

# *Red Rock Home Inspections*

## Property Inspection Report

123 Fake St. , Anywhere, Ca 12345  
Inspection prepared for: John Doe  
Date of Inspection: 5/1/2013 Time: 08:00  
Age of Home: 35 Size: 1656  
Weather: Sunny

Inspector: Keith Silvas  
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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.

How to read this report: Items in red: Serious safety concern, significant repairs or items leading to substantial safety or repairs.

Items in blue: Items that may pose a potential safety concern or items indicating areas of deferred maintenance. If left unattended, these items will grow into more of a concern and should be addressed as soon as possible.

Please contact our office with any questions regarding this report.

Interior Areas		
Page 6 Item: 9	Ceiling Condition	<ul style="list-style-type: none"> <li>Cracking noted in ceiling. Bowing observed in ceiling. Attic inspection revealed evidence of past leaking. Structural integrity appears adequate. Be advised, this type of ceiling may contain asbestos and as such should be removed by a qualified and licensed asbestos remediation contractor when repaired.</li> </ul>
Page 8 Item: 11	Fireplace	<ul style="list-style-type: none"> <li>The fireplace damper is damaged and not functional; The lever will not open or close the damper correctly. Do not attempt to start a fire until corrected. Damper was left in the open position.</li> </ul>
Bathroom		
Page 11 Item: 3	Ceiling Condition	<ul style="list-style-type: none"> <li>Mold like stains present on the ceiling. We recommend having a mold sample taken and lab tested, also monitor the area for water intrusion.</li> </ul>
Kitchen		
Page 15 Item: 10	Vent Condition	<ul style="list-style-type: none"> <li>Exhaust fan is inoperable.</li> </ul>
Water Heater		
Page 20 Item: 4	Venting	<ul style="list-style-type: none"> <li>A separation between the flue collar and flue was observed. This can allow combustion gases such as carbon monoxide to enter the room which can be fatal if undetected. Recommend securing flue/collar connection as needed.</li> </ul>
Page 21 Item: 11	Strapping	<ul style="list-style-type: none"> <li>Not to code, requires two 1 1/2" steel straps 16 gauge, 1/3 from the top and the bottom.</li> </ul>
Electrical		
Page 24 Item: 1	Electrical Panel	<ul style="list-style-type: none"> <li>There is a Federal Pacific Electric service panel in the house. There are studies that show that some FPE circuit breakers are prone to problems that can lead to failures, lack of proper protection of circuits and other serious issues, including fire and electrocution. Although the Consumer Products Safety Commission has not issued a formal product recall, the panel is old and the company is now out of business. We cannot definitively call this panel defective, but recommend, for your peace of mind, to consult a qualified electrical contractor to get their opinion on this matter prior to closing.</li> </ul>
Roof		

Page 25 Item: 1	Roof Condition	<ul style="list-style-type: none"><li>• Some shingles damaged.</li><li>• Some shingles curling.</li><li>• Exposed nails on roofing material. Recommend sealing all fastener heads.</li></ul>
Page 26 Item: 2	Flashing	<ul style="list-style-type: none"><li>• In the inspectors opinion the flashings are near the end of their useful life due to wear.</li></ul>
Attic		
Page 28 Item: 2	Structure	<ul style="list-style-type: none"><li>• Evidence of past or present leaks, dry at time of the inspection. Monitor for leaks &amp;/or have roofing contractor evaluate.</li></ul>

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

## 2. Home Type

Home Type: Attached • Single Family Home

## 3. Occupancy

Occupancy: Occupied - Furnished • The utilities were on at the time of inspection. • Moderate storage was observed. • 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				

Observations:

- The bar area appears functional at the time of inspection.
- There was small cracking observed in bar area ceiling.



#### 2. Cabinets

Good	Fair	Poor	N/A	None
X				

Observations:

- Most not accessible due to stored personal items.
- No deficiencies observed.

#### 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:

- The closet is in serviceable condition.

#### 5. Door Bell

Good	Fair	Poor	N/A	None
X				

Observations:

- Operated normally when tested.

#### 6. Doors

Good	Fair	Poor	N/A	None
X				

Observations:

- Double door entryway.

### 7. Electrical

Good	Fair	Poor	N/A	None
X				

**Observations:**

- Some outlets not accessible due to furniture and or stored personal items.
- No Ground Fault Circuit Interrupter (GFCI) protection of home electrical outlets was provided in the home at the time of inspection. Although GFCI protection may not have been required at the time the home was built, for safety reasons, consider upgrading the electrical system to include GFCI protection at the following locations:
  - Bathrooms
  - Outside
  - Garages
  - Crawlspace (at or below grade)
  - Unfinished basements
  - Kitchens
  - Laundry rooms
  - Within 6 feet of all plumbing fixtures
  - Boathouses

### 8. Smoke Detectors

Good	Fair	Poor	N/A	None
	X			

**Observations:**

- **\*\*SMOKE DETECTORS\*\***
- Operated when tested.
- **Old smoke detector in hallway should be replaced.**

### 9. Ceiling Condition

Good	Fair	Poor	N/A	None
	X			

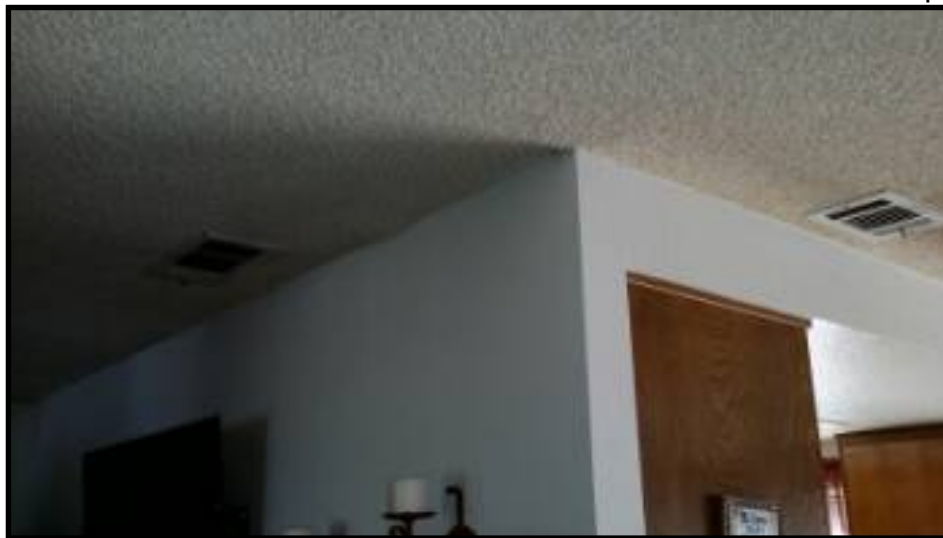
**Materials:** There are drywall ceilings noted.

**Observations:**

- **Cracking noted in ceiling. Bowing observed in ceiling. Attic inspection revealed evidence of past leaking. Structural integrity appears adequate. Be advised, this type of ceiling may contain asbestos and as such should be removed by a qualified and licensed asbestos remediation contractor when repaired.**



Cracking noted in ceiling. Bowing observed in ceiling. Attic inspection revealed evidence of past leaking. Structural integrity appears adequate. Be advised, this type of ceiling may contain asbestos and as such should be removed by a qualified and licensed asbestos remediation contractor when repaired.



10. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: Drywall walls noted.

11. Fireplace

Good	Fair	Poor	N/A	None
X				

Materials: Living Room

Observations:

- **\*\*Wood Fireplaces\*\***
- **Have chimneys swept by professional.**
- Functional.
- Small cracks present.
- **The fireplace damper is damaged and not functional; The lever will not open or close the damper correctly. Do not attempt to start a fire until corrected. Damper was left in the open position.**



### 12. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: Aluminum framed sliding 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 • North#2 • West#3

2. Ceiling Fans

Good	Fair	Poor	N/A	None
X				

Observations:

- Operated normally when tested, at time of inspection.

3. Closets

Good	Fair	Poor	N/A	None
X				

Observations:

- The closet is in serviceable condition.

4. Doors

Good	Fair	Poor	N/A	None
X				

Observations:

- Hollow wood doors.

5. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:

- Loose outlets noted.



Loose outlets noted.

6. Floor Condition

Good	Fair	Poor	N/A	None
X				

Flooring Types: Carpet is noted.

7. Smoke Detectors

Good	Fair	Poor	N/A	None
X				

Observations:

- **\*\*Smoke Detectors\*\***
- The smoke detectors operated during the inspection.
- There is a smoke detector missing in the master bedroom.

8. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: Drywall walls noted.

9. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: Aluminum framed sliding window noted.

Observations:

- Operated windows appeared functional, at time of inspection.
- DEFERRED COST: Windows are original, older type. Consider upgrading to double pane, thermally insulated, newer efficient type.

10. 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.



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

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 • Main floor bath #2

2. Cabinets

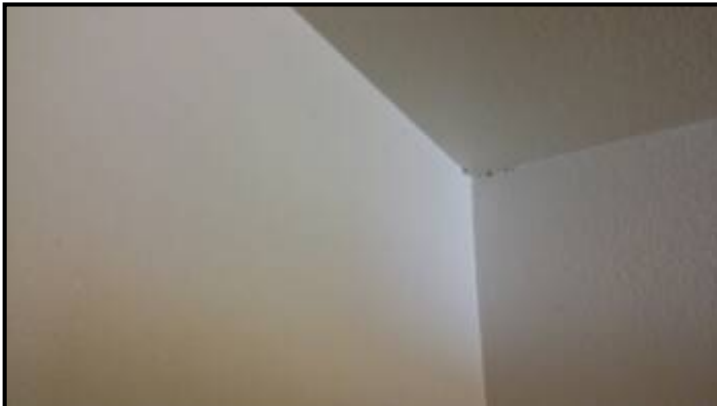
Good	Fair	Poor	N/A	None
X				

Observations:  
 • Appeared functional, at time of inspection.  
 • No deficiencies observed.

3. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.  
 Observations:  
 • **Mold like stains present on the ceiling. We recommend having a mold sample taken and lab tested, also monitor the area for water intrusion.**



Mold like stains present on the ceiling. We recommend having a mold sample taken and lab tested, also monitor the area for water intrusion.



Mold like stains present on the ceiling. We recommend having a mold sample taken and lab tested, also monitor the area for water intrusion.

4. Counters

Good	Fair	Poor	N/A	None
X				

Observations:  
 • No discrepancies noted.

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.

7. GFCI

Good	Fair	Poor	N/A	None
X				

Observations:  
 • GFCI in place and operational

8. Exhaust Fan

Good	Fair	Poor	N/A	None
X				

Observations:  
 • The vent pipe from the exhaust fan in the bathrooms terminate and is pointed at the attic roof ridge vent/soffit vent/gable vent. Although, this was within standard building practice at the time this house was built--This is less efficient and can cause a buildup of moisture and eventually mold in the attic. Recommend upgrading to properly route vent(s) to the exterior of the home.

9. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: Sheet vinyl flooring is noted.  
 Observations:  
 • Appeared functional at time of inspection.  
 • Recommend caulking at the tub and shower areas  
 • Recommend sealing cracks/voids.

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.  
 • See HVAC page for more information about this section.

11. Mirrors

Good	Fair	Poor	N/A	None
X				

12. Plumbing

Good	Fair	Poor	N/A	None
X				

Observations:  
 • Appeared functional at time of inspection.  
 • Limited review due to personal property stored in under sink cabinet.

13. Showers

Good	Fair	Poor	N/A	None
X				

Observations:  
 • **\*\*SHOWER BASE\*\***  
 • functional  
 • **\*\*SHOWER FAUCET\*\***

14. Shower Walls

Good	Fair	Poor	N/A	None
X				

Observations:  
 • Fiberglass surround noted.  
 • Caulking needed around perimeter.

15. Bath Tubs

Good	Fair	Poor	N/A	None
X				

Observations:  
 • Tub

16. Enclosure

Good	Fair	Poor	N/A	None
X				

Observations:

- The shower enclosure was functional at the time of the inspection.
- The shower door is off it's guides main bathroom. The door should be put back on it's guides and adjusted to prevent this from happening further,

17. Sinks

Good	Fair	Poor	N/A	None
X				

Observations:

- **\*\*DRAINS\*\***
- Appeared functional at time of inspeciton.
- Suggest caulking as necessary.

18. Toilets

Good	Fair	Poor	N/A	None
X				

Observations:

- Observed as functional and in good visual condition.

19. Window Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Aluminum framed sliding window noted.

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:  
 • Most not accessible due to stored personal items.

2. Counters

Good	Fair	Poor	N/A	None
X				

Observations:  
 • Solid Surface 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:  
 • Gas cook top noted.  
 • The front right burners did not operate properly when tested.

8. Oven & Range

Good	Fair	Poor	N/A	None
X				

Observations:  
 • Oven: gas burners  
 • Anti-tip bracket is missing from range installation. See label inside oven door. All free-standing, slide-in ranges include an anti-tip device and is essential in the safe operation of the range. It provides protection when excess force or weight is applied to an open oven door. Carried by home building centers.

9. Sinks

Good	Fair	Poor	N/A	None
X				

Observations:  
 • **\*\*DRAINS\*\***

10. Vent Condition

Good	Fair	Poor	N/A	None
		X		

Materials: Exterior Vented

Observations:

- Exhaust fan is inoperable.



Exhaust fan is inoperable.

11. Window Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Aluminum framed single hung window noted.

Observations:

- All accessible windows operated.

12. Floor Condition

Good	Fair	Poor	N/A	None
X				

13. Plumbing

Good	Fair	Poor	N/A	None
X				

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				

Observations:

- \*\*Sliding Patio Doors\*\*
- The sliding patio door was functional during the inspection.

16. Screen Doors

Good	Fair	Poor	N/A	None
				X

Observations:

- Sliding door screen is missing/damaged

17. Electrical

Good	Fair	Poor	N/A	None
X				



18. 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.

19. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: Walls are clad in ceramic tile.

Laundry

1. Locations

Locations: In the garage area

2. Dryer Vent

Good	Fair	Poor	N/A	None
X				

3. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:

- Some outlets not accessible due to furniture and or stored personal items.
- The majority of grounded receptacles , were tested and found to be wired correctly.

4. 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.

5. Gas Valves

Good	Fair	Poor	N/A	None
X				

6. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: Bare concrete floors noted.

7. Plumbing

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: Location: • The furnace is located in the hall closet

Materials: Gas fired forced hot 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.
- Could not test due to exterior temperature.
- Recommend having gas company come in to evaluate.
- **The heating unit has exceeded its designed life expectancy. We make no warranty, guarantee or estimation as to the remaining useful life of this unit.**

#### 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:

- **IMPROVE:** The furnace is dirty and there are no records of prior service. Recommend an HVAC contractor perform a system Clean-and-Check. HVAC systems require yearly maintenance.

#### 4. Venting

Good	Fair	Poor	N/A	None
X				

Observations:

- **\*\*VENTING MATERIALS\*\***
- Metal single wall chimney vent pipe noted.
- Metal double wall chimney vent pipe noted.
- **\*\*VENTING OBSERVATIONS\*\***
- The visible portions of the vent pipes appeared functional.

#### 5. Gas Valves

Good	Fair	Poor	N/A	None
X				

#### 6. Registers

Good	Fair	Poor	N/A	None
X				

Observations:

- The return air supply system appears to be functional.

### 7. Filters

Good	Fair	Poor	N/A	None
X				

Location: Located below heater in a slot cut into the ductwork.

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 rinsing 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.
- Annual HVAC service contract is recommended.

### 8. Thermostats

Good	Fair	Poor	N/A	None
	X			

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. Combustion

Good	Fair	Poor	N/A	None
X				

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

4. Venting

Good	Fair	Poor	N/A	None
X				

Observations:  
 • A separation between the flue collar and flue was observed. This can allow combustion gases such as carbon monoxide to enter the room which can be fatal if undetected. Recommend securing flue/collar connection as needed.



A separation between the flue collar and flue was observed. This can allow combustion gases such as carbon monoxide to enter the room which can be fatal if undetected. Recommend securing flue/collar connection as needed.

5. Water Heater Condition

Good	Fair	Poor	N/A	None
	X			

Heater Type: Gas  
 Location: The heater is located in the garage.  
 Observations:  
 • **IMPROVE:** Water heater appeared to be at the end of its typical service life. Consider replacement.  
 • Water Source: Public

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:  
 • 40 gallons

8. Gas Valve

Good	Fair	Poor	N/A	None
X				

Observations:  
 • Appears functional.

9. Plumbing

Good	Fair	Poor	N/A	None
	X			

Materials: Copper

10. Overflow Condition

Good	Fair	Poor	N/A	None
		X		

Materials: Copper



11. Strapping

Good	Fair	Poor	N/A	None
		X		

Observations:  
 • The water heater has makeshift strapping using plumbers tape. This method is not industry standard and needs to be corrected.  
 • **Not to code, requires two 1 1/2" steel straps 16 gauge, 1/3 from the top and the bottom.**

Garage

1. Roof Condition

Good	Fair	Poor	N/A	None
X				

Materials: Roofing is the same as main structure.

2. Walls

Good	Fair	Poor	N/A	None
X				

Observations:

- Appeared satisfactory, at time of inspection.
- No major system safety or function concerns noted at time of inspection.
- Personal items prevent complete inspection.



Personal items prevent complete inspection.

3. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: Bare concrete floors noted.

Observations:

- Recommend sealing cracks/voids.

4. Rafters & Ceiling

Good	Fair	Poor	N/A	None
	X			

Observations:

- Engineered wood roof truss framing noted.

5. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:

- Some outlets not accessible due to furniture and or stored personal items.
- The majority of grounded receptacles , were tested and found to be wired correctly.

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.

7. 240 Volt

Good	Fair	Poor	N/A	None
X				

Observations:

- The 240 volt outlets tested functional.

**8. Exterior Door**

Good	Fair	Poor	N/A	None
X				

Observations:  
 • Garage-house door may not be properly fire-rated.

**9. Fire Door**

Good	Fair	Poor	N/A	None
		X		

Observations:  
 • The door between the garage & house is not a fire rated door. @@@This may not have been required when originally built. Fire doors are fundamental to the integrity of fire barriers which provide resistance to the spread of fire, smoke, and toxic gasses. This means that should a fire occur in the garage, this door does not afford protection until fire-rescue people arrive. This door should be replaced with a fire rated door.

**10. Garage Door Condition**

Good	Fair	Poor	N/A	None
X				

Materials: Roll-up door noted.  
 Observations:  
 • No deficiencies observed.

**11. Garage Door Parts**

Good	Fair	Poor	N/A	None
X				

Observations:  
 • The garage door appeared functional during the inspection.

**12. Garage Opener Status**

Good	Fair	Poor	N/A	None
X				

Observations:  
 • Chain drive opener noted.

**13. Garage Door's Reverse Status**

Good	Fair	Poor	N/A	None
X				

Observations:  
 • Eye beam system present and operating.

**14. Ventilation**

Good	Fair	Poor	N/A	None
X				

Observations:  
 • Under eave soffit inlet vents noted.

**15. Vent Screens**

Good	Fair	Poor	N/A	None
X				

Observations:  
 • Vent screens noted as functional.

**16. Cabinets**

Good	Fair	Poor	N/A	None
X				

Observations:  
 • Most not accessible due to stored personal items.

**17. Counters**

Good	Fair	Poor	N/A	None
X				

Observations:  
 • No discrepancies noted.

**18. Plumbing**

Good	Fair	Poor	N/A	None
X				



Electrical

1. Electrical Panel

Good	Fair	Poor	N/A	None
		X		

Location: Main Location: • West side of the house.

Observations:

• There is a Federal Pacific Electric service panel in the house. There are studies that show that some FPE circuit breakers are prone to problems that can lead to failures, lack of proper protection of circuits and other serious issues, including fire and electrocution. Although the Consumer Products Safety Commission has not issued a formal product recall, the panel is old and the company is now out of business. We cannot definitively call this panel defective, but recommend, for your peace of mind, to consult a qualified electrical contractor to get their opinion on this matter prior to closing.



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2. Main Amp Breaker

Good	Fair	Poor	N/A	None
	X			

Observations:

• 100 amp

3. Breakers in off position

Good	Fair	Poor	N/A	None
				X

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: Copper non-metallic sheathed cable noted.

Roof

1. Roof Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Roof mounted for inspection.

Materials: Asphalt shingles noted.

Observations:

- Flashing appears inadequate; see photo.
- Recommend roofing contractor to evaluate.
- Some shingles damaged.
- Some shingles curling.
- Exposed nails on roofing material. Recommend sealing all fastener heads.



Some shingles damaged.



Some shingles damaged.



Exposed nails on roofing material. Recommend sealing all fastener heads.

2. Flashing

Good	Fair	Poor	N/A	None
	X			

Observations:

- Recommend review by a licensed roofer for repair or replacement as necessary.
- In the inspectors opinion the flashings are near the end of their useful life due to wear.

### 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.
- Unable to determine condition or presence of liner due to accessibility.

### 4. Spark Arrestor

Good	Fair	Poor	N/A	None
X				

### 5. Vent Caps

Good	Fair	Poor	N/A	None
	X			

Observations:

- There are loose B vent caps noted. We recommend refastening the vent caps.



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### 6. Gutter

Good	Fair	Poor	N/A	None
	X			

Observations:

- No issues observed. Gutters and down spouts appeared serviceable and in generally good condition.
- Extensions / Splash blocks missing or insufficient: Install to divert water away from the foundation.



Extensions / Splash blocks missing or insufficient: Install to divert water away from the foundation.



Attic

1. Access

Good	Fair	Poor	N/A	None
X				

Observations:

- Scuttle Hole located in:
- Access at hallway ceiling.
- IMPROVE: The attic access is not insulated. Expect some energy loss through convection. Recommend insulating attic access to reduce energy expense.

2. Structure

Good	Fair	Poor	N/A	None
X				

Observations:

- Limited review due to insulation installed between the rafters.
- Evidence of past or present leaks, dry at time of the inspection. Monitor for leaks &/or have roofing contractor evaluate.



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### 3. Ventilation

Good	Fair	Poor	N/A	None
X				

Observations:

- Under eave soffit inlet vents noted.
- Thermostatically controlled Power Ventilator on roof field noted.
- Turbine Vents noted.
- Fixed, roof-field exhaust vent noted.
- Thermostatically controlled fans are not operated.

### 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:

- Functional.

### 6. Electrical

Good	Fair	Poor	N/A	None
X				

### 7. Attic Plumbing

Good	Fair	Poor	N/A	None
X				

Observations:

- ABS plumbing vents

### 8. Insulation Condition

Good	Fair	Poor	N/A	None
X				

Materials: Unfinished fiberglass batts noted.

Depth: Insulation averages about 8-10 inches in depth

### 9. Chimney

Good	Fair	Poor	N/A	None
X				

Observations:

- Double wall metal B-Vent pipe noted.

### 10. Exhaust Vent

Good	Fair	Poor	N/A	None
	X			

Observations:

- Exhaust fan duct appears to terminate in attic. Have duct routed to exterior to minimize moisture an possible development of mold.

Exterior Areas

1. Doors

Good	Fair	Poor	N/A	None
X				

Observations:

- Appeared in functional and in satisfactory condition, at time of 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.
- Window hardware damaged.
- Windows in this home do not meet modern standards. Upgrade would greatly enhance overall comfort and efficiency.
- Suggest sealing/caulking as part of routine maintenance to prevent further deterioration.



Some window screens damaged.



Window hardware damaged.

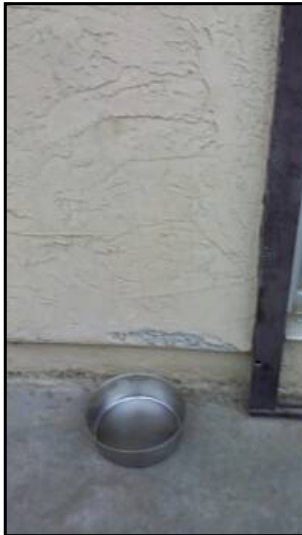
3. Siding Condition

Good	Fair	Poor	N/A	None
X				

Materials: Stucco veneer noted.

Observations:

- Caulk and seal all gaps, cracks and openings.



Caulk and seal all gaps, cracks and openings.



Caulk and seal all gaps, cracks and openings.

**4. Eaves & Facia**

Good	Fair	Poor	N/A	None
X				

**5. Exterior Paint**

Good	Fair	Poor	N/A	None
X				

**Observations:**

- Suggest caulking around doors and windows as necessary.

**6. Stucco**

Good	Fair	Poor	N/A	None
X				

**Observations:**

- The exterior stucco appears to have numerous small cracks on the surface. Stucco is a paintable surface, and based on the condition we suggest doing so as paint can fill in the cracks and seal them up.



Foundation

1. Slab Foundation

Good	Fair	Poor	N/A	None
X				

Observations:

- Concrete slab not visible due to floor coverings.
- Recommend sealing cracks/voids.

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.

Grounds

1. Driveway and Walkway Condition

Good	Fair	Poor	N/A	None
X				

Materials: Concrete driveway noted.

Observations:

- No major system safety or function concerns noted at time of inspection.
- Extensive cracks in sidewalk. Repair and / or monitor for expansion and development of trip hazards.

2. Grading

Good	Fair	Poor	N/A	None
X				

Observations:

- No major system safety or function concerns noted at time of inspection.
- The exterior drainage is generally away from foundation.
- While performance of lot drainage and water handling systems may appear serviceable at the time of inspection, the inspector cannot always accurately predict this performance as conditions constantly change. Furthermore, items such as leakage in downspout/gutter systems are very difficult to detect during dry weather. Inspection of foundation performance and water handling systems, therefore, is limited to visible conditions and evidence of past problems.

3. Vegetation Observations

Good	Fair	Poor	N/A	None
X				

Observations:

- No major system safety or functional concerns noted at time of inspection.
- Prune or remove any plants that are in contact or proximity to home to eliminate pathways of wood destroying insects.



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

4. Gate Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Wood

Observations:

- Gate sticks.
- Recommend review of all gates for repair or replacement as necessary.

5. Grounds Electrical

Good	Fair	Poor	N/A	None
X				

Observations:

- No major system safety or function concerns noted at time of inspection.
- Exterior lighting appears broken. Recommend repairing/replacing as needed.



6. GFCI

Good	Fair	Poor	N/A	None
				X

Observations:

- None visible.

7. Main Gas Valve Condition

Good	Fair	Poor	N/A	None
X				

Materials: West side.

Observations:

- Meter located at exterior. All gas appliances have cut-off valves in line at each unit. No gas odors detected.

8. Plumbing

Good	Fair	Poor	N/A	None
X				

Materials: Copper piping noted.

9. Water Pressure

Good	Fair	Poor	N/A	None
X				

Observations:

- High pressure.
- 120

10. Pressure Regulator

Good	Fair	Poor	N/A	None
	X			

Observations:

- Pressure regulator noted.
- The pressure regulator is leaking.

11. Exterior Faucet Condition

Good	Fair	Poor	N/A	None
	X			

Location: West side of house.

Observations:

- Hose bib at west side of house leaks.

12. 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.

13. Patio and Porch Condition

Good	Fair	Poor	N/A	None
X				

Materials: The patio/porch roof is the same as main structure. • Asphalt shingles noted.

14. Fence Condition

Good	Fair	Poor	N/A	None
X				

Observations:  
 • Retaining wall is slightly leaning and showing signs of settlement. Recommend consulting owner to determine responsibility of retaining wall should maintenance/repair be required in the future.  
 • Appeared serviceable at time of inspection. Structural assembly inaccessible.