

# ***PLAN-IT HOME INSPECTIONS LLC***

## **Property Inspection Report**



2468 Roly Poly Road, Magic City, Interstate 86753  
Inspection prepared for: Kay Mart  
Date of Inspection: 9/9/2022 Time: 9:00  
Age of Home: 24 Size: 2600  
Weather: Overcast

Inspector: Justin Michael Colley  
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## Table Of Contents

Report Summary	2-5
Inspection Details	6
Interior Areas	7-11
Bedrooms	12-14
Bathroom	15-21
Kitchen	22-27
Laundry	28-30
Heat/AC	31-32
Water Heater	33-36
Garage	37-39
Electrical	40-41
Roof	42-44
Attic	45-48
Exterior Areas	49-51
Foundation	52-53
Grounds	54-58
Basement/Crawlspace	59-63
Glossary	64

## 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 8 Item: 6	Ceiling Condition	<ul style="list-style-type: none"> <li>• Seam cracks noted.</li> <li>• Some water damage at chimney box noted. Tested dry during inspection.</li> </ul>
Page 9 Item: 7	Window Condition	<ul style="list-style-type: none"> <li>• One or more window/s shows sign of loss of seal/condensation, recommend repair or replace to provide energy savings and prevent hazed window from limiting view out of window.</li> </ul>
Page 10 Item: 13	Smoke Detectors	<ul style="list-style-type: none"> <li>• 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.</li> </ul>
Bathroom		
Page 16 Item: 6	Floor Condition	<ul style="list-style-type: none"> <li>• Transition in guest is loose and squeaky noted.</li> <li>• Cove base at guest bath is peeling away noted.</li> </ul>
Page 18 Item: 12	Wall condition	<ul style="list-style-type: none"> <li>• Towel bar loose from wall in master noted.</li> </ul>
Page 20 Item: 19	Window Condition	<ul style="list-style-type: none"> <li>• Broken/cracked glass pane in master noted, repairs needed.</li> </ul>
Kitchen		
Page 24 Item: 9	Window Condition	<ul style="list-style-type: none"> <li>• One or more window/s shows sign of loss of seal/condensation, recommend repair or replace to provide energy savings and prevent hazed window from limiting view out of window.</li> </ul>
Laundry		
Page 28 Item: 5	Electrical	<ul style="list-style-type: none"> <li>• Recommend installing <b>GFCI</b> receptacle above wash basin in laundry room.</li> </ul>
Water Heater		
Page 35 Item: 8	Gas Valve	<ul style="list-style-type: none"> <li>• No sediment trap was observed. Recommend having sediment trap installed before the service line enters the combustion chamber by a licensed plumber.</li> <li>• Example of proper sediment trap installation.</li> </ul>
Garage		
Page 37 Item: 2	Floor Condition	<ul style="list-style-type: none"> <li>• Common cracks noted.</li> </ul>
Page 37 Item: 3	Garage Opener Status	<ul style="list-style-type: none"> <li>• Garage door opener on left door was not functioning properly. Recommend servicing that door opener.</li> </ul>

Page 38 Item: 9	Electrical	<ul style="list-style-type: none"> <li>• Open ground noted. Recommend corrections by a qualified electrician.</li> </ul>
Electrical		
Page 40 Item: 1	Electrical Panel	<ul style="list-style-type: none"> <li>• Double tapped at neutral bus bar noted.</li> <li>• White neutral wire used as hot should be marked with black tape or marker.</li> <li>• Open breaker panel slot(s) at panel box cover. Electrocutation hazard.</li> </ul>
Roof		
Page 42 Item: 1	Roof Condition	<ul style="list-style-type: none"> <li>• Clean roof areas: Significant amounts of organic debris evident.</li> <li>• Moss on roof. This can lead to the premature failure of the roof and subsequent leaks. Recommend treating moss during its growing season (wet months) with a moss killer. For information on various moss treatment products and their pros and cons, visit <a href="http://bryophytes.science.oregonstate.edu/page24.htm">http://bryophytes.science.oregonstate.edu/page24.htm</a>.</li> <li>• Rusted nailheads showing. These may leak at any time. Recommend caulking nailheads.</li> <li>• Roof is beginning to show significant signs of wear. Recommend evaluation by a licensed roofing contractor to determine life of roof and/or price quote for replacement.</li> </ul>
Page 43 Item: 3	Chimney	<ul style="list-style-type: none"> <li>• Recommend proper flashing practices be installed by a licensed roofing contractor at chimney exhaust pipe to avoid future leaking at roof structure.</li> </ul>
Page 43 Item: 6	Vent Caps	<ul style="list-style-type: none"> <li>• Vent bases are rusted, recommend replacement.</li> <li>• Shiners (exposed nail head) noted. This will rust and eventually cause a leak if not addressed.</li> </ul>
Page 44 Item: 7	Gutter	<ul style="list-style-type: none"> <li>• Clean gutters: Some/significant amounts of debris evident.</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> <li>• Gutter disconnected.</li> </ul>
Attic		
Page 45 Item: 2	Structure	<ul style="list-style-type: none"> <li>• Although the attic ventilation appears to be adequate, the underside of the sheathing in some areas indicates that the attic is experiencing some moisture issues. Recommend evaluation and corrections by a licensed contractor.</li> </ul>
Page 46 Item: 6	Electrical	<ul style="list-style-type: none"> <li>• Connections made outside of a Junction Box, which is a potential shock or electrocution hazard.</li> </ul>
Page 47 Item: 9	Chimney	<ul style="list-style-type: none"> <li>• Evidence of past or current leaking around chimney termination. Recommend evaluation and corrections by a licensed roofing contractor.</li> </ul>
Exterior Areas		
Page 49 Item: 1	Doors	<ul style="list-style-type: none"> <li>• Garage access door threshold is loose at the base and door jamb is showing signs of degradation. Recommend corrections by a qualified carpenter.</li> </ul>
Page 49 Item: 2	Window Condition	<ul style="list-style-type: none"> <li>• Window glass cracked.</li> <li>• Some window screens missing.</li> </ul>



Page 50 Item: 3	Siding Condition	<ul style="list-style-type: none"> <li>• Some areas need restaining, or priming and repainting.</li> <li>• Recommend caulking and paint at some siding butt joint areas.</li> </ul>
Page 50 Item: 4	Eaves & Facia	<ul style="list-style-type: none"> <li>• Peeling paint observed, suggest scraping and painting as necessary.</li> <li>• Some wood rot noted at fascia above garage access door. Recommend evaluation and corrections by a qualified carpenter.</li> <li>• Soffit is coming loose in several areas around the perimeter of the house.</li> </ul>
Grounds		
Page 54 Item: 3	Vegetation Observations	<ul style="list-style-type: none"> <li>• Maintenance Tip: When landscaping, keep plants, even at full growth, at least a foot (preferably 18 inches) from house siding and windows. Keep trees away from foundation and roof. Plants in contact or proximity to home can provide pathways for wood destroying insects, as well as abrade and damage siding, screens and roofs.</li> </ul>
Page 55 Item: 5	Patio and Porch Deck	<ul style="list-style-type: none"> <li>• Peeling paint noted.</li> <li>• Warped deck board noted near bay window.</li> </ul>
Page 55 Item: 6	Stairs & Handrail	<ul style="list-style-type: none"> <li>• Recommend paint or stain to preserve.</li> </ul>
Page 56 Item: 8	GFCI	<ul style="list-style-type: none"> <li>• Outdoor receptacles are not GFCI protected, need to be updated.</li> <li>• Outlet cover at garage wall is loose from receptacle noted.</li> <li>• Waterproof receptacle cover missing noted.</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: No other parties present at inspection.

## 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

#### 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

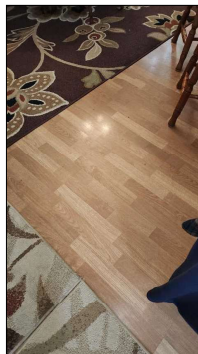
Good	Fair	Poor	N/A	None
X				

Observations:

- Visible manufactured wood flooring looks good.



Visible manufactured wood flooring looks good.



Visible manufactured wood flooring looks good.



Visible manufactured wood flooring looks good.

#### 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

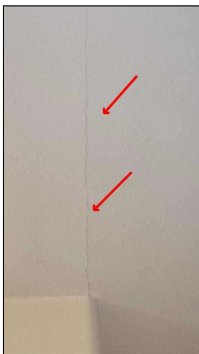
Good	Fair	Poor	N/A	None
X				

Materials: Drywall walls noted.  
 Observations:  
 • Walls were in good condition.

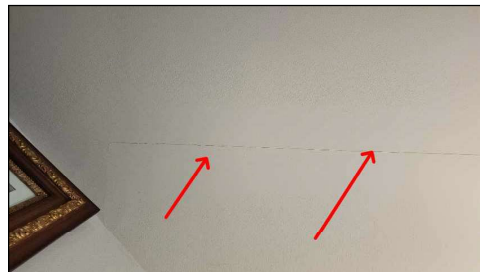
6. Ceiling Condition

Good	Fair	Poor	N/A	None
	X			

Materials: There are drywall ceilings noted.  
 Observations:  
 • Seam cracks noted.  
 • Some water damage at chimney box noted. Tested dry during inspection.



Seam cracks noted.



Seam cracks noted.



Seam cracks noted.



Some water damage at chimney box noted. Tested dry during inspection.



**7. Window Condition**

Good	Fair	Poor	N/A	None
X				

Materials: Vinyl framed single hung window noted. • Vinyl framed sliding window noted.

Observations:

- Windows worked properly during inspection.
- One or more window/s shows sign of loss of seal/condensation, recommend repair or replace to provide energy savings and prevent hazed window from limiting view out of window.



Windows worked properly during inspection.



Windows worked properly during inspection.



Windows worked properly during inspection.



One or more window/s shows sign of loss of seal/condensation, recommend repair or replace to provide energy savings and prevent hazed window from limiting view out of window.

**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				

Materials: Living Room  
 Materials: Pellet stove noted.  
 Observations:

- Pellet stove was in good condition and worked properly during inspection.



Pellet stove was in good condition and worked properly during inspection.



Pellet stove was in good condition and worked properly during inspection.



Pellet stove was in good condition and worked properly during inspection.



Pellet stove was in good condition and worked properly during inspection.

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
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**15. Window-Wall AC or Heat**

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

**16. Cabinets**

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

**17. Security Bars**

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

**18. Bar**

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

### 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 on main • Bedroom #2

#### 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.



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.



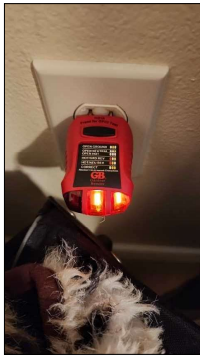
Carpet was in good shape.

#### 4. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:

- Outlet working during inspection.



Outlet working during inspection.



Outlet working during inspection.

**5. Wall Condition**

Good	Fair	Poor	N/A	None
X				

Materials: Drywall walls noted.  
 Observations:  
 • Walls were in good 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. • Vinyl framed sliding window noted.  
 Observations:  
 • Windows operated properly when tested during inspection.



Windows operated properly when tested during inspection.



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: Master • Guest

#### 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.



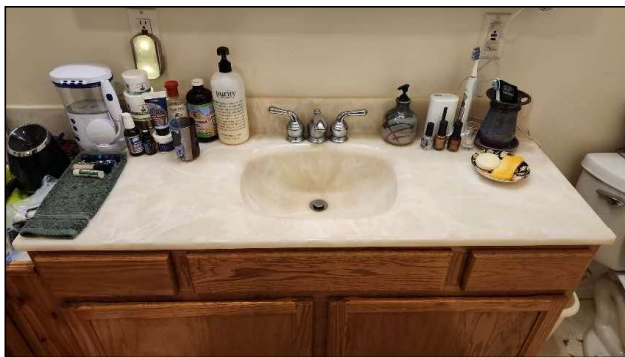
The bath fan was operated and no issues were found.

#### 3. Counters

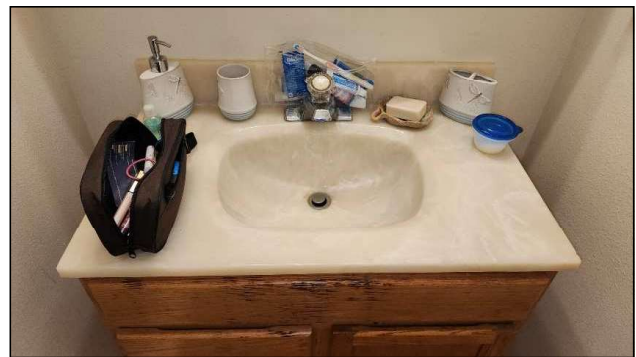
Good	Fair	Poor	N/A	None
X				

Observations:

- Composite tops noted.



Composite tops noted.



Composite tops noted.

#### 4. Cabinets

Good	Fair	Poor	N/A	None
X				

Observations:

- Appeared functional at time of inspection.



Appeared functional at time of inspection.



Appeared functional at time of inspection.

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	X			

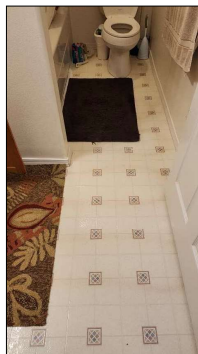
Materials: Sheet vinyl flooring is noted.

Observations:

- Bathroom floor appears to be in good shape at time of inspection.
- Transition in guest is loose and squeaky noted.
- Cove base at guest bath is peeling away noted.



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



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



Transition in guest is loose and squeaky noted.



Cove base at guest bath is peeling away noted.

**7. Electrical**

Good	Fair	Poor	N/A	None

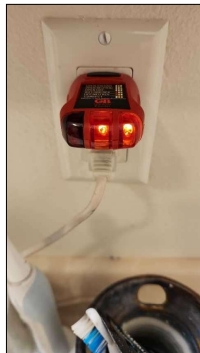
**8. GFCI**

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

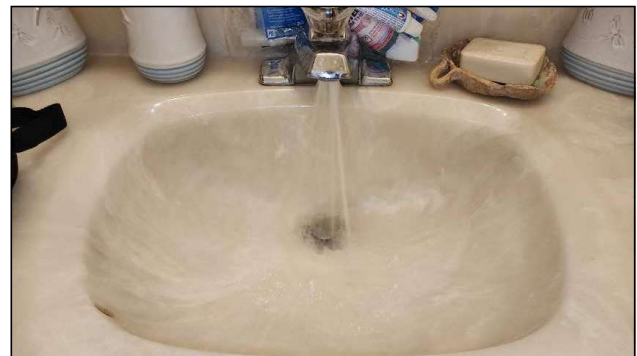
**9. Sinks**

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.

**10. Plumbing**

Good	Fair	Poor	N/A	None
X				

Observations:  
 • 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.

12. Wall condition

Good	Fair	Poor	N/A	None
X	X			

Observations:

- Walls were in good/fair condition.
- Towel bar loose from wall in master noted.



Towel bar loose from wall in master noted.

13. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

Observations:

- Ceilings look good.

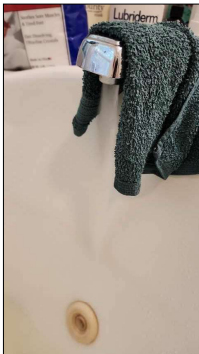


14. Bath Tubs

Good	Fair	Poor	N/A	None
X				

Observations:

- Tub functioned properly during inspection - no drain issue noted.
- Whirlpool tub observed. Tub was filled to a level above the water jets and operated to check intake and jets. The tub was then drained to check for leaks and/or damage. Pump and supply lines were not completely visible or accessible. The items tested appeared to be in serviceable condition. If a more detailed report is desired, the client is advised to consult a licensed plumber for a complete review prior to closing.



Tub functioned properly during inspection - no drain issue noted.

Whirlpool tub observed. Tub was filled to a level above the water jets and operated to check intake and jets. The tub was then drained to check for leaks and/or damage. Pump and supply lines were not completely visible or accessible. The items tested appeared to be in serviceable condition. If a more detailed report is desired, the client is advised to consult a licensed plumber for a complete review prior to closing.

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.



Fiberglass surround noted.



Fiberglass surround 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. • Vinyl framed sliding window noted.

Observations:

- Windows worked correctly when tested during inspection.
- Broken/cracked glass pane in master noted, repairs needed.



Broken/cracked glass pane in master noted, repairs needed.



Windows worked correctly when tested during inspection.

### 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.



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:

- Plastic laminate tops noted.



Plastic laminate tops noted.

### 3. Dishwasher

Good	Fair	Poor	N/A	None
X				

Observations:  
 • Operated.

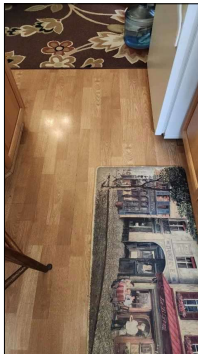


Operated.

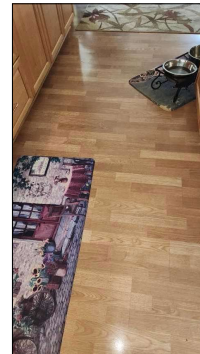
### 4. Floor Condition

Good	Fair	Poor	N/A	None
X				

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



Flooring was in good condition.



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
X				

Materials: Vinyl framed single hung window noted.  
 Observations:  
 • Windows functioned properly.

• One or more window/s shows sign of loss of seal/condensation, recommend repair or replace to provide energy savings and prevent hazed window from limiting view out of window.



Windows functioned properly.



One or more window/s shows sign of loss of seal/condensation, recommend repair or replace to provide energy savings and prevent hazed window from limiting view out of window.



One or more window/s shows sign of loss of seal/condensation, recommend repair or replace to provide energy savings and prevent hazed window from limiting view out of window.

10. Garbage Disposal

Good	Fair	Poor	N/A	None
				X

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.



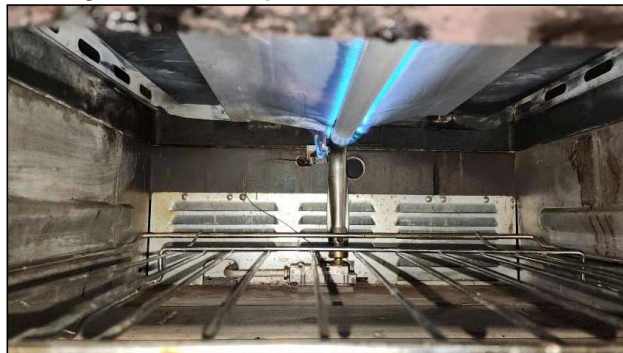
All heating elements operated when tested.

**13. Oven & Range**

Good	Fair	Poor	N/A	None
X				

Observations:

- Oven: gas burners
- All heating elements operated when tested.



All heating elements operated when tested.

**14. Refrigerator**

Good	Fair	Poor	N/A	None

Observations:

- Refrigerator and freezer temps were good.



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

17. Spray Wand

Good	Fair	Poor	N/A	None

18. Plumbing

Good	Fair	Poor	N/A	None
X				

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

### 20. Screen Doors

Good	Fair	Poor	N/A	None

### 21. Hot Water Dispenser

Good	Fair	Poor	N/A	None

### 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: Utility closet in garage

2. Dryer Vent

Good	Fair	Poor	N/A	None
X				

Observations:  
 • Appears clean.



3. Cabinets

Good	Fair	Poor	N/A	None

4. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: Bare concrete floors noted.  
 Observations:  
 • Flooring looks good.



Flooring looks good.

5. Electrical

Good	Fair	Poor	N/A	None
	X			

Observations:  
 • Outlet functioning properly.  
 • **Recommend installing GFCI receptacle above wash basin in laundry room.**



Outlet functioning properly.



Recommend installing GFCI receptacle above wash basin in laundry room.

**6. GFCI**

Good	Fair	Poor	N/A	None

**7. Plumbing**

Good	Fair	Poor	N/A	None
X				

Observations:  
 • Appears to be functional.



Appears to be functional.

**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
X				

Materials: Vinyl framed sliding window noted.  
 Observations:  
 • Functioning properly.





Functioning properly.

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
X				

Observations:

- Functioning properly.



Functioning properly.

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
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

#### 2. AC Compress Condition

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

#### 3. Refrigerant Lines

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

#### 4. Heater Condition

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

**Observations:**

• Boiler furnace for radiant floor heating noted. System operated properly during inspection. Recommend annual system service maintenance by a licensed plumber.



Boiler furnace for radiant floor heating noted. System operated properly during inspection. Recommend annual system service maintenance by a licensed plumber.



Boiler furnace for radiant floor heating noted. System operated properly during inspection. Recommend annual system service maintenance by a licensed plumber.



Boiler furnace for radiant floor heating noted. System operated properly during inspection. Recommend annual system service maintenance by a licensed plumber.

#### 5. Heater Base

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

#### 6. Enclosure

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

### 7. Venting

Good	Fair	Poor	N/A	None

### 8. Gas Valves

Good	Fair	Poor	N/A	None

### 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

### Water Heater

#### 1. Base

Good	Fair	Poor	N/A	None
X				

Observations:  
 • The water heater base is functional.



The water heater base is functional.

#### 2. Heater Enclosure

Good	Fair	Poor	N/A	None
X				

Observations:  
 • The water heater enclosure is functional.



The water heater enclosure is functional.

#### 3. Combustion

Good	Fair	Poor	N/A	None
X				

Observations:  
 • The combustion chamber appears to in functional condition.

#### 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 laundry room.

Observations:

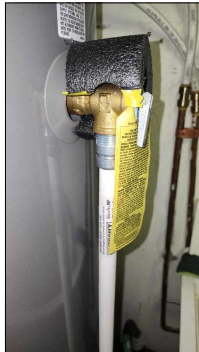
- Tank appears to be in satisfactory condition -- no concerns.
- Water temps were good.

**6. TPRV**

Good	Fair	Poor	N/A	None
X				

Observations:

- Appears to be in satisfactory condition -- no concerns.



Appears to be in satisfactory condition -- no concerns.

**7. Number Of Gallons**

Good	Fair	Poor	N/A	None
X				

Observations:

- 40 gallons



40 gallons

8. Gas Valve

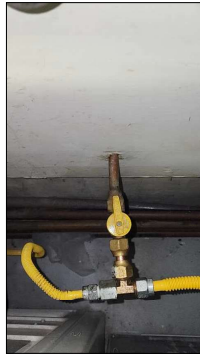
Good	Fair	Poor	N/A	None
	X			

Observations:

- Appears functional.
- No sediment trap was observed. Recommend having sediment trap installed before the service line enters the combustion chamber by a licensed plumber.
- Example of proper sediment trap installation.



No sediment trap was observed. Recommend having sediment trap installed before the service line enters the combustion chamber by a licensed plumber.



Appears functional.



9. Plumbing

Good	Fair	Poor	N/A	None
X				

Materials: Copper • PEX

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.



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', upgraded insulated 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 floor looks good.
- Common cracks noted.



Common cracks noted.



Common cracks noted.



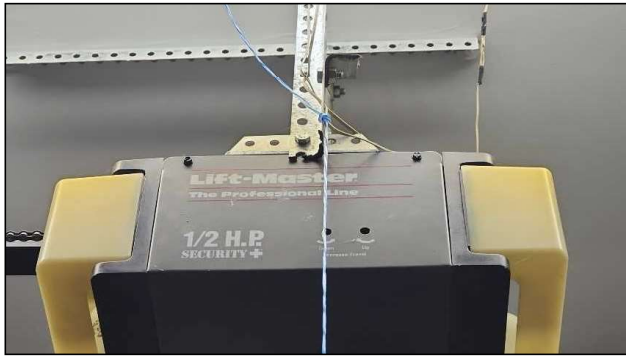
Visible floor looks good.

3. Garage Opener Status

Good	Fair	Poor	N/A	None
X				

Observations:

- Chain drive opener noted.
- Garage door opener on left door was not functioning properly. Recommend servicing that door opener.



Chain drive opener noted.



Garage door opener on left door was not functioning properly. Recommend servicing that door opener.

4. Garage Door's Reverse Status

Good	Fair	Poor	N/A	None
			X	

5. Windows

Good	Fair	Poor	N/A	None
X				

Observations:  
 • Windows were functional.



Windows were functional.



Windows were functional.

6. Walls

Good	Fair	Poor	N/A	None
X				

Observations:  
 • Appeared satisfactory, at time of inspection.

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.  
 • Open ground noted. Recommend corrections by a qualified electrician.



Outlets functioned properly when tested.



Open ground noted. Recommend corrections by a qualified electrician.

**10. GFCI**

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

**11. 240 Volt**

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

**12. Exterior Door**

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

**13. Fire Door**

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

**14. Garage Door Parts**

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

**15. Cabinets**

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

**16. Counters**

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

**17. Wash Basin**

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

Electrical

1. Electrical Panel

Good	Fair	Poor	N/A	None
X	X			

Location: Meter located at: utility shed

Observations:

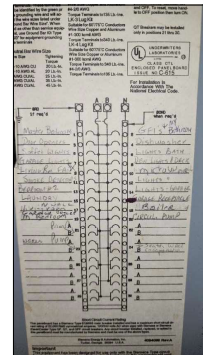
- Main electric meter
- Electric panel.
- Breakers.
- Inside panel.
- Panel documentation.
- **Double tapped at neutral bus bar noted.**
- **White neutral wire used as hot should be marked with black tape or marker.**
- **Open breaker panel slot(s) at panel box cover. Electrocutation hazard.**



Main electric meter



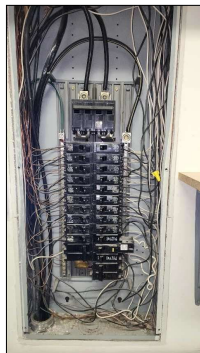
Breakers.



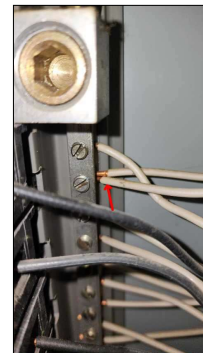
Panel documentation.



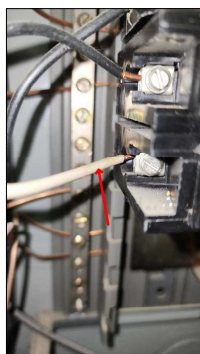
Open breaker panel slot(s) at panel box cover. Electrocutation hazard.



Inside panel.



Double tapped at neutral bus bar noted.



White neutral wire used as hot should be marked with black tape or marker.

## 2. Cable Feeds

Good	Fair	Poor	N/A	None
X				

Observations:

- There is an underground service lateral noted.



There is an underground service lateral noted.

## 3. Main Amp Breaker

Good	Fair	Poor	N/A	None
X				

Observations:

- 200 amp



200 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: Roof was inspected by walking the roof structure.  
 Materials: Composition shingles noted.  
 Observations:

- Clean roof areas: Significant amounts of organic debris evident.
- Moss on roof. This can lead to the premature failure of the roof and subsequent leaks. Recommend treating moss during its growing season (wet months) with a moss killer. For information on various moss treatment products and their pros and cons, visit <http://bryophytes.science.oregonstate.edu/page24.htm>.
- Rusted nailheads showing. These may leak at any time. Recommend caulking nailheads.
- Roof is beginning to show significant signs of wear. Recommend evaluation by a licensed roofing contractor to determine life of roof and/or price quote for replacement.



Clean roof areas: Significant amounts of organic debris evident.



Moss on roof. This can lead to the premature failure of the roof and subsequent leaks. Recommend treating moss during its growing season (wet months) with a moss killer. For information on various moss treatment products and their pros and cons, visit <http://bryophytes.science.oregonstate.edu/page24.htm>.



Moss on roof. This can lead to the premature failure of the roof and subsequent leaks. Recommend treating moss during its growing season (wet months) with a moss killer. For information on various moss treatment products and their pros and cons, visit <http://bryophytes.science.oregonstate.edu/page24.htm>.



Rusted nailheads showing. These may leak at any time. Recommend caulking nailheads.



Roof is beginning to show significant signs of wear. Recommend evaluation by a licensed roofing contractor to determine life of roof and/or price quote for replacement.

### 2. Flashing

Good	Fair	Poor	N/A	None

### 3. Chimney

Good	Fair	Poor	N/A	None
	X			

**Observations:**

- Recommend proper flashing practices be installed by a licensed roofing contractor at chimney exhaust pipe to avoid future leaking at roof structure.



Recommend proper flashing practices be installed by a licensed roofing contractor at chimney exhaust pipe to avoid future leaking at roof structure.

### 4. Sky Lights

Good	Fair	Poor	N/A	None

### 5. Spark Arrestor

Good	Fair	Poor	N/A	None

### 6. Vent Caps

Good	Fair	Poor	N/A	None
	X			

**Observations:**

- Vent bases are rusted, recommend replacement.
- Shiners (exposed nail head) noted. This will rust and eventually cause a leak if not addressed.



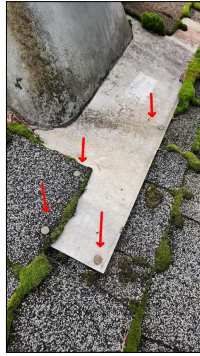
Vent bases are rusted, recommend replacement.



Vent bases are rusted, recommend replacement.



Vent bases are rusted, recommend replacement.



Shiners (exposed nail head) noted. This will rust and eventually cause a leak if not addressed.

7. Gutter

Good	Fair	Poor	N/A	None
	X			

Observations:

- Clean gutters: Some/significant amounts of debris evident.
- Ponding (sitting water) noted at gutter system. Need to change angle/slope to allow water to flow freely out of the gutter system.
- Gutter disconnected.



Gutter disconnected.



Clean gutters: Some/significant amounts of debris evident.



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

Attic

1. Access

Good	Fair	Poor	N/A	None
X				

Observations:

- Pull Down Ladder located in: Garage



Pull Down Ladder located in: Garage

2. Structure

Good	Fair	Poor	N/A	None
	X			

Observations:

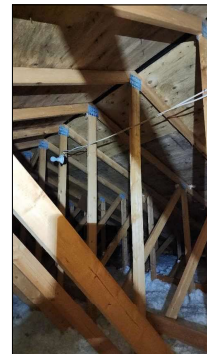
- Attic rafters and sheathing appear to be in fair condition.
- Although the attic ventilation appears to be adequate, the underside of the sheathing in some areas indicates that the attic is experiencing some moisture issues. Recommend evaluation and corrections by a licensed contractor.



Attic rafters and sheathing appear to be in fair condition.



Attic rafters and sheathing appear to be in fair condition.



Attic rafters and sheathing appear to be in fair condition.



Although the attic ventilation appears to be adequate, the underside of the sheathing in some areas indicates that the attic is experiencing some moisture issues. Recommend evaluation and corrections by a licensed contractor.



### 3. Ventilation

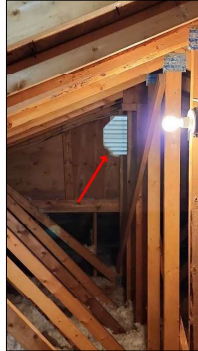
Good	Fair	Poor	N/A	None
X	X			

Observations:

- Under eave soffit inlet vents noted.
- Ridge exhaust venting noted.
- Gable louver vents noted.



Under eave soffit inlet vents noted.



Gable louver vents noted.



Ridge exhaust venting noted.

### 4. Vent Screens

Good	Fair	Poor	N/A	None

### 5. Duct Work

Good	Fair	Poor	N/A	None

### 6. Electrical

Good	Fair	Poor	N/A	None
	X			

Observations:

- Connections made outside of a Junction Box, which is a potential shock or electrocution hazard.



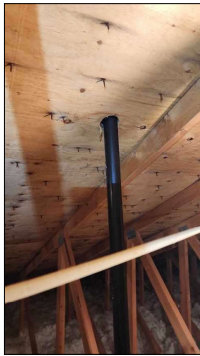
Connections made outside of a Junction Box, which is a potential shock or electrocution hazard.

### 7. Attic Plumbing

Good	Fair	Poor	N/A	None
X				

Observations:

- ABS plumbing vents



ABS plumbing vents



ABS plumbing vents

**8. Insulation Condition**

Good	Fair	Poor	N/A	None
X				

Materials: Blown in fiberglass insulation noted.  
 Depth: Insulation averages about 10-12 inches in depth  
 Observations:  
 • Insulation appears adequate.



Insulation appears adequate.



Insulation appears adequate.

**9. Chimney**

Good	Fair	Poor	N/A	None
	X			

Observations:  
 • Evidence of past or current leaking around chimney termination.  
 Recommend evaluation and corrections by a licensed roofing contractor.



Evidence of past or current leaking around chimney termination. Recommend evaluation and corrections by a licensed roofing contractor.

**10. Exhaust Vent**

Good	Fair	Poor	N/A	None
X				

Observations:  
 • Functional.





Functional.



Functional.

Exterior Areas

1. Doors

Good	Fair	Poor	N/A	None
X	X			

Observations:

- Front door looks to be in good condition and worked properly during inspection.
- Garage access door threshold is loose at the base and door jamb is showing signs of degradation. Recommend corrections by a qualified carpenter.



Garage access door threshold is loose at the base and door jamb is showing signs of degradation. Recommend corrections by a qualified carpenter.



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 fair condition at time of inspection.
- Window glass cracked.
- Some window screens missing.



Some window screens missing.



Components appeared in fair condition at time of inspection.



Window glass cracked.



Components appeared in fair condition at time of inspection.

### 3. Siding Condition

Good	Fair	Poor	N/A	None
X	X			

Materials: Cement siding noted.  
Observations:

- Some areas need restaining, or priming and repainting.
- Recommend caulking and paint at some siding butt joint areas.



Some areas need restaining, or priming and repainting.



Some areas need restaining, or priming and repainting.



Recommend caulking and paint at some siding butt joint areas.

### 4. Eaves & Fascia

Good	Fair	Poor	N/A	None
X	X			

Observations:

- Eaves and fascia in good/fair condition at time of inspection.
- Peeling paint observed, suggest scraping and painting as necessary.
- Some wood rot noted at fascia above garage access door. Recommend evaluation and corrections by a qualified carpenter.
- Soffit is coming loose in several areas around the perimeter of the house.



Eaves and fascia in good/fair condition at time of inspection.



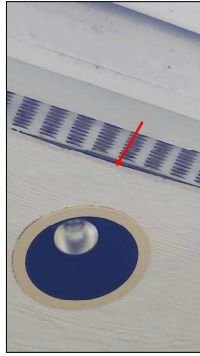
Eaves and fascia in good/fair condition at time of inspection.



Some wood rot noted at fascia above garage access door. Recommend evaluation and corrections by a qualified carpenter.



Soffit is coming loose in several areas around the perimeter of the house.



Soffit is coming loose in several areas around the perimeter of the house.



Peeling paint observed, suggest scraping and painting as necessary.

**5. Exterior Paint**

Good	Fair	Poor	N/A	None
	X			

Observations:  
 • Peeling paint noted.



Peeling paint noted.

**6. Stucco**

Good	Fair	Poor	N/A	None

Foundation

1. Slab Foundation

Good	Fair	Poor	N/A	None

2. Foundation Perimeter

Good	Fair	Poor	N/A	None

3. Foundation Walls

Good	Fair	Poor	N/A	None
X				

Observations:

- Foundation walls look good.



Foundation walls look good.



Foundation walls look good.

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: Gravel driveway noted.

Observations:

- Driveway in good shape for age and wear. No deficiencies noted.



Driveway in good shape for age and wear. No deficiencies noted.

Driveway in good shape for age and wear. No deficiencies noted.

Driveway in good shape for age and wear. No deficiencies noted.

2. Grading

Good	Fair	Poor	N/A	None
X				

Observations:

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

3. Vegetation Observations

Good	Fair	Poor	N/A	None
	X			

Observations:

- **Maintenance Tip: When landscaping, keep plants, even at full growth, at least a foot (preferably 18 inches) from house siding and windows. Keep trees away from foundation and roof. Plants in contact or proximity to home can provide pathways for wood destroying insects, as well as abrade and damage siding, screens and roofs.**



Maintenance Tip: When landscaping, keep plants, even at full growth, at least a foot (preferably 18 inches) from house siding and windows. Keep trees away from foundation and roof. Plants in contact or proximity to home can provide pathways for wood destroying insects, as well as abrade and damage siding, screens and roofs.

Maintenance Tip: When landscaping, keep plants, even at full growth, at least a foot (preferably 18 inches) from house siding and windows. Keep trees away from foundation and roof. Plants in contact or proximity to home can provide pathways for wood destroying insects, as well as abrade and damage siding, screens and roofs.

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
	X			

Observations:

- Appeared functional at time of inspection.
- Peeling paint noted.
- Warped deck board noted near bay window.



Peeling paint noted.



Warped deck board noted near bay window.

6. Stairs & Handrail

Good	Fair	Poor	N/A	None
	X			

Observations:

- Recommend paint or stain to preserve.



Recommend paint or stain to preserve.



Recommend paint or stain to preserve.

7. Grounds Electrical

Good	Fair	Poor	N/A	None

8. GFCI

Good	Fair	Poor	N/A	None
	X	X		

Observations:

- Outdoor receptacles are not GFCI protected, need to be updated.
- Outlet cover at garage wall is loose from receptacle noted.
- Waterproof receptacle cover missing noted.



Outlet cover at garage wall is loose from receptacle noted.



Outdoor receptacles are not GFCI protected, need to be updated.



Outdoor receptacles are not GFCI protected, need to be updated.



Waterproof receptacle cover missing noted.



Outdoor receptacles are not GFCI protected, need to be updated.

9. Main Gas Valve Condition

Good	Fair	Poor	N/A	None
X				

Materials: Left 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				

Materials: Copper piping noted.

Observations:

- Main water cut off valve.
- Septic system noted. Client is advised to seek the services of a specialist in evaluating this system.
- Well noted.



Septic system noted. Client is advised to seek the services of a specialist in evaluating this system.



Well noted.



Main water cut off valve.

11. Water Pressure

Good	Fair	Poor	N/A	None
X				

Observations:

- 40



12. Pressure Regulator

Good	Fair	Poor	N/A	None
X				

Observations:

- Pressure regulator noted.



Pressure regulator noted.



Pressure regulator noted.



Pressure regulator noted.

**13. Exterior Faucet Condition**

Good	Fair	Poor	N/A	None

**14. Balcony**

Good	Fair	Poor	N/A	None

**15. Patio Enclosure**

Good	Fair	Poor	N/A	None

**16. Patio and Porch Condition**

Good	Fair	Poor	N/A	None

**17. Fence Condition**

Good	Fair	Poor	N/A	None

**18. Sprinklers**

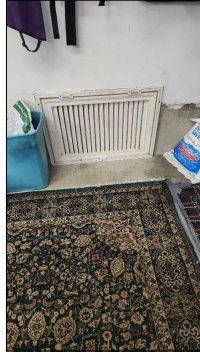
Good	Fair	Poor	N/A	None

# Basement/Crawlspace

## 1. Access

Good	Fair	Poor	N/A	None
X				

Materials: Hatch door in garage  
 Observations:  
 • Entrance is in serviceable condition.



Entrance is in serviceable condition.

## 2. Walls

Good	Fair	Poor	N/A	None
X				

Materials: Crawlspace noted.  
 Observations:  
 • Visible walls looked good.



Visible walls looked good.



Visible walls looked good.

## 3. Insulation

Good	Fair	Poor	N/A	None
X				

Observations:  
 • Insulation in place.

## 4. Windows

Good	Fair	Poor	N/A	None

## 5. Plumbing Materials

Good	Fair	Poor	N/A	None
X				

Materials: Appears Functional.  
 Observations:  
 • ABS  
 • PVC

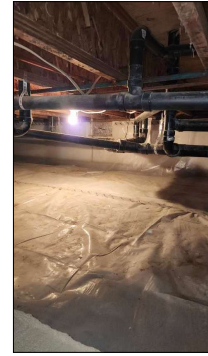




ABS



ABS



ABS

6. Basement Electric

Good	Fair	Poor	N/A	None

7. GFCI

Good	Fair	Poor	N/A	None

8. Dirt/Slab Floor

Good	Fair	Poor	N/A	None
X				

Observations:  
 • Plastic vapor barrier noted.



Plastic vapor barrier noted.



Plastic vapor barrier noted.



Plastic vapor barrier noted.

9. Finished Floor

Good	Fair	Poor	N/A	None

10. Drainage

Good	Fair	Poor	N/A	None

11. Sump Pump

Good	Fair	Poor	N/A	None

### 12. Framing

Good	Fair	Poor	N/A	None
X				

Observations:  
 • Appears Functional.



Appears Functional.



Appears Functional.



Appears Functional.

### 13. Subfloor

Good	Fair	Poor	N/A	None
X				

Observations:  
 • Visible parts of subfloor appear to be in good condition.



Visible parts of subfloor appear to be in good condition.



Visible parts of subfloor appear to be in good condition.

### 14. Columns

Good	Fair	Poor	N/A	None

### 15. Piers

Good	Fair	Poor	N/A	None

### 16. Basement/Crawlspace Ductwork

Good	Fair	Poor	N/A	None

### 17. Stairs

Good	Fair	Poor	N/A	None



### 18. Railings

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?
  - 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?
  - 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
ABS	Acronym for acrylonitrile butadiene styrene; rigid black plastic pipe used only for drain lines.
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.