.2) Ceiling Conditions

AS

The general condition of the ceilings appeared to be in serviceable condition at the time of the inspection.



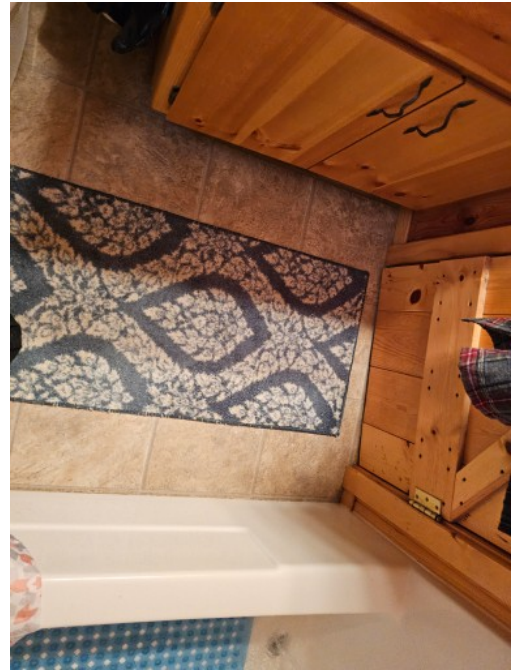
13.3) Floor Conditions

AS

The general condition of the visible and accessible portions of the floors appeared to be in

AS = Appears Serviceable | R = Repair | S = Safety | A = Attention | NI = Not Inspected

serviceable condition at the time of the inspection.



## Windows - Doors

### 13.4) Bathroom Window Conditions

AS

The sample of windows tested were operational at the time of the inspection.



### 13.5) Bathroom Door Conditions

AS

The interior doors appeared to be in serviceable condition at the time of the inspection.



Electrical Conditions

**13.6) Electrical Conditions**

AS

Appears Serviceable.



**13.7) Lighting Conditions**

AS

Appears Serviceable.

AS = Appears Serviceable | R = Repair | S = Safety | A = Attention | NI = Not Inspected



### 13.8) Vent Fan Conditions

R

The exhaust fan did not operate or was disconnected. Please refer to limitations of inspection regarding mold / moisture related conditions.

## Bathroom Sink

### 13.9) Counter - Cabinet Conditions

A

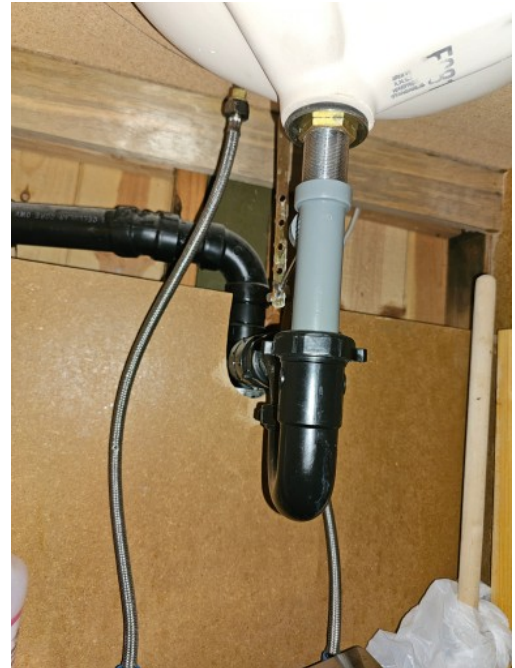
Minor wear was observed at the counter/cabinets.



### 13.10) Sink Conditions

AS

The sink appeared to be in serviceable condition at the time of inspection in bath.



**Shower - Tub - Toilet**

**13.11) Shower - Tub Conditions**

R

Bath faucet leaks back towards the wall. Recommend repair.

The bathtub drained slowly. This may be an indication of a plumbing problem or simple cleaning may be needed. It is suggested that a "Licensed Plumbing Contractor" be contacted for further evaluation.

AS = Appears Serviceable | R = Repair | S = Safety | A = Attention | NI = Not Inspected



**13.12) Toilet Conditions**

AS

The toilet appeared to be in serviceable condition at the time of inspection in bath.

AS = Appears Serviceable | R = Repair | S = Safety | A = Attention | NI = Not Inspected



## 14 Foundation - Crawl Space

### Foundation

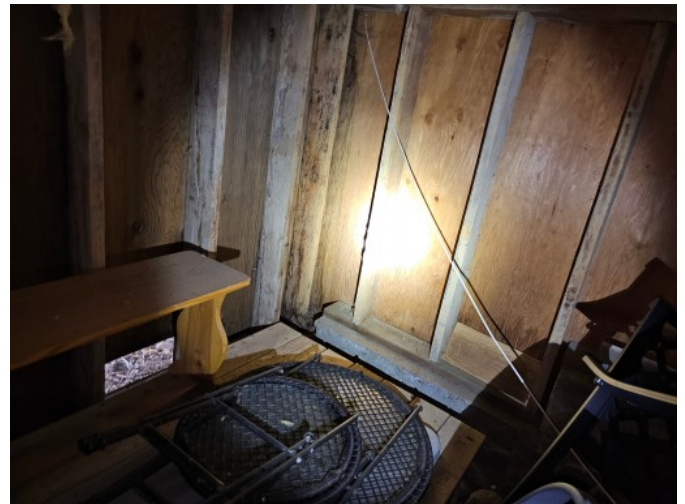
**Foundation Type** Crawl Space.

**Foundation Material** Concrete.

#### 14.1) Foundation Conditions

AS

The visible and accessible portions of the foundation walls appeared serviceable.





All slabs experience some degree of cracking due to shrinkage in the drying process. In most instances, floor coverings prevent recognition of cracks or settlement in all but the most severe cases. J Bixler Inspections will re-inspect at additional costs provided the client removes floor covering and releases J Bixler Inspections from damaged caused by this process. Floor coverings are not removed during this inspection.

## Flooring Structure

### 14.2) Flooring Support Conditions

R

Some dry rot was noted at the flooring structure behind the deck ledger. See termite report for information.

Paper was left around the piers. Recommend removing paper.

AS = Appears Serviceable | R = Repair | S = Safety | A = Attention | NI = Not Inspected



## 15 Thermal Imaging

### Thermal Scan

#### 15.1) Thermal Conditions

AS

The thermal imaging scan came back free and clear of any findings

