

# *PLAN-IT HOME INSPECTIONS LLC*

## Property Inspection Report



123 Your Street, Anytown, State 12345  
Inspection prepared for: Sam I Am  
Date of Inspection: 8/5/2022 Time: Any time  
Age of Home: Any age Size: Any size  
Weather: All weather

Inspector: Justin Michael Colley  
NACHI22011110  
2559 Parker Trail, Gainesville, 30506  
Phone: 5306137148  
Email: [planithomeinspections@gmail.com](mailto:planithomeinspections@gmail.com)

## Table Of Contents

Report Summary	2-4
Inspection Details	5
Interior Areas	6-11
Bedrooms	12-14
Bathroom	15-21
Kitchen	22-27
Laundry	28-30
Heat/AC	31-35
Water Heater	36-38
Garage	39-41
Electrical	42-43
Roof	44-46
Attic	47-49
Exterior Areas	50-52
Foundation	53-54
Grounds	55-60
Glossary	61

## Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

Interior Areas		
Page 6 Item: 1	Door Bell	• Door bell cover is broken noted.
Page 6 Item: 3	Floor condition	• Some stains noted.
Page 7 Item: 5	Wall Condition	• Some areas have patchwork noted. • Some areas are obstructed from view noted.
Page 8 Item: 6	Ceiling Condition	• Nail pops noted.
Page 9 Item: 12	Fireplace	• Gas Fireplace installed, but did not work when tested. Recommend having gas log specialist evaluate before closing.
Page 10 Item: 13	Smoke Detectors	• Testing of smoke detectors is not included in this inspection. Pushing the "Test" button only verifies that there is power at the detector--either a battery or hard wired to the house power--and not the operational workings of the detector. The operational check is done by filling the sensor with smoke and is beyond the scope of this inspection. Battery operated smoke alarms should be checked routinely and the batteries changed frequently.
Bedrooms		
Page 13 Item: 7	Window Condition	• Window in one guest bedroom was inaccessible noted. • Window in master bedroom will open but not stay up noted.
Bathroom		
Page 15 Item: 4	Cabinets	• Cabinet hinges in half bath are cracked noted.
Page 20 Item: 19	Window Condition	• Master bathroom window is difficult to open noted.
Laundry		
Page 28 Item: 2	Dryer Vent	• Could not fully inspect the dryer vent, it is obscured by dryer in place. Recommend cleaning.
Page 29 Item: 7	Plumbing	• Could not view due to equipment in the way.
Heat/AC		
Page 32 Item: 3	Refrigerant Lines	• Missing/damaged insulation at A/C unit.
Page 32 Item: 4	Heater Condition	• The serial numbers indicate that the Heating and AC units are original equipment from 2006-07 and are having some performance issues. Recommend evaluation of the entire HVAC system by a licensed HVAC specialist.

Page 33 Item: 7	Venting	<ul style="list-style-type: none"> <li>Differential temps at main floor return were not within the accepted range of 13 to 20 degrees, recommend HVAC specialist to give professional opinion on issue.</li> <li>AC at main did not reach temps I was looking for - recommend HVAC specialist to evaluate to see if it needs freon or has other issue.</li> <li>Heat did not function properly when tested at second floor. Recommend evaluation and corrections by a licensed HVAC specialist.</li> </ul>
Page 35 Item: 11	Filters	<ul style="list-style-type: none"> <li>Furnace filter dirty. Needs replacement.</li> </ul>
Water Heater		
Page 37 Item: 6	TPRV	<ul style="list-style-type: none"> <li>Recommend TPRV extend to 4 inches from the garage floor.</li> </ul>
Page 37 Item: 7	Number Of Gallons	<ul style="list-style-type: none"> <li>Serial number could not be located to determine age and capacity. Recommend evaluation of water heater by a qualified appliance technician.</li> </ul>
Electrical		
Page 42 Item: 2	Cable Feeds	<ul style="list-style-type: none"> <li>Bracket is loose from wall at service conduit noted.</li> </ul>
Roof		
Page 44 Item: 1	Roof Condition	<ul style="list-style-type: none"> <li>Roof looks to be original, is showing some signs of degradation and may need to be replaced in the near future. Recommend evaluation for life expectancy and price quote for replacement by a licensed roofing contractor.</li> </ul>
Page 45 Item: 6	Vent Caps	<ul style="list-style-type: none"> <li>Vent bases are rusted and caulking looks to be degrading, recommend replacement.</li> </ul>
Page 45 Item: 7	Gutter	<ul style="list-style-type: none"> <li>Recommend installing gutters at back patio roof.</li> <li>Ponding (sitting water) noted at gutter system. Need to change angle/slope to allow water to flow freely out of the gutter system.</li> </ul>
Exterior Areas		
Page 50 Item: 2	Window Condition	<ul style="list-style-type: none"> <li>Some window screens missing and some damaged.</li> </ul>
Page 51 Item: 3	Siding Condition	<ul style="list-style-type: none"> <li>Recommend caulking gaps at siding joints.</li> <li>Some damage noted.</li> </ul>
Page 51 Item: 4	Eaves & Facia	<ul style="list-style-type: none"> <li>Evidence of repairs observed, unable to determine the effectiveness of these repairs.</li> <li>No drip edge noted at eaves.</li> <li>Peeling paint at barge rafters noted.</li> </ul>
Page 52 Item: 5	Exterior Paint	<ul style="list-style-type: none"> <li>Recommend painting maintenance at some areas.</li> </ul>
Foundation		
Page 53 Item: 1	Slab Foundation	<ul style="list-style-type: none"> <li>Concrete slab not visible due to floor coverings.</li> </ul>
Grounds		
Page 55 Item: 2	Grading	<ul style="list-style-type: none"> <li>Backyard slopes toward the house.</li> </ul>
Page 55 Item: 3	Vegetation Observations	<ul style="list-style-type: none"> <li>Prune or remove any plants that are in contact or proximity to home to eliminate pathways of wood destroying insects.</li> </ul>
Page 59 Item: 17	Fence Condition	<ul style="list-style-type: none"> <li>Fence damaged.</li> </ul>

**INTRODUCTION:**

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process.

Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFCI outlets may not be installed; this report will focus on safety and function, not current code. This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair.

For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.

# Inspection Details

## 1. Attendance

In Attendance: Client present

## 2. Home Type

Home Type: Single Family Home

## 3. Occupancy

Occupancy: Occupied - Furnished

### Interior Areas

The Interior section covers areas of the house that are not considered part of the Bathrooms, Bedrooms, Kitchen or areas covered elsewhere in the report. Interior areas usually consist of hallways, foyer, and other open areas. Within these areas the inspector is performing a visual inspection and will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas on the interior.

The inspector does not usually test for mold or other hazardous materials. A qualified expert should be consulted if you would like further testing.

#### 1. Door Bell

Good	Fair	Poor	N/A	None
	X			

**Observations:**

- Operated normally when tested.
- **Door bell cover is broken noted.**



Door bell cover is broken noted.

#### 2. Ceiling Fans

Good	Fair	Poor	N/A	None
X				

**Observations:**

- Operated normally when tested but had loud grinding sound at time of inspection.



Operated normally when tested but had loud grinding sound at time of inspection.

#### 3. Floor condition

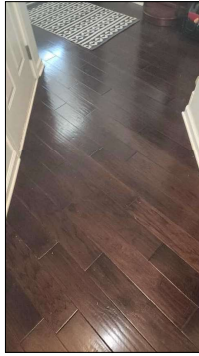
Good	Fair	Poor	N/A	None
X	X			

**Observations:**

- Manufactured wood flooring looks good.
- Carpet in fair condition.
- **Some stains noted.**



Some stains noted.



Manufactured wood flooring looks good.



Carpet in fair condition.



Carpet in fair condition.

#### 4. Electrical

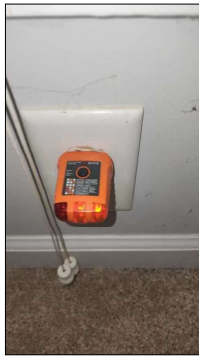
Good	Fair	Poor	N/A	None
X				

**Observations:**

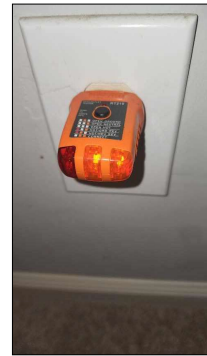
- Outlet functioning properly.



Outlet functioning properly.



Outlet functioning properly.



Outlet functioning properly.

#### 5. Wall Condition

Good	Fair	Poor	N/A	None
	X			

**Materials:** Drywall walls noted.

**Observations:**

- Walls were in fair condition.
- Some areas have patchwork noted.
- Some areas are obstructed from view noted.





Some areas have patchwork noted.



Some areas are obstructed from view noted.



Some areas have patchwork noted.



Some areas have patchwork noted.

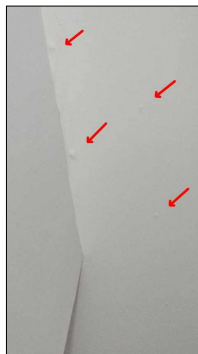
### 6. Ceiling Condition

Good	Fair	Poor	N/A	None
	X			

Materials: There are drywall ceilings noted.

Observations:

- Ceilings were in fair condition.
- **Nail pops noted.**



Nail pops noted.

### 7. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: Vinyl framed single hung window noted.

Observations:

- Windows worked properly during inspection.



Windows worked properly during inspection.



Windows worked properly during inspection.

8. Doors

Good	Fair	Poor	N/A	None
X				

Observations:

- Doors look good and functioned properly during inspection.

9. Patio Doors

Good	Fair	Poor	N/A	None

10. Screen Doors

Good	Fair	Poor	N/A	None

11. Closets

Good	Fair	Poor	N/A	None
X				

Observations:

- The closet is in serviceable condition.

12. Fireplace

Good	Fair	Poor	N/A	None
X	X			

Materials: Living Room

Materials: Prefabricated "zero clearance" fireplace noted.

Observations:

- Fireplace was in good/fair condition.
- Gas Fireplace installed, but did not work when tested. Recommend having gas log specialist evaluate before closing.



Fireplace was in good/fair condition.



Gas Fireplace installed, but did not work when tested. Recommend having gas log specialist evaluate before closing.

13. Smoke Detectors

Good	Fair	Poor	N/A	None
			X	

Observations:

• Testing of smoke detectors is not included in this inspection. Pushing the "Test" button only verifies that there is power at the detector--either a battery or hard wired to the house power--and not the operational workings of the detector. The operational check is done by filling the sensor with smoke and is beyond the scope of this inspection. Battery operated smoke alarms should be checked routinely and the batteries changed frequently.



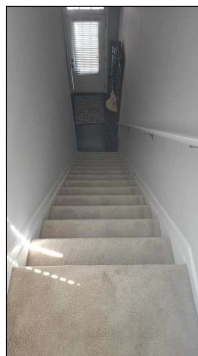
Testing of smoke detectors is not included in this inspection. Pushing the "Test" button only verifies that there is power at the detector--either a battery or hard wired to the house power--and not the operational workings of the detector. The operational check is done by filling the sensor with smoke and is beyond the scope of this inspection. Battery operated smoke alarms should be checked routinely and the batteries changed frequently.

14. Stairs & Handrail

Good	Fair	Poor	N/A	None
X	X			

Observations:

• Functional.



Functional.

15. Window-Wall AC or Heat

Good	Fair	Poor	N/A	None

16. Cabinets

Good	Fair	Poor	N/A	None

17. Security Bars

Good	Fair	Poor	N/A	None

18. Bar

Good	Fair	Poor	N/A	None

### Bedrooms

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

#### 1. Locations

Locations: Master upstairs • Upstairs #2 • Upstairs #3

#### 2. Ceiling Fans

Good	Fair	Poor	N/A	None
X				

Observations:

- Operated normally when tested, at time of inspection.



Operated normally when tested, at time of inspection.

#### 3. Floor Condition

Good	Fair	Poor	N/A	None
X				

Flooring Types: Carpet is noted.

Observations:

- Carpet was in good shape.



Carpet was in good shape.



Carpet was in good shape.



Carpet was in good shape.

#### 4. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:

- Outlet working during inspection.



Outlet working during inspection. Outlet working during inspection. Outlet working during inspection.

### 5. Wall Condition

Good	Fair	Poor	N/A	None
X	X			

Materials: Drywall walls noted.

Observations:

- Walls were in good/fair condition.

### 6. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

Observations:

- Ceilings were in good condition.

### 7. Window Condition

Good	Fair	Poor	N/A	None
X				

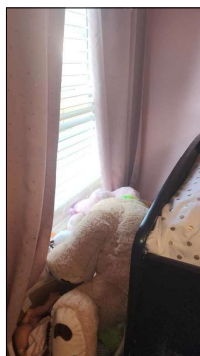
Materials: Vinyl framed single hung window noted.

Observations:

- Windows operated properly when tested during inspection.
- Window in one guest bedroom was inaccessible noted.
- Window in master bedroom will open but not stay up noted.



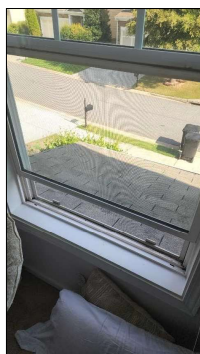
Windows operated properly when tested during inspection.



Window in one guest bedroom was inaccessible noted.



Window in master bedroom will open but not stay up noted.



Windows operated properly when tested during inspection.

### 8. Patio Doors

Good	Fair	Poor	N/A	None

### 9. Screen Doors

Good	Fair	Poor	N/A	None

### 10. Closets

Good	Fair	Poor	N/A	None
	X			

Observations:

- The closet is in serviceable condition.

### 11. Doors

Good	Fair	Poor	N/A	None
X				

Observations:

- Doors functioned properly.

### 12. Cabinets

Good	Fair	Poor	N/A	None

### 13. Fireplace

Good	Fair	Poor	N/A	None

### 14. Security Bars

Good	Fair	Poor	N/A	None

### 15. Smoke Detectors

Good	Fair	Poor	N/A	None

### 16. Window-Wall AC or Heat

Good	Fair	Poor	N/A	None

### Bathroom

Bathrooms can consist of many features from jacuzzi tubs and showers to toilets and bidets. Because of all the plumbing involved it is an important area of the house to look over. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring..

#### 1. Locations

Locations: Half bathroom • Master upstairs • Guest upstairs

#### 2. Exhaust Fan

Good	Fair	Poor	N/A	None
X				

Observations:

- The bath fan was operated and no issues were found.



The bath fan was operated and no issues were found.



The bath fan was operated and no issues were found.



The bath fan was operated and no issues were found.

#### 3. Counters

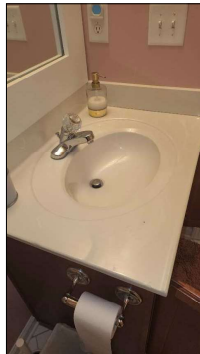
Good	Fair	Poor	N/A	None
X				

Observations:

- Composite tops noted.



Composite tops noted.



Composite tops noted.



Composite tops noted.

#### 4. Cabinets

Good	Fair	Poor	N/A	None
X	X			

Observations:

- Appeared functional at time of inspection.
- Cabinet hinges in half bath are cracked noted.





Appeared functional at time of inspection.



Appeared functional at time of inspection.



Cabinet hinges in half bath are cracked noted.



Cabinet hinges in half bath are cracked noted.

**5. Mirrors**

Good	Fair	Poor	N/A	None
X				

**Observations:**

- Mirrors were in place and appear to be in good condition.



Mirrors were in place and appear to be in good condition.



Mirrors were in place and appear to be in good condition.

**6. Floor Condition**

Good	Fair	Poor	N/A	None
X				

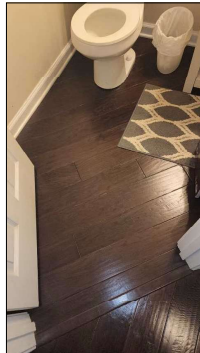
**Materials:** Ceramic tile is noted. • Manufactured wood flooring noted.

**Observations:**

- Bathroom floor appears to be in good shape at time of inspection.



Bathroom floor appears to be in good shape at time of inspection. Bathroom floor appears to be in good shape at time of inspection. Bathroom floor appears to be in good shape at time of inspection.



Bathroom floor appears to be in good shape at time of inspection.

**7. Electrical**

Good	Fair	Poor	N/A	None

**8. GFCI**

Good	Fair	Poor	N/A	None
X				

Observations:  
 • **GFCI** in place and operational



GFCI in place and operational      GFCI in place and operational      GFCI in place and operational

**9. Sinks**

Good	Fair	Poor	N/A	None
X				

Observations:  
 • Operated normally, at time of inspection.



Operated normally, at time of inspection.



Operated normally, at time of inspection.



Operated normally, at time of inspection.



Operated normally, at time of inspection.

10. Plumbing

Good	Fair	Poor	N/A	None
X				

Observations:  
• Functional



Functional



Functional



Functional



Functional

**11. Toilets**

Good	Fair	Poor	N/A	None
X				

Observations:

- Observed as functional and in good visual condition.



Observed as functional and in good visual condition.



Observed as functional and in good visual condition.



Observed as functional and in good visual condition.

**12. Wall condition**

Good	Fair	Poor	N/A	None

**13. Ceiling Condition**

Good	Fair	Poor	N/A	None

**14. Bath Tubs**

Good	Fair	Poor	N/A	None
X				

Observations:

- Tub functioned properly during inspection - no drain issue noted.



Tub functioned properly during inspection - no drain issue noted.



Tub functioned properly during inspection - no drain issue noted.

**15. Showers**

Good	Fair	Poor	N/A	None
X				

Observations:

- Worked properly during inspection.



Worked properly during inspection.

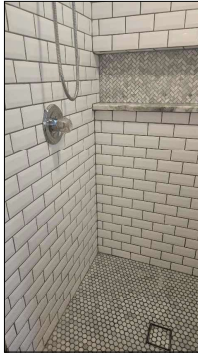


Worked properly during inspection.

**16. Shower Walls**

Good	Fair	Poor	N/A	None
X				

Observations:  
 • Fiberglass surround noted.  
 • Ceramic tile noted.



Ceramic tile noted.

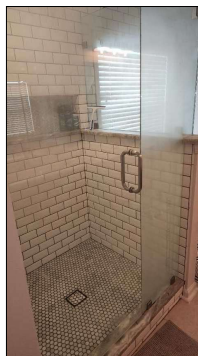


Ceramic tile noted.

**17. Enclosure**

Good	Fair	Poor	N/A	None
X				

Observations:  
 • The shower enclosure was functional at the time of the inspection.



The shower enclosure was functional at the time of the inspection.

**18. Doors**

Good	Fair	Poor	N/A	None
X				

Observations:  
 • No major system safety or function concerns noted at time of inspection.

**19. Window Condition**

Good	Fair	Poor	N/A	None
	X			

Materials: Vinyl framed single hung window noted.  
 Observations:  
 • Master bathroom window is difficult to open noted.



Master bathroom window is difficult to open noted.

### 20. Heating

Good	Fair	Poor	N/A	None

### 21. Security Bars

Good	Fair	Poor	N/A	None

### Kitchen

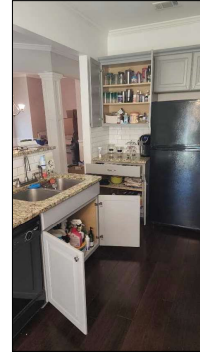
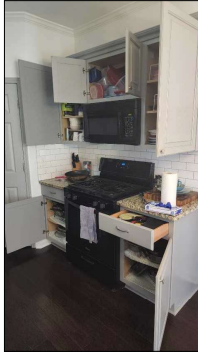
The kitchen is used for food preparation and often for entertainment. Kitchens typically include a stove, dishwasher, sink and other appliances.

#### 1. Cabinets

Good	Fair	Poor	N/A	None
X				

Observations:

- Appeared functional and in satisfactory condition, at time of inspection.



Appeared functional and in satisfactory condition, at time of inspection.

Appeared functional and in satisfactory condition, at time of inspection.

#### 2. Counters

Good	Fair	Poor	N/A	None
X				

Observations:

- Granite tops noted.



Granite tops noted.

#### 3. Dishwasher

Good	Fair	Poor	N/A	None
X				

Observations:

- Operated.

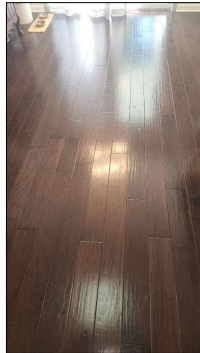


Operated.

**4. Floor Condition**

Good	Fair	Poor	N/A	None
X				

Materials: Manufactured wood type flooring noted.  
 Observations:  
 • Flooring was in good condition.



Flooring was in good condition.

**5. Electrical**

Good	Fair	Poor	N/A	None

**6. GFCI**

Good	Fair	Poor	N/A	None
X				

Observations:  
 • GFCI in place and operational.



GFCI in place and operational.



GFCI in place and operational.

**7. Wall Condition**

Good	Fair	Poor	N/A	None
X				

Materials: Drywall walls noted.  
 Observations:  
 • Walls look good.

**8. Ceiling Condition**

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.  
 Observations:  
 • Ceiling looks good.

**9. Window Condition**

Good	Fair	Poor	N/A	None



**10. Garbage Disposal**

Good	Fair	Poor	N/A	None
X				

**Observations:**

- Operated - appeared functional at time of inspection.



Operated - appeared functional at time of inspection.

**11. Microwave**

Good	Fair	Poor	N/A	None
X				

**Observations:**

- Built-in microwave ovens are tested using normal operating controls. Unit was tested and appeared to be serviceable at time of inspection. Leak and/or efficiency testing is beyond the scope of this inspection. If concerned, client should seek further review by qualified technician prior to closing.



Built-in microwave ovens are tested using normal operating controls. Unit was tested and appeared to be serviceable at time of inspection. Leak and/or efficiency testing is beyond the scope of this inspection. If concerned, client should seek further review by qualified technician prior to closing.

**12. Cook top condition**

Good	Fair	Poor	N/A	None
X				

**Observations:**

- Gas cook top noted.
- All heating elements operated when tested.



All heating elements operated when tested.

13. Oven & Range

Good	Fair	Poor	N/A	None
X				

Observations:

- Oven(s): Electric
- Oven(s) operated when tested.



Oven(s) operated when tested.

14. Refrigerator

Good	Fair	Poor	N/A	None
X				

Observations:

- Refrigerator.
- Refrigerator and freezer temps were good.
- Ice maker was functional.



Refrigerator.



Refrigerator and freezer temps were good.



Ice maker was functional.



Refrigerator and freezer temps were good.

15. Sinks

Good	Fair	Poor	N/A	None
X				

Observations:

- Functioning properly.



Functioning properly.

16. Drinking Fountain

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

17. Spray Wand

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

18. Plumbing

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Plumbing looks to be in good condition. No apparent issues noted.



Plumbing looks to be in good condition. No apparent issues noted.

19. Patio Doors

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

20. Screen Doors

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

21. Hot Water Dispenser

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### 22. Soap Dispenser

Good	Fair	Poor	N/A	None

### 23. Trash Compactor

Good	Fair	Poor	N/A	None

### 24. Vent Condition

Good	Fair	Poor	N/A	None

### 25. Doors

Good	Fair	Poor	N/A	None

### 26. Security Bars

Good	Fair	Poor	N/A	None

Laundry

1. Locations

Locations: Upstairs laundry closet.

2. Dryer Vent

Good	Fair	Poor	N/A	None
			X	

Observations:

• Could not fully inspect the dryer vent, it is obscured by dryer in place. Recommend cleaning.



Could not fully inspect the dryer vent, it is obscured by dryer in place. Recommend cleaning.

3. Cabinets

Good	Fair	Poor	N/A	None

4. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: Sheet vinyl flooring is noted.

Observations:

• Flooring looks good.



Flooring looks good.

5. Electrical

Good	Fair	Poor	N/A	None
			X	

6. GFCI

Good	Fair	Poor	N/A	None

### 7. Plumbing

Good	Fair	Poor	N/A	None
			X	

Observations:

- Could not view due to equipment in the way.



Could not view due to equipment in the way.

### 8. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: Drywall walls noted.

Observations:

- Walls were in good condition.

### 9. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

Observations:

- Ceiling looks good.

### 10. Window Condition

Good	Fair	Poor	N/A	None

### 11. Doors

Good	Fair	Poor	N/A	None
X				

Observations:

- No major system safety or function concerns noted at time of inspection.

### 12. Wash Basin

Good	Fair	Poor	N/A	None

### 13. Counters

Good	Fair	Poor	N/A	None

### 14. Exhaust Fan

Good	Fair	Poor	N/A	None

### 15. Gas Valves

Good	Fair	Poor	N/A	None

### 16. Security Bars

Good	Fair	Poor	N/A	None

### Heat/AC

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

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

#### 1. Thermostats

Good	Fair	Poor	N/A	None
X				

Observations:

- Functional at the time of inspection.
- Digital - programmable type.



Digital - programmable type.



Digital - programmable type.

#### 2. AC Compress Condition

Good	Fair	Poor	N/A	None
	X			

Compressor Type: Electric

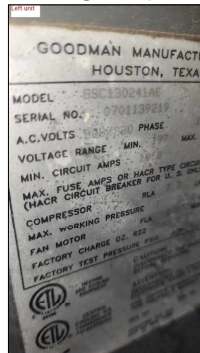
Location: The compressor is located on the exterior grounds.

Observations:

- AC unit information.
- AC unit functioned during inspection



AC unit functioned during inspection

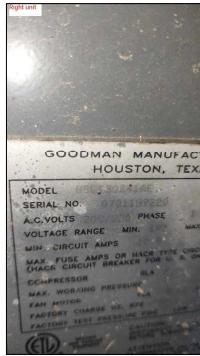


AC unit information.



AC unit functioned during inspection





AC unit information.

3. Refrigerant Lines

Good	Fair	Poor	N/A	None
	X			

Observations:

- Missing/damaged insulation at A/C unit.



Missing/damaged insulation at A/C unit.

4. Heater Condition

Good	Fair	Poor	N/A	None
X				

Materials: The furnace is located in the attic

Materials: Gas fired forced hot air.

Observations:

- Heater looks good and functioned at time of inspection.
- Documentation from heater.
- The serial numbers indicate that the Heating and AC units are original equipment from 2006-07 and are having some performance issues. Recommend evaluation of the entire HVAC system by a licensed HVAC specialist.



Heater looks good and functioned at time of inspection.



Documentation from heater.



Heater looks good and functioned at time of inspection.



Documentation from heater.

5. Heater Base

Good	Fair	Poor	N/A	None
X				

Observations:

- The heater base appears to be functional.



The heater base appears to be functional.



The heater base appears to be functional.

6. Enclosure

Good	Fair	Poor	N/A	None
X				

7. Venting

Good	Fair	Poor	N/A	None
	X			

Observations:

- AC at worked properly when tested during inspection.
- Differential temps at return look good. Should be 13 to 20 degree difference.
- Heat functioning properly during inspection.
- Differential temps at main floor return were not within the accepted range of 13 to 20 degrees, recommend HVAC specialist to give professional opinion on issue.
- AC at main did not reach temps I was looking for - recommend HVAC specialist to evaluate to see if it needs freon or has other issue.
- Heat did not function properly when tested at second floor. Recommend evaluation and corrections by a licensed HVAC specialist.



Heat functioning properly during inspection.



Heat did not function properly when tested at second floor. Recommend evaluation and corrections by a licensed HVAC specialist.



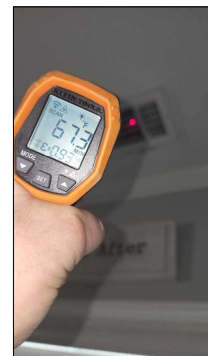
AC worked properly when tested during inspection.



Differential temps at return look good. Should be 13 to 20 degree difference.



AC at main did not reach temps I was looking for - recommend HVAC specialist to evaluate to see if it needs freon or has other issue.



AC at main did not reach temps I was looking for - recommend HVAC specialist to evaluate to see if it needs freon or has other issue.



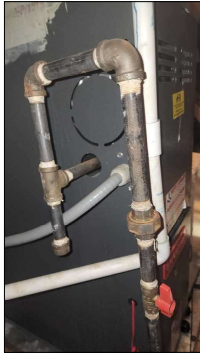
Differential temps at main floor return were not within the accepted range of 13 to 20 degrees, recommend HVAC specialist to give professional opinion on issue.

8. Gas Valves

Good	Fair	Poor	N/A	None
X				

Observations:

- Gas shut off valves were present and functional.



Gas shut off valves were present and functional. Gas shut off valves were present and functional.

**9. Air Supply**

Good	Fair	Poor	N/A	None

**10. Registers**

Good	Fair	Poor	N/A	None

**11. Filters**

Good	Fair	Poor	N/A	None
	X			

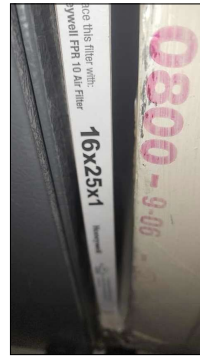
Location: Located inside heater cabinet.

Observations:

- 16x25x1 filter
- Furnace filter dirty. Needs replacement.



16x25x1 filter



16x25x1 filter

### Water Heater

#### 1. Base

Good	Fair	Poor	N/A	None
				X

#### 2. Heater Enclosure

Good	Fair	Poor	N/A	None
X				

**Observations:**

- The water heater enclosure is functional.



The water heater enclosure is functional.

#### 3. Combusion

Good	Fair	Poor	N/A	None

#### 4. Venting

Good	Fair	Poor	N/A	None
X				

**Observations:**

- The vent appears to be installed/mounted correctly.



The vent appears to be installed/mounted correctly.

#### 5. Water Heater Condition

Good	Fair	Poor	N/A	None
X				

Heater Type: Gas

Location: The heater is located in the garage.

**Observations:**

- Tank appears to be in satisfactory condition -- no concerns.
- Water temps were good.



Water temps were good.

6. TPRV

Good	Fair	Poor	N/A	None
	X			

Observations:

- Recommend TPRV extend to 4 inches from the garage floor.



Recommend TPRV extend to 4 inches from the garage floor.

7. Number Of Gallons

Good	Fair	Poor	N/A	None
			X	

Observations:

- Serial number could not be located to determine age and capacity. Recommend evaluation of water heater by a qualified appliance technician.



Serial number could not be located to determine age and capacity. Recommend evaluation of water heater by a qualified appliance technician.

8. Gas Valve

Good	Fair	Poor	N/A	None
X				

Observations:

- Appears functional.



Appears functional.

9. Plumbing

Good	Fair	Poor	N/A	None
X				

Materials: Copper

Observations:

- No major deficiencies observed at the visible portions of the supply piping.



No major deficiencies observed at the visible portions of the supply piping.

10. Overflow Condition

Good	Fair	Poor	N/A	None
X				

Materials: Copper

Observations:

- **Expansion tank** is in place and appears functional.



Expansion tank is in place and appears functional.

11. Strapping

Good	Fair	Poor	N/A	None

Garage

1. Garage Door Condition

Good	Fair	Poor	N/A	None
X				

Materials: Two - single 8', steel panel, sectional roll-up doors.

Observations:

- Garage door looks good and functioned properly.



Garage door looks good and functioned properly.

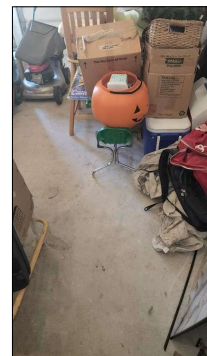
2. Floor Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Bare concrete floors noted.

Observations:

- Visible concrete floors look good.



Visible concrete floors look good. Visible concrete floors look good. Visible concrete floors look good.

3. Garage Opener Status

Good	Fair	Poor	N/A	None
X				

Observations:

- Chain drive opener noted.



Chain drive opener noted.



Chain drive opener noted.



### 4. Garage Door's Reverse Status

Good	Fair	Poor	N/A	None
X				

Observations:

- Eye beam system present and operating. Reverse resistance test worked properly.

### 5. Windows

Good	Fair	Poor	N/A	None

### 6. Walls

Good	Fair	Poor	N/A	None
	X			

Observations:

- Visible walls look fair.



Visible walls look fair.



Visible walls look fair.



Visible walls look fair.

### 7. Anchor Bolts

Good	Fair	Poor	N/A	None

### 8. Rafters & Ceiling

Good	Fair	Poor	N/A	None
X				

### 9. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:

- Outlets functioned properly when tested.



Outlets functioned properly when tested.

**10. GFCI**

Good	Fair	Poor	N/A	None

**11. 240 Volt**

Good	Fair	Poor	N/A	None

**12. Exterior Door**

Good	Fair	Poor	N/A	None

**13. Fire Door**

Good	Fair	Poor	N/A	None

**14. Garage Door Parts**

Good	Fair	Poor	N/A	None

**15. Cabinets**

Good	Fair	Poor	N/A	None

**16. Counters**

Good	Fair	Poor	N/A	None

**17. Wash Basin**

Good	Fair	Poor	N/A	None

Electrical

1. Electrical Panel

Good	Fair	Poor	N/A	None
X				

Location: Meter located at: left side

Observations:

- Main electric meter
- Electric panel.
- Breakers.
- Inside panel.
- Panel documentation.



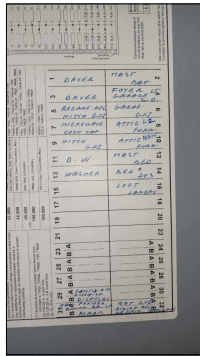
Main electric meter



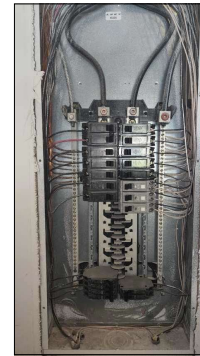
Electric panel.



Breakers.



Panel documentation.



Inside panel.

2. Cable Feeds

Good	Fair	Poor	N/A	None
	X			

Observations:

- There is an underground service lateral noted.
- **Bracket is loose from wall at service conduit noted.**



Bracket is loose from wall at service conduit noted.

### 3. Main Amp Breaker

Good	Fair	Poor	N/A	None
X				

Observations:  
• 150 amp



150 amp

### 4. Breakers in off position

Good	Fair	Poor	N/A	None

### 5. Breakers

Good	Fair	Poor	N/A	None

### 6. Fuses

Good	Fair	Poor	N/A	None

Roof

1. Roof Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Inspected from ground using Spectroscope (40 ft telescoping pole) and attached GoPro camera.  
 Materials: 3 tab shingles noted.  
 Observations:

• Roof looks to be original, is showing some signs of degradation and may need to be replaced in the near future. Recommend evaluation for life expectancy and price quote for replacement by a licensed roofing contractor.



Roof looks to be original, is showing some signs of degradation and may need to be replaced in the near future. Recommend evaluation for life expectancy and price quote for replacement by a licensed roofing contractor.



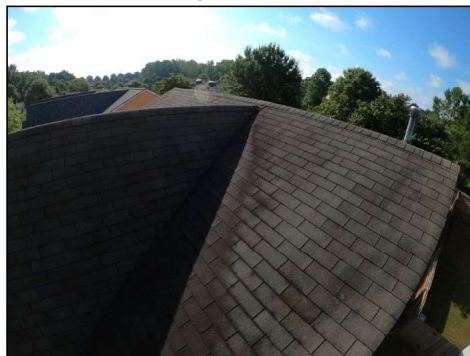
Roof looks to be original, is showing some signs of degradation and may need to be replaced in the near future. Recommend evaluation for life expectancy and price quote for replacement by a licensed roofing contractor.



Roof looks to be original, is showing some signs of degradation and may need to be replaced in the near future. Recommend evaluation for life expectancy and price quote for replacement by a licensed roofing contractor.



Roof looks to be original, is showing some signs of degradation and may need to be replaced in the near future. Recommend evaluation for life expectancy and price quote for replacement by a licensed roofing contractor.



Roof looks to be original, is showing some signs of degradation and may need to be replaced in the near future. Recommend evaluation for life expectancy and price quote for replacement by a licensed roofing contractor.



Roof looks to be original, is showing some signs of degradation and may need to be replaced in the near future. Recommend evaluation for life expectancy and price quote for replacement by a licensed roofing contractor.

2. Flashing

Good	Fair	Poor	N/A	None

### 3. Chimney

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### 4. Sky Lights

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### 5. Spark Arrestor

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### 6. Vent Caps

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Observations:**

- Vent bases are rusted and caulking looks to be degrading, recommend replacement.



Vent bases are rusted and caulking looks to be degrading, recommend replacement.



Vent bases are rusted and caulking looks to be degrading, recommend replacement.

### 7. Gutter

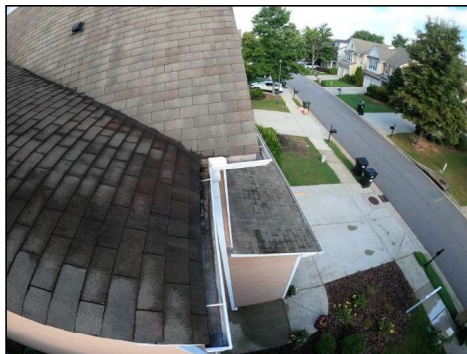
Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Observations:**

- No major system safety or function concerns noted at time of inspection.
- Recommend installing gutters at back patio roof.
- Ponding (sitting water) noted at gutter system. Need to change angle/slope to allow water to flow freely out of the gutter system.



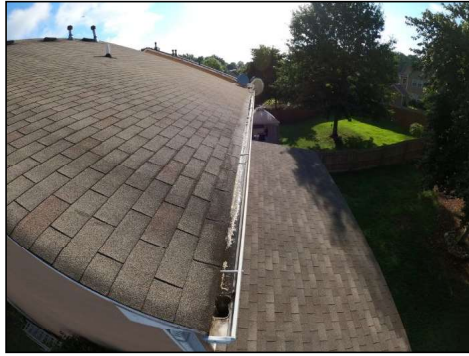
Recommend installing gutters at back patio roof.



No major system safety or function concerns noted at time of inspection.



Ponding (sitting water) noted at gutter system. Need to change angle/slope to allow water to flow freely out of the gutter system.



No major system safety or function concerns noted at time of inspection.

Attic

1. Access

Good	Fair	Poor	N/A	None
X				

Observations:  
 • Pull Down Ladder located in: hallway



Pull Down Ladder located in: hallway

2. Structure

Good	Fair	Poor	N/A	None
X				

Observations:  
 • Attic rafters and sheathing appear to be in good condition.



Attic rafters and sheathing appear to be in good condition.



Attic rafters and sheathing appear to be in good condition.



Attic rafters and sheathing appear to be in good condition.

3. Ventilation

Good	Fair	Poor	N/A	None
X				

Observations:  
 • Under eave soffit inlet vents noted.  
 • Fixed, roof-field exhaust vent noted.



Under eave soffit inlet vents noted.



Fixed, roof-field exhaust vent noted.



### 4. Vent Screens

Good	Fair	Poor	N/A	None

### 5. Duct Work

Good	Fair	Poor	N/A	None
X				

Observations:  
• Ductwork appears functional.



Ductwork appears functional.

### 6. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:  
• Outlets functioned properly during inspection.



Outlets functioned properly during inspection.

### 7. Attic Plumbing

Good	Fair	Poor	N/A	None
X				

Observations:  
• PVC plumbing vents



PVC plumbing vents

### 8. Insulation Condition

Good	Fair	Poor	N/A	None
X				

Materials: Blown in fiberglass insulation noted.  
Depth: Insulation averages about 8-10 inches in depth  
Observations:

- Insulation appears adequate.



Insulation appears adequate.



Insulation appears adequate.

### 9. Chimney

Good	Fair	Poor	N/A	None

### 10. Exhaust Vent

Good	Fair	Poor	N/A	None

Exterior Areas

1. Doors

Good	Fair	Poor	N/A	None
X				

Observations:

- Front door looks to be in good condition and worked properly during inspection.



Front door looks to be in good condition and worked properly during inspection.

2. Window Condition

Good	Fair	Poor	N/A	None
	X			

Observations:

- Components appeared in satisfactory condition at time of inspection.
- **Some window screens missing and some damaged.**



Components appeared in satisfactory condition at time of inspection.



Components appeared in satisfactory condition at time of inspection.



Some window screens missing and some damaged.



Some window screens missing and some damaged.

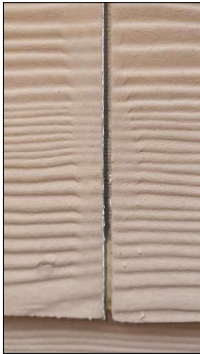
### 3. Siding Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Brick veneer noted. • Cement siding noted.

Observations:

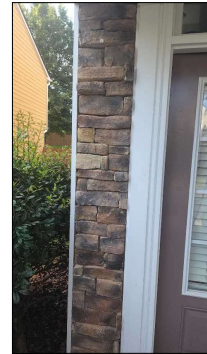
- Siding looks fair.
- Recommend caulking gaps at siding joints.
- Some damage noted.



Recommend caulking gaps at siding joints.



Some damage noted.



Siding looks fair.



Siding looks fair.

### 4. Eaves & Facia

Good	Fair	Poor	N/A	None
	X			

Observations:

- Eaves and facia in fair condition at time of inspection.
- Evidence of repairs observed, unable to determine the effectiveness of these repairs.
- No drip edge noted at eaves.
- Peeling paint at barge rafters noted.



No drip edge noted at eaves.



Evidence of repairs observed, unable to determine the effectiveness of these repairs.



Evidence of repairs observed, unable to determine the effectiveness of these repairs.



Eaves and fascia in fair condition at time of inspection.



Peeling paint at barge rafters noted.

### 5. Exterior Paint

Good	Fair	Poor	N/A	None
	X			

Observations:

- Recommend painting maintenance at some areas.



Recommend painting maintenance at some areas.

### 6. Stucco

Good	Fair	Poor	N/A	None

Foundation

1. Slab Foundation

Good	Fair	Poor	N/A	None
			X	

Observations:

- Concrete slab not visible due to floor coverings.



Concrete slab not visible due to floor coverings.

2. Foundation Perimeter

Good	Fair	Poor	N/A	None
X				

Observations:

- No deficiencies were observed at the visible portions of the structural components of the home.



No deficiencies were observed at the visible portions of the structural components of the home.



No deficiencies were observed at the visible portions of the structural components of the home.

3. Foundation Walls

Good	Fair	Poor	N/A	None

4. Cripple Walls

Good	Fair	Poor	N/A	None

5. Ventilation

Good	Fair	Poor	N/A	None

### 6. Vent Screens

Good	Fair	Poor	N/A	None

### 7. Access Panel

Good	Fair	Poor	N/A	None

### 8. Post and Girders

Good	Fair	Poor	N/A	None

### 9. Sub Flooring

Good	Fair	Poor	N/A	None

### 10. Anchor Bolts

Good	Fair	Poor	N/A	None

### 11. Foundation Electrical

Good	Fair	Poor	N/A	None

### 12. Foundation Plumbing

Good	Fair	Poor	N/A	None

### 13. Sump Pump

Good	Fair	Poor	N/A	None

### 14. Ducting

Good	Fair	Poor	N/A	None

Grounds

1. Driveway and Walkway Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Concrete driveway noted. • Concrete walkway noted.

Observations:

- Walkway was in fair condition.
- Common cracks noted.
- Driveway in fair shape. Recommend sealing to extend life.



Common cracks noted.



Common cracks noted.



Walkway was in fair condition.

2. Grading

Good	Fair	Poor	N/A	None
	X			

Observations:

- Backyard slopes toward the house.



Backyard slopes toward the house.

3. Vegetation Observations

Good	Fair	Poor	N/A	None
	X			

Observations:

- Prune or remove any plants that are in contact or proximity to home to eliminate pathways of wood destroying insects.





Prune or remove any plants that are in contact or proximity to home to eliminate pathways of wood destroying insects.



Prune or remove any plants that are in contact or proximity to home to eliminate pathways of wood destroying insects.



Prune or remove any plants that are in contact or proximity to home to eliminate pathways of wood destroying insects.

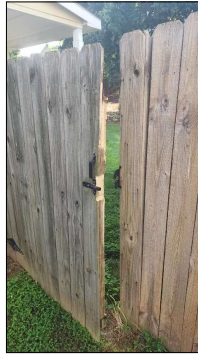
**4. Gate Condition**

Good	Fair	Poor	N/A	None
	X			

Materials: Wood

Observations:

- Gate was functional.



Gate was functional.

**5. Patio and Porch Deck**

Good	Fair	Poor	N/A	None

**6. Stairs & Handrail**

Good	Fair	Poor	N/A	None

**7. Grounds Electrical**

Good	Fair	Poor	N/A	None

**8. GFCI**

Good	Fair	Poor	N/A	None
X				

Observations:

- GFCI receptacles are in good condition and tested fine during inspection.



GFCI receptacles are in good condition and tested fine during inspection.



GFCI receptacles are in good condition and tested fine during inspection.

**9. Main Gas Valve Condition**

Good	Fair	Poor	N/A	None
X				

Materials: Right side.

Observations:

- Meter located at exterior. All gas appliances have cut-off valves in line at each unit. No gas odors detected. No leaks noted when tested with meter.



Meter located at exterior. All gas appliances have cut-off valves in line at each unit. No gas odors detected. No leaks noted when tested with meter.

**10. Plumbing**

Good	Fair	Poor	N/A	None
X				

Observations:

- Drain pipe clean out noted.
- Main water cut off valve.



Drain pipe clean out noted.



Main water cut off valve.

**11. Water Pressure**

Good	Fair	Poor	N/A	None
X				

Observations:

- 40



40

**12. Pressure Regulator**

Good	Fair	Poor	N/A	None
X				

Observations:  
 • Pressure regulator noted.



Pressure regulator noted.

**13. Exterior Faucet Condition**

Good	Fair	Poor	N/A	None

Location: Left side of house. • Right side of house.  
 Observations:  
 • Appears Functional.

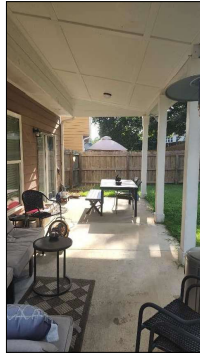
**14. Balcony**

Good	Fair	Poor	N/A	None

**15. Patio Enclosure**

Good	Fair	Poor	N/A	None
X				

Observations:  
 • Appears in satisfactory and functional condition with normal wear for its age. Appears to be sound structure.



Appears in satisfactory and functional condition with normal wear for its age. Appears to be sound structure.

16. Patio and Porch Condition

Good	Fair	Poor	N/A	None

17. Fence Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Wood

Observations:

- Appeared serviceable at time of inspection.
- **Fence damaged.**



Appeared serviceable at time of inspection.



Fence damaged.



Fence damaged.

18. Sprinklers

Good	Fair	Poor	N/A	None

**Residential Earthquake Hazards Report**

- |                          |                          |                          |                          |   |
|--------------------------|--------------------------|--------------------------|--------------------------|---|
| Yes                      | No                       | N/A                      | Don't Know               |   |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 1. Is the water heater braced, strapped, or anchored to resist falling during an earthquake?  |
| Yes                      | No                       | N/A                      | Don't Know               |   |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 2. Is the house anchored or bolted to the foundation?   |
| Yes                      | No                       | N/A                      | Don't Know               |   |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 3. If the house has cripple walls:  |
|                          |                          |                          |                          | a. Are the exterior cripple walls braced?   |
| Yes                      | No                       | N/A                      | Don't Know               |   |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | b. If the exterior foundation consists of unconnected concrete piers and posts, have they been strengthened?  |
| Yes                      | No                       | N/A                      | Don't Know               |   |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 4. If the exterior foundation, or part of it, is made of unreinforced masonry, has it been strengthened?  |
| Yes                      | No                       | N/A                      | Don't Know               |   |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 5. If the house is built on a hillside:   |
|                          |                          |                          |                          | a. Are the exterior tall foundation walls braced?   |
| Yes                      | No                       | N/A                      | Don't Know               |   |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | b. Were the tall posts or columns either built to resist earthquakes or have they been strengthened?  |
| Yes                      | No                       | N/A                      | Don't Know               |   |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 6. If the exterior walls of the house, or part of them, are made of unreinforced masonry, have they been strengthened?  |
| Yes                      | No                       | N/A                      | Don't Know               |   |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 7. If the house has a living area over the garage, was the wall around the garage dooropening either built to resist earthquakes or has it been strengthened? |
| Yes                      | No                       | Don't Know               |                          |   |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |                          | 8. Is the house outside an Alquist-Priolo Earthquake Fault Zone (zones immediately surrounding known earthquake faults)?                                      |
| Yes                      | No                       | Don't Know               |                          |   |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |                          | 9. Is the house outside a Seismic Hazard Zone (zone identified as susceptible to liquefaction or landsliding)?  |

**EXECUTED BY:**

\_\_\_\_\_  
 (Seller) (Seller) Date

I acknowledge receipt of this form, completed and signed by the seller. I understand that if the seller has answered "No" to one or more questions, or if seller has indicated a lack of knowledge, there may be one or more earthquake weaknesses in this house.

\_\_\_\_\_  
 (Buyer) (Buyer) Date

## Glossary

Term	Definition
A/C	Abbreviation for air conditioner and air conditioning
Drip Edge	Drip edge is a metal flashing applied to the edges of a roof deck before the roofing material is applied. The metal may be galvanized steel, aluminum (painted or not), copper and possibly others.
Expansion Tank	An expansion tank or expansion vessel is a small tank used to protect closed (not open to atmospheric pressure) water heating systems and domestic hot water systems from excessive pressure. The tank is partially filled with air, whose compressibility cushions shock caused by water hammer and absorbs excess water pressure caused by thermal expansion.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.