

IN Home Inspection Inc.

Property Inspection Report



123 Main St., Plymouth IN, 46563
Inspection prepared for: Sam Sample & Samantha Sample
Inspection Date: 10/14/2010 Time: 9:00 AM
Age: 10 Yrs. Size: 2200 sf
Weather: Sunny/65 F
Sample Report

Inspector: John M. Hetz
Indiana Home Inspector License # HI00900072
Phone: 574-780-7432 Fax: 574-540-2296

Email: ihi@inhomeinspections.com
www.inhomeinspections.com

Inspection Details

1. Attendance

In Attendance: Client present

2. Home Type

Home Type: Detached

3. Occupancy

Occupancy: Occupied - Furnished

Exterior Areas

1. Doors

Good	Fair	Poor	N/A	None
X				

2. Window Condition

Good	Fair	Poor	N/A	None
X				

Observations:

- Components appeared in satisfactory condition at time of inspection.
- No major system safety or function concerns noted at time of inspection.

3. Siding Condition

Good	Fair	Poor	N/A	None
X				

Materials: Vinyl siding, wood frame construction, concrete basement walls

Observations:

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

4. Eaves & Facia

Good	Fair	Poor	N/A	None
X				

5. Exterior Paint

Good	Fair	Poor	N/A	None
X				

Observations:

- All exterior painted wood trim surfaces should be annually examined and sealed, re-caulked and re-painted as needed.

6. Stucco

Good	Fair	Poor	N/A	None
			X	

Roof

1. Roof Condition

Good	Fair	Poor	N/A	None
		X		

Materials: Roof was visually inspected from accessible points on the interior and/or exterior. If a roof is too high, is too steep, is wet, or is composed of materials which can be damaged if walked upon, the roof is not mounted. Therefore, client is advised that this is a limited review and a licensed roofer should be contacted if a more detailed report is desired.

Materials: Composition shingles noted.

Observations:

- Some shingles damaged, some curling. This roof is close to the end of it's service life. Recommend a qualified roofing contractor evaluate.
- Clean roof areas: Significant amounts of organic debris evident.



Composition shingle condition

2. Flashing

Good	Fair	Poor	N/A	None
	X			

Observations:

- Recommend review by a licensed roofer for repair or replacement as necessary.

3. Chimney

Good	Fair	Poor	N/A	None
			X	

4. Sky Lights

Good	Fair	Poor	N/A	None
	X			

Observations:

- Signs of present or past leaking around the skylight were discovered at time of inspection.

5. Spark Arrestor

Good	Fair	Poor	N/A	None
			X	

6. Vent Caps

Good	Fair	Poor	N/A	None
X				

7. Gutter

Good	Fair	Poor	N/A	None
	X			

Observations:

- Clean gutters: Significant amounts of debris evident.

Grounds

1. Driveway and Walkway Condition

Good	Fair	Poor	N/A	None
X				

Materials: Concrete driveway noted. • Gravel sidewalk noted. • Concrete, gravel and stone walkways noted.

Observations:

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

2. Grading

Good	Fair	Poor	N/A	None
	X			

Observations:

- The exterior drainage is generally away from foundation -- except where noted below.
- Siding-Soil contact or proximity. This may provide entrance of moisture or insects to siding. Recommend grading soil so there is at least 6" of space (where practical) between the siding and the soil below and checking for any damaged trim and siding materials.



Reverse Grade at rear of home



Insufficient Grade separation at Siding

3. Vegetation Observations

Good	Fair	Poor	N/A	None
	X			

Observations:

- Trees that begin to grow too close to or overhang property should be trimmed back; this will help reduce the frequency of having to clean out the gutters which should be done on a regular basis.

4. Gate Condition

Good	Fair	Poor	N/A	None
			X	

5. Patio and Porch Deck

Good	Fair	Poor	N/A	None
	X			

Observations:

- Lag bolts not present
- Improper attachment of ledger board.
- IMPROVE: Today's deck construction, support, and attachment standards typically call for proper footings, 6X6 posts, and 1/2 inch bolts securing deck to the beam and the house. Not all of these elements appear to be present. Consider upgrading deck to current standards.

6. Stairs & Handrail

Good	Fair	Poor	N/A	None
X				

7. Grounds Electrical

Good	Fair	Poor	N/A	None

Observations:

- Recommend a GFCI outlet be installed in place of regular outlet at deck.

8. GFCI

Good	Fair	Poor	N/A	None

Observations:

- Weatherproof outlets—Exterior outlet / switch cover(s) not waterproof. Have certified electrician evaluate and repair as necessary.

9. Main Gas Valve Condition

Good	Fair	Poor	N/A	None
X				

Materials: east side

Observations:

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

10. Plumbing

Good	Fair	Poor	N/A	None

Observations:

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

11. Water Pressure

Good	Fair	Poor	N/A	None
	X			

12. Pressure Regulator

Good	Fair	Poor	N/A	None
			X	

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	

17. Fence Condition

Good	Fair	Poor	N/A	None
			X	

18. Sprinklers

Good	Fair	Poor	N/A	None
			X	

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				

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				

7. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:
 • Some outlets not accessible due to furniture and or stored personal items.
 • Test AFCI breakers periodically to ensure proper operation.
 • The majority of grounded receptacles , were tested and found to be wired correctly.

8. Security Bars

Good	Fair	Poor	N/A	None
			X	

9. Smoke Detectors

Good	Fair	Poor	N/A	None
X				

Observations:
 • Operated when tested

10. Stairs & Handrail

Good	Fair	Poor	N/A	None
X				

11. Window-Wall AC or Heat

Good	Fair	Poor	N/A	None
			X	

12. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: Wood framed casement window noted.

13. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

14. Patio Doors

Good	Fair	Poor	N/A	None
			X	

15. Screen Doors

Good	Fair	Poor	N/A	None
			X	

16. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: Drywall walls noted.

Observations:

- Some areas not accessible due to stored personal items.

17. Fireplace

Good	Fair	Poor	N/A	None
			X	

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. Bar

Good	Fair	Poor	N/A	None
			X	

3. Cabinets

Good	Fair	Poor	N/A	None
			X	

4. Ceiling Fans

Good	Fair	Poor	N/A	None
X				

Observations:

- Operated normally when tested, at time of inspection.

5. Closets

Good	Fair	Poor	N/A	None
X				

Observations:

- The closet is in serviceable condition.

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. Fireplace

Good	Fair	Poor	N/A	None
			X	

9. Floor Condition

Good	Fair	Poor	N/A	None

Flooring Types: Carpet is noted.

10. Security Bars

Good	Fair	Poor	N/A	None
			X	

11. Smoke Detectors

Good	Fair	Poor	N/A	None
X				

Observations:

- The smoke detectors operated during the inspection.

12. Wall Condition

Good	Fair	Poor	N/A	None
X				

13. Window-Wall AC or Heat

Good	Fair	Poor	N/A	None
			X	

14. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: Wood framed casement window noted.

15. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

16. Patio Doors

Good	Fair	Poor	N/A	None

17. 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				

3. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

4. Counters

Good	Fair	Poor	N/A	None
X				

5. Doors

Good	Fair	Poor	N/A	None
X				

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 bath fan was operated and no issues were found. See comment regarding venting of fans in attic.
- **Several of the bathroom exhaust pipes terminate in the attic. This can cause a buildup of moisture and eventually mold in the attic. Recommend directing the vent towards the exterior to allow for proper ventilation.**

9. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: Carpet is noted. • 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:
 • The hot & cold water supplies had functional flow.

13. Security Bars

Good	Fair	Poor	N/A	None
			X	

14. Showers

Good	Fair	Poor	N/A	None
X				

Observations:
 • functional

15. Shower Walls

Good	Fair	Poor	N/A	None
X				

Observations:
 • Fiberglass surround noted.

16. Bath Tubs

Good	Fair	Poor	N/A	None
X				

Observations:
 • Whirlpool
 • Whirlpool
 • Inoperable at time of inspection.

17. Enclosure

Good	Fair	Poor	N/A	None
X				

Observations:
 • The shower enclosure was functional at the time of the inspection.
 • Unable to determine if glass is tempered safety glass.

18. Sinks

Good	Fair	Poor	N/A	None
X				

19. Toilets

Good	Fair	Poor	N/A	None
X				

20. Window Condition

Good	Fair	Poor	N/A	None
			X	

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				

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.
 • All heating elements operated when tested.

8. Oven & Range

Good	Fair	Poor	N/A	None
X				

9. Sinks

Good	Fair	Poor	N/A	None
X				

Observations:
 • Kitchen has a Stainless steel - surface mounted sink. Functional flow ta water supply noted.

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	

17. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: Ceramic tile 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				

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

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: in basement 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				

5. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:
 • Some outlets not accessible due to furniture and or stored personal items.

6. GFCI

Good	Fair	Poor	N/A	None
X				

Observations:
 • GFCI in place and operational

7. Exhaust Fan

Good	Fair	Poor	N/A	None
			X	

8. Gas Valves

Good	Fair	Poor	N/A	None
X				

Observations:
• functional

9. Wash Basin

Good	Fair	Poor	N/A	None
X				

Observations:
• Drains to sump. Appeared functional.

10. Window Condition

Good	Fair	Poor	N/A	None
			X	

11. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: Bare concrete floors noted.

12. Plumbing

Good	Fair	Poor	N/A	None
X				

13. Wall Condition

Good	Fair	Poor	N/A	None
X				

Observations:
• Some areas not accessible due to stored personal items. Visible portions of concrete basement wall are in satisfactory condition. No apparent signs of moisture.

14. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted. • Open beam ceiling construction noted.

15. Security Bars

Good	Fair	Poor	N/A	None
			X	

16. Doors

Good	Fair	Poor	N/A	None
	X			

Observations:
• Door doesn't latch properly.

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: 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.

2. Heater Base

Good	Fair	Poor	N/A	None
X				

3. Enclosure

Good	Fair	Poor	N/A	None
X				

4. Venting

Good	Fair	Poor	N/A	None

Observations:

- Metal single wall chimney vent pipe noted.
- The visible portions of the vent pipes appeared functional.

5. Gas Valves

Good	Fair	Poor	N/A	None
X				

Observations:

- Gas shut off valves were present and functional.



Water Heater/Furnace Gas Shut-offs

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	

Location: The compressor is located on the exterior adjacent to the Entry walk.
 Observations:
 • Function was not tested at the time of inspection as the temp overnight was below 65F.

8. Air Supply

Good	Fair	Poor	N/A	None
X				

Observations:
 • The return air supply system appears to be functional.

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				

Observations:
 • MAINTENANCE: The air filter(s) should be inspected at least monthly and cleaned or replaced as required. Fiberglass disposable filters 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.
 • Functional at the time of inspection.

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				

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.
- A Temperature Pressure Relief (TPR) valve present. This safety valve releases water (and thus relieves pressure) if either the temp or pressure in the tank gets too high. The TPR valve discharge tube must be made of copper, iron, or CPVC (NOT regular PVC). It must terminate within 6" above the floor--the end cannot be threaded or have a fitting.
- No deficiencies noted with the Temperature Pressure Relief (TPR) valve and discharge pipe.

6. TPRV

Good	Fair	Poor	N/A	None
X				

Observations:

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

7. Number Of Gallons

Good	Fair	Poor	N/A	None

Observations:

- 40 gallons

8. Gas Valve

Good	Fair	Poor	N/A	None
X				

Observations:

- functional

9. Plumbing

Good	Fair	Poor	N/A	None
X				

Materials: copper

Observations:

- No deficiencies observed at the visible portions of the supply piping.
- Most of the piping is concealed and cannot be identified.

10. Overflow Condition

Good	Fair	Poor	N/A	None

Materials: plastic

Observations:

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

11. Strapping

Good	Fair	Poor	N/A	None

Observations:

- The water heater is not strapped.

Electrical

1. Electrical Panel

Good	Fair	Poor	N/A	None
X				

Location: rear of structure
 Location: Located in the basement.
 Observations:
 • No major system safety or function concerns noted at time of inspection at main panel box. Main Disconnect located at rear of home.

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: Copper non-metallic sheathed cable noted.
 Observations:
 • All of the circuit breakers appeared serviceable.

6. Fuses

Good	Fair	Poor	N/A	None
			X	

Garage

1. Roof Condition

Good	Fair	Poor	N/A	None
X				

Materials: Roofing is the same as main structure.
 Materials: Asphalt shingles noted.

2. Walls

Good	Fair	Poor	N/A	None
X				

Observations:
 • Appeared satisfactory, at time of inspection.

3. Anchor Bolts

Good	Fair	Poor	N/A	None

Observations:
 • The anchor bolts were not visible, obscured by drywall.

4. Floor Condition

Good	Fair	Poor	N/A	None
	X			

Observations:
 • Concrete floor, common cracks noted.

5. Rafters & Ceiling

Good	Fair	Poor	N/A	None

6. Electrical

Good	Fair	Poor	N/A	None
X				

7. GFCI

Good	Fair	Poor	N/A	None
X				

Observations:
 • GFCI in place and operational

8. 240 Volt

Good	Fair	Poor	N/A	None

9. Exterior Door

Good	Fair	Poor	N/A	None
X				

Observations:
 • Metal Garage to house appeared functional, at time of inspection.

10. Fire Door

Good	Fair	Poor	N/A	None

11. Garage Door Condition

Good	Fair	Poor	N/A	None
X				

Materials: Sectional door noted.
 Observations:
 • No deficiencies observed.

12. Garage Door Parts

Good	Fair	Poor	N/A	None
X				

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

13. Garage Opener Status

Good	Fair	Poor	N/A	None
X				

14. Garage Door's Reverse Status

Good	Fair	Poor	N/A	None
		X		

Observations:
 • No eye beam system present. This appears to be an older unit when these safety features were not included with openers. We recommend upgrading to a newer model with all safety features included.



No Door Safety Reversing System Installed

15. Ventilation

Good	Fair	Poor	N/A	None
X				

Observations:
 • Under eave soffit inlet vents noted.

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	

Attic

1. Access

Good	Fair	Poor	N/A	None

Observations:
 • Scuttle Hole located in: Bedroom Closet.
 • Limited visibility due to size of entry and shelf obstructing access.
 • Insulation dams have fallen and should be re-secured to assure proper ventilation from the soffit vents.



Scuttle Hole Access to Attic

2. Structure

Good	Fair	Poor	N/A	None
X				

Observations:
 • Inspected from access hole only, limited space in attic prevented entry.

3. Ventilation

Good	Fair	Poor	N/A	None
X				

Observations:
 • Under eave soffit inlet vents noted.
 • Ridge exhaust venting noted.

4. Vent Screens

Good	Fair	Poor	N/A	None
X				

Observations:
 • Vent screens noted as functional. See previous comment regarding insulation baffles

5. Duct Work

Good	Fair	Poor	N/A	None
			X	

6. Electrical

Good	Fair	Poor	N/A	None
			X	

7. Attic Plumbing

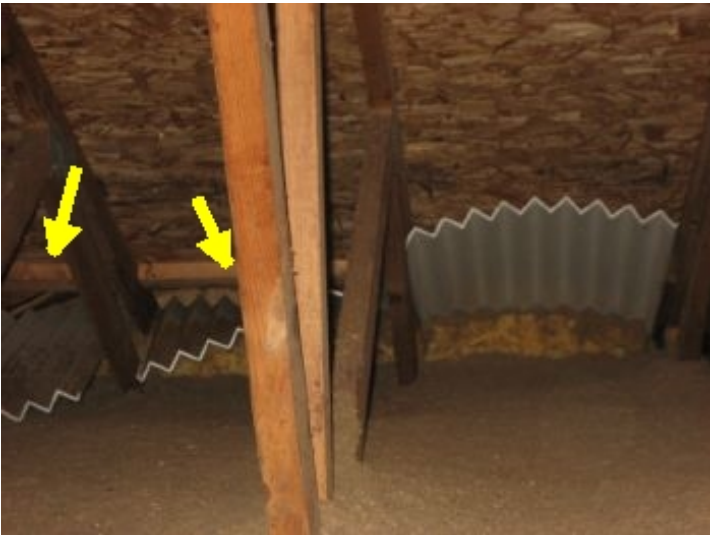
Good	Fair	Poor	N/A	None
X				

Observations:
 • PVC plumbing vents

8. Insulation Condition

Good	Fair	Poor	N/A	None
X				

Materials: Blown in cellulose insulation noted.
 Depth: Insulation averages about 6-8 inches in depth
 Observations:
 • Insulation appears adequate.



Insulation baffles have fallen at front soffit



Insulation coverage in attic

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:

- Bath fans terminate in the attic.
- Recommend that ducts be routed to exterior to minimize moisture and possible development of mold.



Bath fan vented to attic space



Master Bath fan vented to attic

Foundation

1. Slab Foundation

Good	Fair	Poor	N/A	None
X				

Observations:

- Concrete slab at basement only partially visible due to floor coverings. Visible portion is functional.

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:

- Visible portions of foundation wall were dry at the time of the inspection. See Limitations.
- No stains or evidence of moisture penetration observed.

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:

- Posts are finished or concealed, unable to inspect.

9. Sub Flooring

Good	Fair	Poor	N/A	None
				X

10. Anchor Bolts

Good	Fair	Poor	N/A	None

Observations:

- The anchor bolts were not visible, obscured by drywall.
- The anchor bolts were not visible obscured by insulation.

11. Foundation Electrical

Good	Fair	Poor	N/A	None
X				

12. Foundation Plumbing

Good	Fair	Poor	N/A	None
X				

Observations:

- 3/4 inch copper
- Poly Vinyl Chloride "PVC" waste and vent pipes noted.
- Appears Functional at time of inspection.
- See photo for main water shut off valve location.<FYI>Future reference in the event of an emergency.

13. Sump Pump

Good	Fair	Poor	N/A	None
X				

Observations:

- Pump was activated at the time of inspection, we suggest you verify operation prior to close.
- DEFERRED COST: Pumps have a 3-7 year life expectancy.

14. Ducting

Good	Fair	Poor	N/A	None

Observations:

- Appeared functional, at time of inspection. Only partial portion of the duct supply and return system are visible in the basement.

Basement/Crawlspace

1. Walls

Good	Fair	Poor	N/A	None
X				

Materials: ****BASEMENT**** • Partly finished, full 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

3. Windows

Good	Fair	Poor	N/A	None

4. Plumbing Materials

Good	Fair	Poor	N/A	None

5. Basement Electric

Good	Fair	Poor	N/A	None

6. GFCI

Good	Fair	Poor	N/A	None

7. Access

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

8. Stairs

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

9. Railings

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

10. Slab Floor

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

11. Finished Floor

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

12. Drainage

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

13. Sump Pump

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

14. Framing

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

15. Subfloor

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

16. Columns

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

17. Piers

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

18. Basement/Crawlspace Ductwork

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?			
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Is the house anchored or bolted to the foundation?			
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. If the house has cripple walls:			
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a. Are the exterior cripple walls braced?			
<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?			
<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?			
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. If the house is built on a hillside:			
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a. Are the exterior tall foundation walls braced?			
<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?			
<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?			
<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?			
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<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)?			
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<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 in 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

Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expenses 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 of the pages of the report as the summary alone does not explain all the issues. All repairs must be done by a licensed & bonded trade or profession. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

Roof		
Page 2 Item: 1	Roof Condition	<ul style="list-style-type: none"> • Some shingles damaged, some curling. This roof is close to the end of it's service life. Recommend a qualified roofing contractor evaluate. • Clean roof areas: Significant amounts of organic debris evident.
Page 2 Item: 2	Flashing	<ul style="list-style-type: none"> • Recommend review by a licensed roofer for repair or replacement as necessary.
Page 2 Item: 4	Sky Lights	<ul style="list-style-type: none"> • Signs of present or past leaking around the skylight were discovered at time of inspection.
Page 3 Item: 7	Gutter	<ul style="list-style-type: none"> • Clean gutters: Significant amounts of debris evident.
Grounds		
Page 3 Item: 2	Grading	<ul style="list-style-type: none"> • Siding-Soil contact or proximity. This may provide entrance of moisture or insects to siding. Recommend grading soil so there is at least 6" of space (where practical) between the siding and the soil below and checking for any damaged trim and siding materials.
Page 3 Item: 3	Vegetation Observations	<ul style="list-style-type: none"> • Trees that begin to grow too close to or overhang property should be trimmed back; this will help reduce the frequency of having to clean out the gutters which should be done on a regular basis.
Page 4 Item: 5	Patio and Porch Deck	<ul style="list-style-type: none"> • Lag bolts not present • Improper attachment of ledger board. • IMPROVE: Today's deck construction, support, and attachment standards typically call for proper footings, 6X6 posts, and 1/2 inch bolts securing deck to the beam and the house. Not all of these elements appear to be present. Consider upgrading deck to current standards.
Page 4 Item: 7	Grounds Electrical	<ul style="list-style-type: none"> • Recommend a GFCI outlet be installed in place of regular outlet at deck.
Page 4 Item: 8	GFCI	<ul style="list-style-type: none"> • Weatherproof outlets—Exterior outlet / switch cover(s) not waterproof. Have certified electrician evaluate and repair as necessary.
Bathroom		
Page 9 Item: 8	Exhaust Fan	<ul style="list-style-type: none"> • Several of the bathroom exhaust pipes terminate in the attic. This can cause a buildup of moisture and eventually mold in the attic. Recommend directing the vent towards the exterior to allow for proper ventilation.
Page 10 Item: 16	Bath Tubs	<ul style="list-style-type: none"> • Whirlpool • Inoperable at time of inspection.

Garage		
Page 20 Item: 14	Garage Door's Reverse Status	<ul style="list-style-type: none">• No eye beam system present. This appears to be an older unit when these safety features were not included with openers. We recommend upgrading to a newer model with all safety features included.
Attic		
Page 21 Item: 1	Access	<ul style="list-style-type: none">• Insulation dams have fallen and should be re-secured to assure proper ventilation from the soffit vents.
Page 22 Item: 10	Exhaust Vent	<ul style="list-style-type: none">• Bath fans terminate in the attic.• Recommend that ducts be routed to exterior to minimize moisture an possible development of mold.