

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

## **Property Inspection Report**



456 Nice Street, Town, State 56789  
Inspection prepared for: Roger Dodger  
Date of Inspection: 9/24/2022 Time: 9:00  
Age of Home: 35 Size: 2500  
Weather: Sunny

Inspector: Justin Michael Colley  
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## 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 7 Item: 3	Floor condition	<ul style="list-style-type: none"> <li>• Carpet has stains in various places - recommend cleaning first, if not satisfied, change for new carpet or other flooring.</li> </ul>
Page 8 Item: 4	Electrical	<ul style="list-style-type: none"> <li>• Outlets at living room windows did not function when tested. Recommend evaluation and corrections by a licensed electrician.</li> <li>• Outlet at living room wall is loose and tester lost function when juggled. Recommend evaluation and corrections by a licensed electrician.</li> </ul>
Page 10 Item: 5	Wall Condition	<ul style="list-style-type: none"> <li>• Some patched areas require sanding and painting.</li> </ul>
Page 10 Item: 7	Window Condition	<ul style="list-style-type: none"> <li>• Window in kitchen dining area opens but will not stay up.</li> </ul>
Page 11 Item: 12	Fireplace	<ul style="list-style-type: none"> <li>• Cracks noted in the back of fireplace - recommend chimney sweep evaluate before using.</li> <li>• Gas Fireplace installed, but did not work when tested. Recommend having gas log specialist evaluate before closing.</li> <li>• Gas log was not in place.</li> </ul>
Page 12 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>
Page 12 Item: 14	Stairs & Handrail	<ul style="list-style-type: none"> <li>• Handrail at stairs has a loose bottom bracket and some wall damage.</li> </ul>
Bedrooms		
Page 14 Item: 2	Ceiling Fans	<ul style="list-style-type: none"> <li>• The ceiling fan in one guest bedroom is a worn unit that has reached the end of its useful life.</li> </ul>
Page 15 Item: 7	Window Condition	<ul style="list-style-type: none"> <li>• Some peeling paint at exterior sills noted.</li> </ul>
Bathroom		
Page 22 Item: 14	Bath Tubs	<ul style="list-style-type: none"> <li>• Tub faucet and fixtures are loose from the wall. Recommend securing properly to avoid water intrusion behind the fixtures.</li> </ul>
Kitchen		
Page 25 Item: 3	Dishwasher	<ul style="list-style-type: none"> <li>• Dishwasher is not mounted to the countertop. Recommend mounting properly to ensure optimal operation.</li> </ul>

Page 26 Item: 6	GFCI	<ul style="list-style-type: none"> <li>• <b>GFCI</b> protected receptacles may not have been required when the house was built. We suggest buyer consider upgrading with GFCI's at all receptacles near water sources.</li> </ul>
Laundry		
Page 31 Item: 2	Dryer Vent	<ul style="list-style-type: none"> <li>• The dryer vent is dirty. Recommend cleaning.</li> </ul>
Heat/AC		
Page 34 Item: 2	AC Compress Condition	<ul style="list-style-type: none"> <li>• Although the AC compressors functioned properly at the time of inspection, the serial numbers indicate that the units are original equipment from 1989 and are considered past end of life for industry standards. Recommend evaluation by a licensed HVAC specialist and/or replacement before closing.</li> </ul>
Page 35 Item: 3	Refrigerant Lines	<ul style="list-style-type: none"> <li>• Missing/damaged insulation at <b>A/C</b> unit.</li> </ul>
Page 35 Item: 4	Heater Condition	<ul style="list-style-type: none"> <li>• Although The furnace units operated properly during inspection, the serial numbers indicate that the units are original equipment from 1989 and are considered past end of life for industry standards. Recommend evaluation by a licensed HVAC specialist and/or replacement before closing.</li> </ul>
Page 36 Item: 5	Heater Base	<ul style="list-style-type: none"> <li>• The heater base shows signs of rust from prior water intrusion.</li> <li>• None at basement noted.</li> </ul>
Page 37 Item: 11	Filters	<ul style="list-style-type: none"> <li>• Furnace filter dirty. Needs replacement.</li> </ul>
Water Heater		
Page 39 Item: 4	Venting	<ul style="list-style-type: none"> <li>• Vent is loose, needs to be mounted properly, potential safety hazard.</li> </ul>
Page 39 Item: 5	Water Heater Condition	<ul style="list-style-type: none"> <li>• Although the water heater functioned properly, the serial number indicates that the unit is nearing/at end of life. Recommend replacing the water heater.</li> </ul>
Garage		
Page 43 Item: 4	Garage Door's Reverse Status	<ul style="list-style-type: none"> <li>• Reverse did not work when resistance test was applied - recommend getting this fixed for safety.</li> </ul>
Page 43 Item: 6	Walls	<ul style="list-style-type: none"> <li>• Damage to walls noted.</li> </ul>
Electrical		
Page 45 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> </ul>
Roof		
Page 47 Item: 1	Roof Condition	<ul style="list-style-type: none"> <li>• The roof is in fair condition and is beginning to show signs of wear. No major system safety or function concerns noted at time of inspection yet recommend evaluation by a licensed roofing contractor to assess roof life expectancy.</li> </ul>
Page 48 Item: 3	Chimney	<ul style="list-style-type: none"> <li>• Chimney Mortar shows sign of deterioration. Recommend having repaired as necessary.</li> </ul>
Page 48 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 49 Item: 7	Gutter	<ul style="list-style-type: none"> <li>• Downspout at front deck was not connected at time of inspection.</li> </ul>

Exterior Areas		
Page 54 Item: 2	Window Condition	• Some window screens damaged.
Page 54 Item: 3	Siding Condition	• Some damaged areas noted.
Grounds		
Page 58 Item: 2	Grading	• Slopes left to right towards the house.
Page 58 Item: 3	Vegetation Observations	• Prune or remove any plants that are in contact or proximity to home to eliminate pathways of wood destroying insects.
Page 60 Item: 8	GFCI	• Outdoor receptacles at front of house are not GFCI protected, need to be updated. • Exterior outlet is loose from wall at back deck.
Page 61 Item: 9	Main Gas Valve Condition	• Rusting noted at pipes.
Page 61 Item: 13	Exterior Faucet Condition	• Spigot at back side of house leaks.

**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: Vacant

### 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.



Operated normally when tested.

#### 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	X			

Observations:  
 • Carpet in/fair condition.  
 • Hardwood floor looks to be in good condition.  
 • Carpet has stains in various places - recommend cleaning first, if not satisfied, change for new carpet or other flooring.

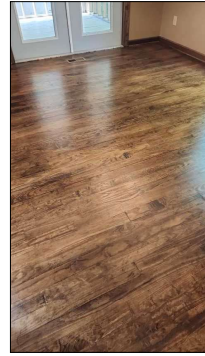




Carpet in good condition.



Hardwood floor looks to be in good condition.



Hardwood floor looks to be in good condition.



Hardwood floor looks to be in good condition.



Hardwood floor looks to be in good condition.



Carpet has stains in various places - recommend cleaning first, if not satisfied, change for new carpet or other flooring.



Carpet has stains in various places - recommend cleaning first, if not satisfied, change for new carpet or other flooring.

#### 4. Electrical

Good	Fair	Poor	N/A	None
	X			

**Observations:**

- Outlet functioning properly.
- **Outlets at living room windows did not function when tested. Recommend evaluation and corrections by a licensed electrician.**
- **Outlet at living room wall is loose and tester lost function when juggled. Recommend evaluation and corrections by a licensed electrician.**



Outlet at living room wall is loose and tester lost function when juggled. Recommend evaluation and corrections by a licensed electrician.



Outlets at living room windows did not function when tested. Recommend evaluation and corrections by a licensed electrician.



Outlets at living room windows did not function when tested. Recommend evaluation and corrections by a licensed electrician.



Outlet functioning properly.



Outlet functioning properly.



Outlet functioning properly.



Outlet functioning properly.



Outlet functioning properly.



Outlet functioning properly.



Outlet functioning properly.

### 5. Wall Condition

Good	Fair	Poor	N/A	None
X	X			

Materials: Drywall walls noted.

Observations:

- Walls were in good/fair condition.
- **Some patched areas require sanding and painting.**



Some patched areas require sanding and painting.

### 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	X			

Materials: Wood framed double hung window noted.

Observations:

- Windows worked properly during inspection.
- **Window in kitchen dining area opens but will not stay up.**



Windows worked properly during inspection.



Window in kitchen dining area opens but will not stay up.

### 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
X				

Observations:

- The hinged patio door was functional during the inspection.

### 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 • Basement living room.

Materials: Masonry fireplace noted. • Prefabricated "zero clearance" fireplace noted.

Observations:

- Fireplace was in fair condition.
- Damper in the open position.
- Damper in the closed position.
- Cracks noted in the back of fireplace - recommend chimney sweep evaluate before using.
- Gas Fireplace installed, but did not work when tested. Recommend having gas log specialist evaluate before closing.
- Gas log was not in place.



Fireplace was in fair condition.



Cracks noted in the back of fireplace - recommend chimney sweep evaluate before using.



Gas log was not in place.



Damper in the closed position.



Damper in the open position.



Fireplace was in fair condition.



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



Cracks noted in the back of fireplace - recommend chimney sweep evaluate before using.

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.
- Handrail at stairs has a loose bottom bracket and some wall damage.



Functional.



Handrail at stairs has a loose bottom bracket and some wall damage.



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	X			

Observations:

- Operated normally when tested, at time of inspection.
- The ceiling fan in one guest bedroom is a worn unit that has reached the end of its useful life.



Operated normally when tested, at time of inspection.



The ceiling fan in one guest bedroom is a worn unit that has reached the end of its useful life.



The ceiling fan one guest bedroom is a worn unit that has reached the end of its useful life.

#### 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				

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	X			

Materials: Wood framed double hung window noted.  
 Observations:  
 • Windows operated properly when tested during inspection.  
 • Some peeling paint at exterior sills noted.



Windows operated properly when tested during inspection.



Some peeling paint at exterior sills noted.



Windows operated properly when tested during inspection.



Some peeling paint at exterior sills 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	X			

Observations:

- Doors functioned properly.
- Damage noted.



Damage noted.



Damage noted.

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
			X	

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 • Basement 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.



The bath fan was operated and no issues were found.

#### 3. Counters

Good	Fair	Poor	N/A	None
X				

**Observations:**

- Solid Surface tops noted.



Solid Surface tops noted.



Solid Surface tops noted.



Solid Surface tops noted.



Solid Surface tops noted.

4. Cabinets

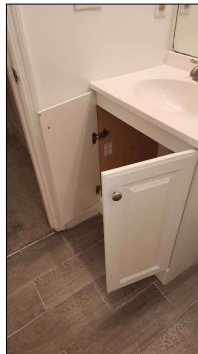
Good	Fair	Poor	N/A	None
X				

Observations:

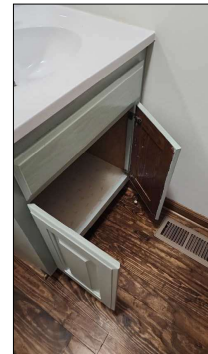
- Appeared functional at time of inspection.



Appeared functional at time of inspection.



Appeared functional at time of inspection.



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.



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: Ceramic tile is noted. • Sheet vinyl flooring is noted. • Hardwood flooring is noted.

Observations:

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



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



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



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



Bathroom floor appears to be in good/fair 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



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.



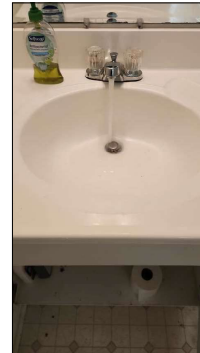
Operated normally, at time of inspection.



Operated normally, at time of inspection.



Operated normally, at time of inspection.



Operated normally, at time of inspection.

10. Plumbing

Good	Fair	Poor	N/A	None
X				

Observations:  
• Functional



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.



Observed as functional and in good visual condition.

### 12. Wall condition

Good	Fair	Poor	N/A	None
X				

Observations:

- Walls were in good condition.

### 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	X			

Observations:

- Tub functioned properly during inspection - no drain issue noted.
- Tub faucet and fixtures are loose from the wall. Recommend securing properly to avoid water intrusion behind the fixtures.



Tub functioned properly during inspection - no drain issue noted.



Tub faucet and fixtures are loose from the wall. Recommend securing properly to avoid water intrusion behind the fixtures.



Tub functioned properly during inspection - no drain issue noted.

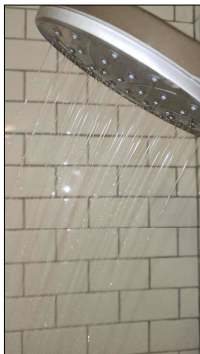


Tub faucet and fixtures are loose from the wall. Recommend securing properly to avoid water intrusion behind the fixtures.

15. Showers

Good	Fair	Poor	N/A	None
X				

Observations:  
 • Worked properly during inspection.



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.



Fiberglass surround noted.

**17. Enclosure**

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

**18. Doors**

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

**Observations:**

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

**19. Window Condition**

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

**Materials:** Wood framed double hung window noted.

**Observations:**

- Windows worked correctly when tested during inspection.



Windows worked correctly when tested during inspection.



Windows worked correctly when tested during inspection.

**20. Heating**

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

**21. Security Bars**

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

### 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.

#### 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	X			

Observations:

- Operated.
- Dishwasher is not mounted to the countertop. Recommend mounting properly to ensure optimal operation.



Dishwasher is not mounted to the countertop. Recommend mounting properly to ensure optimal operation.



Operated.

#### 4. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: Hardwood flooring is 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 protected receptacles may not have been required when the house was built. We suggest buyer consider upgrading with GFCI's at all receptacles near water sources.



GFCI protected receptacles may not have been required when the house was built. We suggest buyer consider upgrading with GFCI's at all receptacles near water sources.

**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: Wood framed double hung window noted.  
 Observations:  
 • Windows functioned properly.



Windows functioned properly.

**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:

- Electric 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

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**

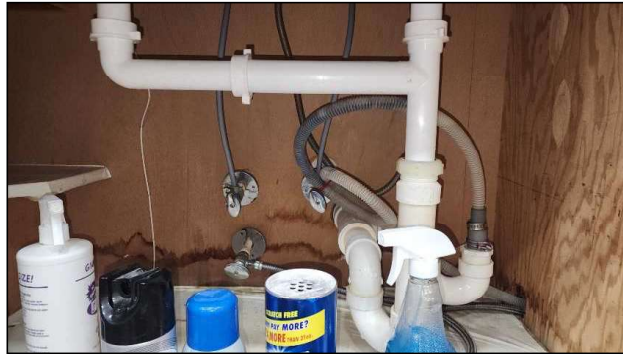
Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**18. Plumbing**

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

**23. Trash Compactor**

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

**24. Vent Condition**

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

### 25. Doors

Good	Fair	Poor	N/A	None

### 26. Security Bars

Good	Fair	Poor	N/A	None

Laundry

1. Locations

2. Dryer Vent

Good	Fair	Poor	N/A	None
	X			

Observations:

- The dryer vent is dirty. Recommend cleaning.



The dryer vent is dirty. 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				

Observations:

- Outlet functioning properly.
- 3 prong dryer outlet noted.





Outlet functioning properly.



3 prong dryer outlet noted.

**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: Wood framed double hung 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.



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
X				

Observations:  
 • Functional at the time of inspection.



Functional at the time of inspection.



Functional at the time of inspection.

#### 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 worked properly when tested during inspection.  
 • AC unit information.  
 • Although the AC compressors functioned properly at the time of inspection, the serial numbers indicate that the units are original equipment from 1989 and are considered past end of life for industry standards. Recommend evaluation by a licensed HVAC specialist and/or replacement before closing.



AC worked properly when tested during inspection.



AC unit information.



AC worked properly when tested during inspection.



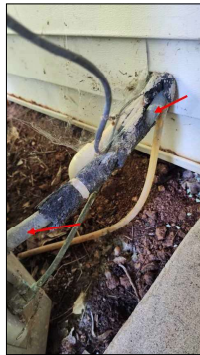
AC unit information.

### 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.



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 • The furnace is located in the basement

Materials: Gas fired forced hot air.

Observations:

- Heater looks fair and functioned properly at time of inspection.
- Documentation from heater.
- Although The furnace units operated properly during inspection, the serial numbers indicate that the units are original equipment from 1989 and are considered past end of life for industry standards. Recommend evaluation by a licensed HVAC specialist and/or replacement before closing.



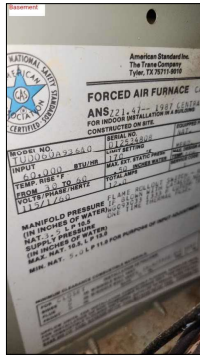
Heater looks fair and functioned properly at time of inspection.



Documentation from heater.



Heater looks fair and functioned properly at time of inspection.



Documentation from heater.

5. Heater Base

Good	Fair	Poor	N/A	None
	X			

Observations:

- The heater base shows signs of rust from prior water intrusion.
- None at basement noted.



The heater base shows signs of rust from prior water intrusion.



None at basement noted.

6. Enclosure

Good	Fair	Poor	N/A	None
X				

7. Venting

Good	Fair	Poor	N/A	None
X				

Observations:

- AC worked properly when tested during inspection.
- Differential temps at return look good. Should be 13 to 20 degree difference.
- Heat functioning properly during inspection.



Heat functioning properly during inspection.



Heat functioning properly during inspection.



AC worked properly when tested during inspection.



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

AC worked properly when tested during inspection.

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

### 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. • Located inside a filter grill in the hall ceiling.

Observations:

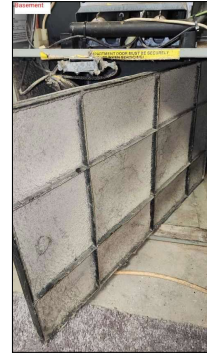
- 12x12x1
- Furnace filter dirty. Needs replacement.



12x12x1



Furnace filter dirty. Needs replacement.



Furnace filter dirty. Needs replacement.

### 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:

- Vent is loose, needs to be mounted properly, potential safety hazard.



Vent is loose, needs to be mounted properly, potential safety hazard.

#### 5. Water Heater Condition

Good	Fair	Poor	N/A	None
	X			

Heater Type: Gas

Location: The heater is located in the basement.

Observations:

- Water temps were good.
- Although the water heater functioned properly, the serial number indicates that the unit is nearing/at end of life. Recommend replacing the water heater.





6. TPRV

Good	Fair	Poor	N/A	None
X				

Observations:

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



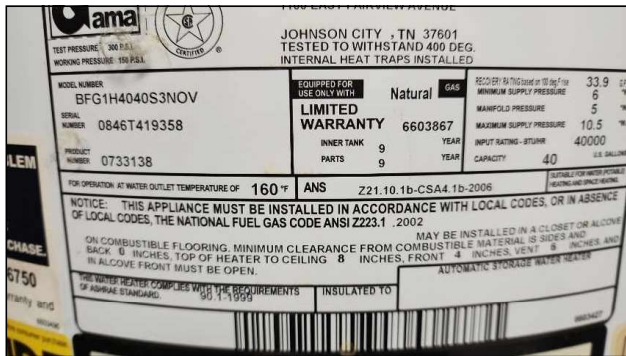
Appears to be in satisfactory condition -- no concerns.

7. Number Of Gallons

Good	Fair	Poor	N/A	None
	X			

Observations:

- 40 gallons



40 gallons



40 gallons

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 • CPVC

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

**11. Strapping**

Good	Fair	Poor	N/A	None

Garage

1. Garage Door Condition

Good	Fair	Poor	N/A	None
X				

Materials: One 16' steel door.

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:

- Common cracks noted.



Common cracks noted.

3. Garage Opener Status

Good	Fair	Poor	N/A	None
X				

Observations:

- 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 did not work when resistance test was applied - recommend getting this fixed for safety.

### 5. Windows

Good	Fair	Poor	N/A	None

### 6. Walls

Good	Fair	Poor	N/A	None
	X			

Observations:

- Damage to walls noted.



Damage to walls noted.

### 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

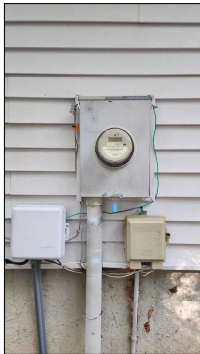
1. Electrical Panel

Good	Fair	Poor	N/A	None
	X			

Location: Meter located at: left side • Main Location: basement

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.



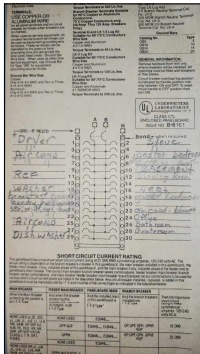
Main electric meter



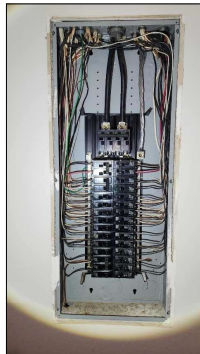
Electric panel.



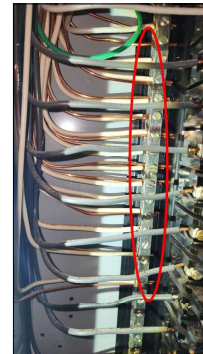
Breakers.



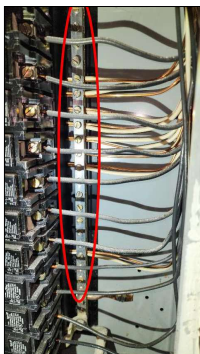
Panel documentation.



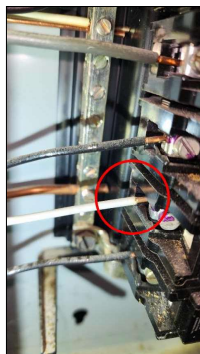
Inside panel.



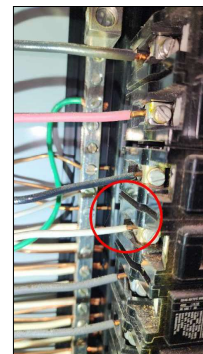
Double tapped at neutral bus bar noted.



Double tapped at neutral bus bar noted.



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



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: Inspected from ground using Spectroscope (40 ft telescoping pole) and attached GoPro camera.

Materials: Composition shingles noted.

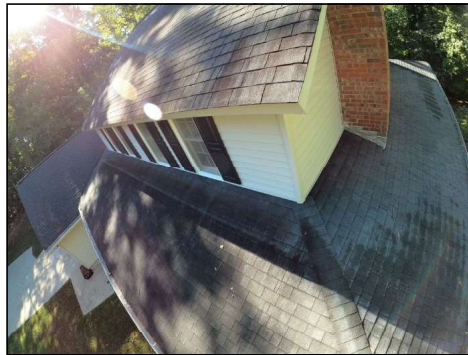
Observations:

- Shingle transition above back right deck noted.

• The roof is in fair condition and is beginning to show signs of wear. No major system safety or function concerns noted at time of inspection yet recommend evaluation by a licensed roofing contractor to assess roof life expectancy.



The roof is in fair condition and is beginning to show signs of wear. No major system safety or function concerns noted at time of inspection yet recommend evaluation by a licensed roofing contractor to assess roof life expectancy.



The roof is in fair condition and is beginning to show signs of wear. No major system safety or function concerns noted at time of inspection yet recommend evaluation by a licensed roofing contractor to assess roof life expectancy.



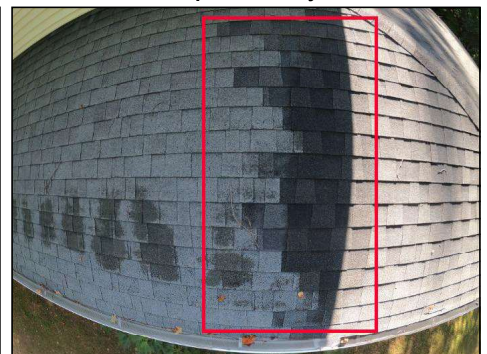
The roof is in fair condition and is beginning to show signs of wear. No major system safety or function concerns noted at time of inspection yet recommend evaluation by a licensed roofing contractor to assess roof life expectancy.



The roof is in fair condition and is beginning to show signs of wear. No major system safety or function concerns noted at time of inspection yet recommend evaluation by a licensed roofing contractor to assess roof life expectancy.



The roof is in fair condition and is beginning to show signs of wear. No major system safety or function concerns noted at time of inspection yet recommend evaluation by a licensed roofing contractor to assess roof life expectancy.



Shingle transition above back right deck noted.

2. Flashing

Good	Fair	Poor	N/A	None
X				

Observations:

- Flashing in place and appears functional.





Flashing in place and appears functional.



Flashing in place and appears functional.

### 3. Chimney

Good	Fair	Poor	N/A	None
	X			

**Observations:**

- Chimney Mortar shows sign of deterioration. Recommend having repaired as necessary.



Chimney Mortar shows sign of deterioration. Recommend having repaired as necessary.

### 4. Sky Lights

Good	Fair	Poor	N/A	None

### 5. Spark Arrestor

Good	Fair	Poor	N/A	None
X				

### 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.



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



Vent bases are rusted, recommend replacement.

7. Gutter

Good	Fair	Poor	N/A	None
	X			

Observations:

- No major system safety or function concerns noted at time of inspection.
- Downspout at front deck was not connected at time of inspection.



Downspout at front deck was not connected at time of inspection.



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

Attic

1. Access

Good	Fair	Poor	N/A	None
X				

Observations:  
 • Guest bedroom



Guest bedroom

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.  
 • Ridge exhaust venting noted.  
 • Thermostatically controlled Power Ventilator at gable vent noted.  
 • Attic fan appears to be functioning properly.



Under eave soffit inlet vents noted.



Ridge exhaust venting noted.



Thermostatically controlled Power Ventilator at gable vent noted.



Attic fan appears to be functioning properly.



Attic fan appears to be functioning properly.

**4. Vent Screens**

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

**5. Duct Work**

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

Observations:  
 • Ductwork appears functional.



Ductwork appears functional.



Ductwork appears functional.

**6. Electrical**

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

7. Attic Plumbing

Good	Fair	Poor	N/A	None
X				

Observations:  
 • PVC plumbing vents



PVC plumbing vents



PVC plumbing vents

8. Insulation Condition

Good	Fair	Poor	N/A	None
X				

Materials: Loose fill insulation noted.  
 Depth: Insulation averages about 16-18 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
X				

Observations:  
 • Functional.



Functional.

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 damaged.**



Components appeared in satisfactory condition at time of inspection.



Some window screens damaged.



Components appeared in satisfactory condition at time of inspection.

3. Siding Condition

Good	Fair	Poor	N/A	None
X	X			

Materials: Vinyl siding noted.

Observations:

- Siding looks good/fair.
- **Some damaged areas noted.**



Some damaged areas noted.



Some damaged areas noted.



Siding looks good/fair.

### 4. Eaves & Facia

Good	Fair	Poor	N/A	None
X				

Observations:

- Eaves and facia in good condition at time of inspection.



Eaves and facia in good condition at time of inspection.



Eaves and facia in good condition at time of inspection.

### 5. Exterior Paint

Good	Fair	Poor	N/A	None
X				

### 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.
- Normal cracks noted.



Foundation walls look good.



Normal cracks noted.

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

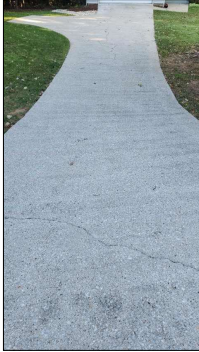
1. Driveway and Walkway Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Concrete driveway noted.

Observations:

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



Driveway in fair shape. Recommend sealing to extend life.



Common cracks noted.



Common cracks noted.

2. Grading

Good	Fair	Poor	N/A	None
	X			

Observations:

- Grade drain noted.
- Grade drain termination point noted.
- Slopes left to right towards the house.



Slopes left to right towards the house.



Grade drain noted.



Grade drain termination point noted.

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.

**4. Gate Condition**

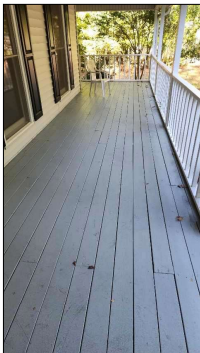
Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**5. Patio and Porch Deck**

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

Observations:

- Appeared functional at time of inspection.



Appeared functional at time of inspection.



Appeared functional at time of inspection.



Appeared functional at time of inspection.

**6. Stairs & Handrail**

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

Observations:

- Appeared functional at time of inspection.



Appeared functional at time of inspection.



Appeared functional at time of inspection.



Appeared functional at time of inspection.

7. Grounds Electrical

Good	Fair	Poor	N/A	None

8. GFCI

Good	Fair	Poor	N/A	None
				X

Observations:

- GFCI receptacles at back deck are in good condition and tested fine during inspection.
- Outdoor receptacles at front of house are not GFCI protected, need to be updated.
- Exterior outlet is loose from wall at back deck.



Outdoor receptacles at front of house are not GFCI protected, need to be updated.



Exterior outlet is loose from wall at back deck.



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



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



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



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



GFCI receptacles at back deck 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.
- **Rusting noted at pipes.**



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.

Rusting noted at pipes.

10. Plumbing

Good	Fair	Poor	N/A	None

11. Water Pressure

Good	Fair	Poor	N/A	None
X				

Observations:

- 50



50

12. Pressure Regulator

Good	Fair	Poor	N/A	None

13. Exterior Faucet Condition

Good	Fair	Poor	N/A	None
	X			

Location: Back side of house. • Left side of house.

Observations:

- Appears Functional.
- **Spigot at back side of house leaks.**



Spigot at back side of house leaks.



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.

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

**18. Sprinklers**

Good	Fair	Poor	N/A	None

# Basement/Crawlspace

## 1. Access

Good	Fair	Poor	N/A	None
X				

Materials: Interior man door

Observations:

- Internal entry is in good condition.



Internal entry is in good condition.

## 2. Walls

Good	Fair	Poor	N/A	None
X				

Materials: Partly finished, full basement noted.

## 3. Insulation

Good	Fair	Poor	N/A	None
X				

Observations:

- Insulation in place.



Insulation in place.



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:

- PVC





PVC

6. Basement Electric

Good	Fair	Poor	N/A	None
X				

Observations:  
 • Outlets functioned properly when tested.



Outlets functioned properly when tested.

7. GFCI

Good	Fair	Poor	N/A	None

8. Dirt/Slab Floor

Good	Fair	Poor	N/A	None

9. Finished Floor

Good	Fair	Poor	N/A	None
X				

Observations:  
 • Common cracks noted.  
 • Bare concrete floor in basement.



Bare concrete floor in basement.



Common cracks noted.

### 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.

### 13. Subfloor

Good	Fair	Poor	N/A	None
			X	

### 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
X				

Observations:  
 • Appears to be functional.



Appears to be functional.



Appears to be functional.

**17. Stairs**

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

**18. Railings**

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

**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
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.