

Quality Home Inspections, Inc.
Property Inspection Report



1001 Apple Grove Road, Lynchburg, VA 24504
Inspection prepared for: James Elliott
Date of Inspection: 10/29/2015 Time: 12.30
Age of Home: 7 Years Old
Weather: Partly Cloudy

Inspector: Kevin Mays
159 Apple Grove Road, Monroe, VA 24574
Phone: 434-610-6297
Email: kevinlmays@hotmail.com

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 4 Item: 9	Smoke Detectors	• smoke detector missing in hall way. recommend replacing when adding smoke detectors to bedrooms.
Bedrooms		
Page 6 Item: 10	Smoke Detectors	• recommend adding smoke detectors to all bedrooms
Heat/AC		
Page 16 Item: 8	Air Supply	• return filters are in poor shape they need changing to keep system in good working condition
Roof		
Page 21 Item: 1	Roof Condition	• 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 . • Some shingles &/or tabs missing.
Page 22 Item: 5	Spark Arrestor	• No chimney rain cap observed, suggest installing a chimney raincap to prevent the entrance of the elements and local wildlife and to preserve the life of the chimney as well as minimize maintenance.
Attic		
Page 23 Item: 9	Chimney	• recomend chimney cover installed to prevent birds from building nest and weather from damaging or blocking chimney
Foundation		
Page 26 Item: 12	Foundation Plumbing	• Water shut off location shown to client in the event of an emergency.

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 GFI outlets may not be installed; **this report will focus on safety and function, not current code.** This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair. For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. **Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.**

Inspection Details

1. Attendance

In Attendance: Client present • Fully Participated • No other parties present at inspection.

2. Home Type

Home Type: Single Family Home • Ranch Style

3. Occupancy

Occupancy: Occupied - Furnished • Access to some items such as: electrical outlets/receptacles, windows, wall/floor surfaces, and cabinet interiors may be restricted by furniture or personal belongings. Any such items are excluded from this inspection report.

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. Bar

Good	Fair	Poor	N/A	None
				X

2. Cabinets

Good	Fair	Poor	N/A	None
				X

3. Ceiling Fans

Good	Fair	Poor	N/A	None
X				

Observations:

- Operated normally when tested, at time of inspection.

4. Closets

Good	Fair	Poor	N/A	None
X				

5. Door Bell

Good	Fair	Poor	N/A	None
X				

Observations:

- Operated normally when tested.

6. Doors

Good	Fair	Poor	N/A	None
X				

7. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:

- Some outlets not accessible due to furniture and or stored personal items.

8. Security Bars

Good	Fair	Poor	N/A	None
				X

9. Smoke Detectors

Good	Fair	Poor	N/A	None
		X		

Observations:

- smoke detector missing in hall way. recommend replacing when adding smoke detectors to bedrooms.

10. Stairs & Handrail

Good	Fair	Poor	N/A	None
	X			

Observations:

- Basement stairwell - spindles are over 4 inches wide, dangerous to children.

11. Window-Wall AC or Heat

Good	Fair	Poor	N/A	None
				X

12. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

13. Patio Doors

Good	Fair	Poor	N/A	None
				X

14. Screen Doors

Good	Fair	Poor	N/A	None
				X

15. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: Drywall walls noted.

16. Fireplace

Good	Fair	Poor	N/A	None
				X

17. Window Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Wood framed double hung window noted.

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#1

2. Cabinets

Good	Fair	Poor	N/A	None
				X

3. Ceiling Fans

Good	Fair	Poor	N/A	None
X				

Observations:

- Operated normally when tested, at time of inspection.

4. Closets

Good	Fair	Poor	N/A	None
X				

Observations:

- bifold doors not operating and need to be adjusted

5. Doors

Good	Fair	Poor	N/A	None
X				

6. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:

- Some outlets not accessible due to furniture and or stored personal items.

7. Fireplace

Good	Fair	Poor	N/A	None
				X

8. Floor Condition

Good	Fair	Poor	N/A	None
X				

Flooring Types: Hardwood flooring is noted.

9. Security Bars

Good	Fair	Poor	N/A	None
				X

10. Smoke Detectors

Good	Fair	Poor	N/A	None
				X

Observations:

- **recommend adding smoke detectors to all bedrooms**

11. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: Drywall walls noted.

12. Window-Wall AC or Heat

Good	Fair	Poor	N/A	None
				X

13. Window Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Wood framed double hung window noted.

14. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

15. Patio Doors

Good	Fair	Poor	N/A	None
				X

16. Screen Doors

Good	Fair	Poor	N/A	None
				X

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 Bathroom

2. Cabinets

Good	Fair	Poor	N/A	None
X				

Observations:

- No deficiencies observed.
- Appeared functional, at time of inspection.

3. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

4. Counters

Good	Fair	Poor	N/A	None
X				

Observations:

- Solid Surface tops noted.
- There is normal wear noted for the age of the counter tops.

5. Doors

Good	Fair	Poor	N/A	None
X				

Observations:

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

6. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:

- No major system safety or function concerns noted at time of inspection.
- GFCI protection is provided to all bathrooms. If tripped reset in master bathroom.

7. GFCI

Good	Fair	Poor	N/A	None
X				

Observations:

- GFCI reset at breaker panel. <FYI>

8. Exhaust Fan

Good	Fair	Poor	N/A	None
X				

Observations:

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

9. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: Sheet vinyl flooring is noted.

10. Heating

Good	Fair	Poor	N/A	None
X				

Observations:

- Central heating and cooling noted in this room. At the time of the inspection, all appeared to be functioning and in serviceable condition.

11. Mirrors

Good	Fair	Poor	N/A	None
X				

12. Plumbing

Good	Fair	Poor	N/A	None
X				

Observations:
 • plumbing in good shape no aparent leaks

13. Security Bars

Good	Fair	Poor	N/A	None
				X

14. Showers

Good	Fair	Poor	N/A	None
X				

15. Shower Walls

Good	Fair	Poor	N/A	None
X				

Observations:
 • Fiberglass surround noted.

16. Bath Tubs

Good	Fair	Poor	N/A	None
X				

17. Enclosure

Good	Fair	Poor	N/A	None
X				

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

18. Sinks

Good	Fair	Poor	N/A	None
X				

19. Toilets

Good	Fair	Poor	N/A	None
	X			

Observations:
 • Observed as functional and in good visual condition.
 • Operated when tested. No deficiencies noted.

20. Window Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Wood framed double hung window noted.
 Observations:
 • Peeling paint observed, suggest scraping and painting as necessary.

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:
 • No deficiencies observed.

2. Counters

Good	Fair	Poor	N/A	None
X				

Observations:
 • Plastic laminate tops noted.

3. Dishwasher

Good	Fair	Poor	N/A	None
X				

Observations:
 • Operated.

4. Doors

Good	Fair	Poor	N/A	None
X				

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

5. Garbage Disposal

Good	Fair	Poor	N/A	None
X				

Observations:
 • Operated - appeared functional at time of inspection.

6. 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.

7. Cook top condition

Good	Fair	Poor	N/A	None
X				

Observations:
 • Electric cook top noted - standard free standing range.

8. Oven & Range

Good	Fair	Poor	N/A	None
X				

Observations:
 • Oven(s): Electric

9. Sinks

Good	Fair	Poor	N/A	None
X				

10. Drinking Fountain

Good	Fair	Poor	N/A	None
				X

11. Spray Wand

Good	Fair	Poor	N/A	None
				X

12. Hot Water Dispenser

Good	Fair	Poor	N/A	None
				X

13. Soap Dispenser

Good	Fair	Poor	N/A	None
				X

14. Trash Compactor

Good	Fair	Poor	N/A	None
				X

15. Vent Condition

Good	Fair	Poor	N/A	None
X				

Materials: Recirculating

16. Window Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Wood framed double hung window noted.

17. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: Hardwood flooring is noted.

18. Plumbing

Good	Fair	Poor	N/A	None
X				

19. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

20. Security Bars

Good	Fair	Poor	N/A	None
				X

21. Patio Doors

Good	Fair	Poor	N/A	None
				X

22. Screen Doors

Good	Fair	Poor	N/A	None
				X

23. Electrical

Good	Fair	Poor	N/A	None
X				

24. GFCI

Good	Fair	Poor	N/A	None
X				

Observations:
• GFCI in place and operational.

25. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: Drywall walls noted.

Laundry

1. Locations

Locations: kitchen area

2. Cabinets

Good	Fair	Poor	N/A	None
X				

Observations:
• No deficiencies observed.

3. Counters

Good	Fair	Poor	N/A	None
				X

4. Dryer Vent

Good	Fair	Poor	N/A	None
X				

Observations:
• recommend cleaning vent prior to using and on an annual basis.

5. Electrical

Good	Fair	Poor	N/A	None
X				

6. GFCI

Good	Fair	Poor	N/A	None
				X

7. Exhaust Fan

Good	Fair	Poor	N/A	None
				X

8. Gas Valves

Good	Fair	Poor	N/A	None
				X

9. Wash Basin

Good	Fair	Poor	N/A	None
				X

10. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: Hardwood flooring is noted.

11. Plumbing

Good	Fair	Poor	N/A	None
X				

12. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: Drywall walls noted.

13. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

Observations:

- Small stains noted on the ceiling. They tested dry at the time of the inspection.

14. Security Bars

Good	Fair	Poor	N/A	None
				X

15. Doors

Good	Fair	Poor	N/A	None
X				

Observations:

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

16. Window Condition

Good	Fair	Poor	N/A	None
				X

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. Heater Condition

Good	Fair	Poor	N/A	None
X				

Materials: The furnace is located in the basement

Materials: house has oil furnace and central air

Observations:

- Fuel Furnace: Last service date is over one year ago, or is unable to be determined. Although this unit appears to be operating properly from controls, there are areas which cannot be seen without specialized equipment and training. One such area is the combustion chamber / heat exchanger where cold air blows across the "fire box", becoming the hot air that circulates throughout your home. During the life span of any furnace, this metal wall may develop a crack or a broken weld, allowing carbon monoxide to circulate throughout the home. This is why furnace specialists recommend a complete inspection annually; consider having unit inspected by certified HVAC technician.

2. Heater Base

Good	Fair	Poor	N/A	None
X				

Observations:

- The heater base appears to be functional.

3. Enclosure

Good	Fair	Poor	N/A	None
X				

Observations:

- Concealed due to high efficiency furnace design.

4. Venting

Good	Fair	Poor	N/A	None
X	X			

Observations:

- Metal single wall chimney vent pipe noted.
- Masonry lined chimney noted.

5. Gas Valves

Good	Fair	Poor	N/A	None
X				

Observations:

- An oil tank was observed on site, with no apparent leakage at time of inspection. Buyer is advised that these tanks are prone to corrosion, even from the inside, making leakage a possibility at any time. Inspector cannot warrant this tank from leakage, even between date of inspection and date of close.

6. Refrigerant Lines

Good	Fair	Poor	N/A	None
X				

Observations:

- No defects found.

7. AC Compress Condition

Good	Fair	Poor	N/A	None
X	X			

Compressor Type: Electric

Location: The compressor is located near the patio area. • The compressor is located on the exterior east.

Observations:

- Appeared functional at the time of inspection.

8. Air Supply

Good	Fair	Poor	N/A	None
X				

Observations:

- The return air supply system appears to be functional.

- **return filters are in poor shape they need changing to keep system in good working condition**

9. Registers

Good	Fair	Poor	N/A	None
X				

Observations:

- The return air supply system appears to be functional.

10. Filters

Good	Fair	Poor	N/A	None
		X		

Location: Located inside a filter grill in the hall ceiling.

Observations:

- **MAINTENANCE:** The air filter(s) should be inspected at least monthly and cleaned or replaced as required. There are two types of filters commonly used: (1) Washable filters, (constructed of aluminum mesh, foam, or reinforced fibers) these may be cleaned by soaking in mild detergent and rising with water. Or (2) Fiberglass disposable filters that must be **REPLACED** before they become clogged. Remember that dirty filters are the most common cause of inadequate heating or cooling performance.

11. Thermostats

Good	Fair	Poor	N/A	None
X				

Observations:

- Digital - programmable type.
- Thermostats are not checked for calibration or timed functions.

Water Heater

1. Base

Good	Fair	Poor	N/A	None
X				

Observations:
 • The water heater base is functional.

2. Heater Enclosure

Good	Fair	Poor	N/A	None
X				

Observations:
 • The water heater enclosure is functional.

3. Combusion

Good	Fair	Poor	N/A	None
			X	

4. Venting

Good	Fair	Poor	N/A	None
			X	

5. Water Heater Condition

Good	Fair	Poor	N/A	None
X				

Location: The heater is located in the basement.
 Observations:
 • Tank appears to be in satisfactory condition -- no concerns.

6. TPRV

Good	Fair	Poor	N/A	None
X				

Observations:
 • A pressure & temperature relief valve & extension is present and appears satisfactory.

7. Number Of Gallons

Good	Fair	Poor	N/A	None
X				

Observations:
 • 50 gallons

8. Gas Valve

Good	Fair	Poor	N/A	None
			X	

9. Plumbing

Good	Fair	Poor	N/A	None
X				

Materials: cpvc
 Observations:
 • No deficiencies observed at the visible portions of the supply piping.

10. Overflow Condition

Good	Fair	Poor	N/A	None
X				

Materials: PVC
 Observations:
 • Appears to be in satisfactory condition -- no concerns.

11. Strapping

Good	Fair	Poor	N/A	None
				X

Observations:
 • The water heater is not strapped.

Garage

1. Roof Condition

Good	Fair	Poor	N/A	None
			X	

2. Walls

Good	Fair	Poor	N/A	None
			X	

3. Anchor Bolts

Good	Fair	Poor	N/A	None
			X	

4. Floor Condition

Good	Fair	Poor	N/A	None
			X	

5. Rafters & Ceiling

Good	Fair	Poor	N/A	None
			X	

6. Electrical

Good	Fair	Poor	N/A	None
			X	

7. GFCI

Good	Fair	Poor	N/A	None
			X	

8. 240 Volt

Good	Fair	Poor	N/A	None

9. Exterior Door

Good	Fair	Poor	N/A	None
			X	

10. Fire Door

Good	Fair	Poor	N/A	None
			X	

11. Garage Door Condition

Good	Fair	Poor	N/A	None
			X	

12. Garage Door Parts

Good	Fair	Poor	N/A	None
			X	

13. Garage Opener Status

Good	Fair	Poor	N/A	None
			X	

14. Garage Door's Reverse Status

Good	Fair	Poor	N/A	None
			X	

15. Ventilation

Good	Fair	Poor	N/A	None
			X	

16. Vent Screens

Good	Fair	Poor	N/A	None
			X	

17. Cabinets

Good	Fair	Poor	N/A	None
			X	

18. Counters

Good	Fair	Poor	N/A	None
			X	

19. Wash Basin

Good	Fair	Poor	N/A	None
			X	

Electrical

1. Electrical Panel

Good	Fair	Poor	N/A	None
X				

Location: South side of the house. • Rear of structure.

Observations:

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

2. Main Amp Breaker

Good	Fair	Poor	N/A	None
X				

Observations:

- 200 amp

3. Breakers in off position

Good	Fair	Poor	N/A	None
X				

Observations:

- 0

4. Cable Feeds

Good	Fair	Poor	N/A	None
X				

Observations:

- There is an underground service lateral noted.

5. Breakers

Good	Fair	Poor	N/A	None
X				

Materials: Aluminum armor sheathed cable noted.

Observations:

- All of the circuit breakers appeared serviceable.

6. Fuses

Good	Fair	Poor	N/A	None
			X	

Roof

1. Roof Condition

Good	Fair	Poor	N/A	None
	X			

Materials: maintenance tip keep check on all caulked areas may need to reapply

Materials: Asphalt shingles noted.

Observations:

- 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>.
- Some shingles &/or tabs missing.



Roof Roof Condition



Roof Roof Condition



moss on roof



Roof Roof Condition

2. Flashing

Good	Fair	Poor	N/A	None
	X			

Observations:

- Typical maintenance necessary, now and on an annual or semi-annual basis. This generally consists of resealing gaps at through-the-roof projections and at the parapet walls as necessary.

3. Chimney

Good	Fair	Poor	N/A	None
X				

Observations:

- Flashing at base of chimney appears to need some maintenance to ensure a continued waterproof seal.

4. Sky Lights

Good	Fair	Poor	N/A	None
			X	

5. Spark Arrestor

Good	Fair	Poor	N/A	None

Observations:

- No chimney rain cap observed, suggest installing a chimney raincap to prevent the entrance of the elements and local wildlife and to preserve the life of the chimney as well as minimize maintenance.

6. Vent Caps

Good	Fair	Poor	N/A	None
			X	

7. Gutter

Good	Fair	Poor	N/A	None
X				

Observations:

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

Attic

1. Access

Good	Fair	Poor	N/A	None
X				

Observations:
 • Scuttle Hole located in:
 • in hallway

2. Structure

Good	Fair	Poor	N/A	None
X				

3. Ventilation

Good	Fair	Poor	N/A	None
X				

Observations:
 • Under eave soffit inlet vents noted.
 • Gable louver vents noted.

4. Vent Screens

Good	Fair	Poor	N/A	None
X				

Observations:
 • Vent screens noted as functional.

5. Duct Work

Good	Fair	Poor	N/A	None
				X

Observations:
 • None observed.

6. Electrical

Good	Fair	Poor	N/A	None
X				

7. Attic Plumbing

Good	Fair	Poor	N/A	None
X				

Observations:
 • PVC plumbing vents
 • No deficiencies noted in plumbing vent piping.

8. Insulation Condition

Good	Fair	Poor	N/A	None
X				

Materials: Fiberglass batts with kraft paper facing noted.
 Depth: Insulation averages about 4-6 inches in depth; more recommended.
 Observations:
 • Insulation level in the attic is typical for homes this age
 • Insulation appears adequate.

9. Chimney

Good	Fair	Poor	N/A	None
X				

Observations:
 • **recomend chimney cover installed to prevent birds from building nest and weather from damaging or blocking chimney**

10. Exhaust Vent

Good	Fair	Poor	N/A	None
			X	

Exterior Areas

1. Doors

Good	Fair	Poor	N/A	None
	X			

Observations:

- Appeared in functional and in satisfactory condition, at time of inspection.
- weather strip on bottom of entry doors damaged or torn

2. Window Condition

Good	Fair	Poor	N/A	None
	X			

Observations:

- Components appeared in satisfactory condition at time of inspection.
- Peeling paint observed, suggest scraping and painting as necessary.
- Some window screens missing. Check with seller to determine if they are on the property.

3. Siding Condition

Good	Fair	Poor	N/A	None
X				

Materials: Vinyl siding, wood frame construction, concrete / block foundation

Observations:

- Vinyl siding noted.
- No major system safety or function concerns noted at time of inspection.
- Brick work appears to be in good condition.

4. Eaves & Facia

Good	Fair	Poor	N/A	None
X				

Observations:

- Soffits at the home appeared to be in serviceable condition at the time of the inspection.

5. Exterior Paint

Good	Fair	Poor	N/A	None
	X			

Observations:

- Weathered wood surfaces observed at entry doors@@@@@@@@@@@@. Wood deterioration and rot can occur. Prep, prime and paint wood trim as needed.

6. Stucco

Good	Fair	Poor	N/A	None
			X	

Foundation

1. Slab Foundation

Good	Fair	Poor	N/A	None
X				

Observations:
 • Floor drain observed.

2. Foundation Perimeter

Good	Fair	Poor	N/A	None
X				

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

3. Foundation Walls

Good	Fair	Poor	N/A	None
X				

Observations:
 • No leaks were observed at the time of the inspection.

4. Cripple Walls

Good	Fair	Poor	N/A	None
			X	

5. Ventilation

Good	Fair	Poor	N/A	None
			X	

6. Vent Screens

Good	Fair	Poor	N/A	None
			X	

7. Access Panel

Good	Fair	Poor	N/A	None
			X	

8. Post and Girders

Good	Fair	Poor	N/A	None
X				

Observations:
 • Support Material: Steel
 • Beam Material: Wood

9. Sub Flooring

Good	Fair	Poor	N/A	None
X				

Observations:
 • OSB (Oriented Strand Board) sheathing sub floor

10. Anchor Bolts

Good	Fair	Poor	N/A	None

Observations:
 • The anchor bolts were not visible.
 • not visible because of built up seal plate

11. Foundation Electrical

Good	Fair	Poor	N/A	None
X				

Observations:
 • wiring in basement ares appeared to be in good shape and appeared to be in to be in working condition

12. Foundation Plumbing

Good	Fair	Poor	N/A	None
X				

Observations:

- 1+ inch PVC
- Appears Functional at time of inspection.
- Floor drains observed but not tested for proper operation.
- **Water shut off location shown to client in the event of an emergency.**

13. Sump Pump

Good	Fair	Poor	N/A	None
				X

Observations:

- Evidence of one sump pump and basin installed in basement. Pump was not readily visible.

14. Ducting

Good	Fair	Poor	N/A	None
X				

Observations:

- No deficiencies were observed at the visible portions of the structural components of the home.
- Galvanized sheet metal ductwork noted.

Grounds

1. Driveway and Walkway Condition

Good	Fair	Poor	N/A	None
X				

Materials: Gravel driveway noted. • No sidewalk noted.
 Observations:
 • 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:
 • No major system safety or functional concerns noted at time of inspection.
 • Trees in proximity to electric lines are a wind and icing hazard. Contact utility company for trimming.

4. Gate Condition

Good	Fair	Poor	N/A	None
X				

Materials: Wood
 Observations:
 • Fences and gates are NOT INCLUDED as part of a home inspection.
 Recommend confirming that all fences and gates are in serviceable condition before the close of escrow.

5. Patio and Porch Deck

Good	Fair	Poor	N/A	None
X				

Observations:
 • Appeared functional at time of inspection.
 • Floor boards damaged.

6. Stairs & Handrail

Good	Fair	Poor	N/A	None
X				

Observations:
 • Spindle spacing exceeds the 4 inch spacing which is considered safe by today's child safety standards.

7. Grounds Electrical

Good	Fair	Poor	N/A	None
X				

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

8. GFCI

Good	Fair	Poor	N/A	None
X				

Observations:
 • GFCI receptacles are in good condition.

9. Main Gas Valve Condition

Good	Fair	Poor	N/A	None
X				

Materials: South side.

10. Plumbing

Good	Fair	Poor	N/A	None
X				

Materials: PVC piping noted.

11. Water Pressure

Good	Fair	Poor	N/A	None
X				

Observations:
• 50

12. Pressure Regulator

Good	Fair	Poor	N/A	None
				X

Observations:
• None.

13. Exterior Faucet Condition

Good	Fair	Poor	N/A	None
X				

Location: South side of house.

14. Balcony

Good	Fair	Poor	N/A	None
				X

15. Patio Enclosure

Good	Fair	Poor	N/A	None
				X

16. Patio and Porch Condition

Good	Fair	Poor	N/A	None
X				

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



Grounds Patio and Porch Condition



Grounds Patio and Porch Condition

17. Fence Condition

Good	Fair	Poor	N/A	None
X				

Materials: Wood

18. Sprinklers

Good	Fair	Poor	N/A	None
				X

Pool

1. Air Booster Pump

Good	Fair	Poor	N/A	None
			X	

Observations:

- We recommend contacting a qualified pool service technician for evaluation/repair.

2. Deck Condition

Good	Fair	Poor	N/A	None
			X	

Materials: n/a see grounds page for material type.

3. Gate & Fence Condition

Good	Fair	Poor	N/A	None
			X	

4. Filter

Good	Fair	Poor	N/A	None
	X			

Observations:

- Did not operate n/a.
- Recommend pool contractor to evaluate.

5. Skimmer and Basket

Good	Fair	Poor	N/A	None
			X	

6. Pool Heater Condition

Good	Fair	Poor	N/A	None
				X

7. Lights

Good	Fair	Poor	N/A	None
				X

8. Pressure Gauge

Good	Fair	Poor	N/A	None

9. Pumps

Good	Fair	Poor	N/A	None

10. Jets

Good	Fair	Poor	N/A	None

11. Structure Condition

Good	Fair	Poor	N/A	None
	X			

Type: Above Ground

Materials: Vinyl

12. Tile

Good	Fair	Poor	N/A	None

13. Timer

Good	Fair	Poor	N/A	None

14. Water Condition

Good	Fair	Poor	N/A	None
		X		

Observations:
• cloudy

15. Water Fill Unit

Good	Fair	Poor	N/A	None
			X	

Observations:
• did not operate

16. Electrical

Good	Fair	Poor	N/A	None
			X	

17. GFCI

Good	Fair	Poor	N/A	None

Basement/Crawlspace

1. Walls

Good	Fair	Poor	N/A	None
X				

Materials: Fully finished basement.

Observations:

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

2. Insulation

Good	Fair	Poor	N/A	None
		X		

Observations:

- Recommend adding insulation to perimeter of structure to enhance the homes heating efficiency.

3. Windows

Good	Fair	Poor	N/A	None
	X			

Materials: Wood framed double hung window noted.

Observations:

- The windows that were tested, are functional.

4. Plumbing Materials

Good	Fair	Poor	N/A	None
X				

Materials: Appears Functional.

Observations:

- Plastic
- PVC drain lines
- cpvc water pipe

5. Basement Electric

Good	Fair	Poor	N/A	None
X				

Observations:

- It is recommended to avoid use of multiplier outlet plug ins (converts 2 into 6 outlets)

6. GFCI

Good	Fair	Poor	N/A	None
X				

Observations:

- Test GFCIs monthly to ensure proper operation.
- Bathroom GFCI outlets reset at receptacle beside breaker box in basement@@@@

7. Access

Good	Fair	Poor	N/A	None
			X	

8. Stairs

Good	Fair	Poor	N/A	None
	X			

9. Railings

Good	Fair	Poor	N/A	None
	X			

10. Slab Floor

Good	Fair	Poor	N/A	None
X				

11. Finished Floor

Good	Fair	Poor	N/A	None
			X	

12. Drainage

Good	Fair	Poor	N/A	None
X				

13. Sump Pump

Good	Fair	Poor	N/A	None

14. Framing

Good	Fair	Poor	N/A	None
X				

Observations:
 • Appears Functional.

15. Subfloor

Good	Fair	Poor	N/A	None
X				

16. Columns

Good	Fair	Poor	N/A	None
X				

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

17. Piers

Good	Fair	Poor	N/A	None
			X	

18. Basement/Crawlspace Ductwork

Good	Fair	Poor	N/A	None
X				

Observations:
 • No leaks were observed at the time of the inspection.

Residential Earthquake Hazards Report

- | | | | | |
|-----|----|-----|------------|--|
| Yes | No | N/A | Don't Know | |
| | X | | | 1. Is the water heater braced, strapped, or anchored to resist falling during an earthquake? |
-
- | | | | | |
|-----|----|-----|------------|---|
| Yes | No | N/A | Don't Know | |
| | | | X | 2. Is the house anchored or bolted to the foundation? |
-
- | | | | | |
|-----|----|-----|------------|---|
| Yes | No | N/A | Don't Know | |
| | | | X | 3. If the house has cripple walls:
a. Are the exterior cripple walls braced? |
-
- | | | | | |
|-----|----|-----|------------|--|
| Yes | No | N/A | Don't Know | |
| | | X | | b. If the exterior foundation consists of unconnected concrete piers and posts, have they been strengthened? |
-
- | | | | | |
|-----|----|-----|------------|--|
| Yes | No | N/A | Don't Know | |
| | | X | | 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 | |
| | | X | | 5. If the house is built on a hillside:
a. Are the exterior tall foundation walls braced? |
-
- | | | | | |
|-----|----|-----|------------|--|
| Yes | No | N/A | Don't Know | |
| | | X | | b. Were the tall posts or columns either built to resist earthquakes or have they been strengthened? |
-
- | | | | | |
|-----|----|-----|------------|--|
| Yes | No | N/A | Don't Know | |
| | | X | | 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 | |
| | | X | | 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 | | |
| | | X | | 8. Is the house outside an Alquist-Priolo Earthquake Fault Zone (zones immediately surrounding known earthquake faults)? |
-
- | | | | | |
|-----|----|------------|--|--|
| Yes | No | Don't Know | | |
| | | X | | 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