



# INFORM YOU

## HOME INSPECTIONS

### Home Inspection Report



XXX W. Dameron St., Long Beach, CA 90805

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**Inspection Date:**

Tuesday February 19, 2019

**Prepared For:**

Lester XXXXX

**Prepared By:**

Jamic Hamlin  
4067 Hardwick St.  
Lakewood, CA 90712  
(310) 735-4321

[info@informyouhomeinspections.com](mailto:info@informyouhomeinspections.com)

**Report Number:**

021919JH1

**Inspector:**

Jamic Hamlin

# Receipt/Invoice

**Jamic Hamlin**  
**4067 Hardwick St.**  
**Lakewood, CA 90712**  
**(310) 735-4321**

Date: Feb 19, 2019  
Inspected By: Jamic Hamlin

Client: Lester XXXXX

**Property Address**  
**XXX W. Dameron St.**  
**Long Beach, CA 90805**

Inspection Number: 021919JH1  
Payment Method: Check (#538)

<b>Inspection</b>	<b>Fee</b>
Home Inspection	\$400.00

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<b>Total</b>	<b>\$400.00</b>
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# Report Summary

## Items Not Operating

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Garbage disposal not operating. Recommend evaluation by a licensed plumber for repairs as needed.  
Toilet in master bathroom noted by seller to be non-operational. Recommend verifying operation with seller prior to close of sale.  
Pump switch stuck on whirlpool tub. Recommend evaluation by a licensed plumber for repairs/replacement as needed.

## Major Concerns

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## Potential Safety Hazards

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Open ground noted in majority of residence. GFCI's do not operate in bathrooms and not present in garage. Potential safety hazard. Recommend evaluation by a licensed electrician for repairs as needed.

## Deferred Cost Items

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## Improvement Items

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Plumbing vent flashing is under shingles downhill of the roof protrusion. This could allow moisture under shingle resulting in a possible roof leak. Recommend evaluation by a roofing contractor for repairs as needed.  
Faucet fixture is loose on kitchen sink. Recommend evaluation by a licensed plumber for repairs as needed.  
Some wood trim was in need of normal painting maintenance to protect wood from wood destroying organisms.  
Garage electrical receptacles not equipped with GFCI. Recommend installation of GFCI receptacles as an upgrade to increase safety.  
GFCI not required at time of construction. GFCI recommend for washer appliances as an upgrade to increase safety.  
Faucet handle(s) loose in bathtub. Recommend evaluation by a licensed plumber for repairs as needed.  
Settlement crack noted in ceiling/walls. Recommend evaluation by a licensed contractor for repairs as needed.  
Vent screen missing on southwest side of residence. Recommend replacing screen to prevent intrusion of pest and rodents.  
Undersized filter installed in HVAC system. Install proper size filter to protect HVAC.

## Items To Monitor

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Backfill recommended at foundation on north, east and south sides of residence to prevent standing water against residence.

# Report Overview

## Scope of Inspection

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All components designated for inspection in the ASHI Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report. It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind. Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.

## Main Entrance Faces

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North

## State of Occupancy

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Residence not occupied at time of inspection.

## Weather Conditions

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Cloudy

## Recent Rain

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Yes

## Ground Cover

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Damp

## Approximate Age

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Approximately 63 years.

# Grounds

## Service Walks

None  Not Visible

**Material**  Concrete  Flagstone  Gravel  Brick Other: .

**Condition**  Satisfactory  Marginal  Poor  Trip hazard  Typical cracks  Pitched towards home  
 Settling cracks  Public sidewalk needs repair

**Comments**

## Driveway/Parking

None  Not Visible

**Material**  Concrete  Asphalt  Gravel/Dirt  Brick Other: .

**Condition**  Satisfactory  Marginal  Poor  Settling Cracks  Typical cracks  Pitched towards home  
 Trip hazard  Fill cracks and seal

**Comments**

**Photos**



## Porch

None  Not Visible

**Condition**  Satisfactory  Marginal  Poor  Railing/Balusters recommended

**Support Pier**  Concrete  Wood Other: .

**Floor**  Satisfactory  Marginal  Poor  Safety Hazard

**Comments**

**Photos**



# Grounds

## Stoops/Steps

None

**Material**  Concrete  Wood Other:  Railing/Balusters recommended

**Condition**  Satisfactory  Marginal  Poor  Safety Hazard  Uneven risers  Rotted/Damaged  
 Cracked  Settled

**Comments**

## Patio

None

**Material**  Concrete  Flagstone  Kool-Deck  Brick Other: .

**Condition**  Satisfactory  Marginal  Poor  Settling cracks  Trip hazard  
 Pitched towards home (see remarks)  Drainage provided  Typical cracks

**Comments**

## Deck/Balcony

None  Not Visible

**Material**  Wood  Metal  Composite  Railing/Balusters recommended

**Condition**  Satisfactory  Marginal  Poor  Wood in contact with soil

**Finish**  Treated  Painted/Stained Other: .  Safety Hazard  Improper attachment to house  
 Railing loose  Not Applicable

**Comments**

## Fence/Wall

Not evaluated  None

**Type**  Brick  Block  Wood  Metal  Chain Link  Rusted  Vinyl

**Condition**  Satisfactory  Marginal  Poor  Typical cracks  Loose Blocks/Caps

**Gate**  N/A  Satisfactory  Marginal  Poor  Planks missing/damaged Operable:  Yes  No

**Comments** Gate is satisfactory, but needs a functional latch.

## Landscaping affecting foundation

N/A

**Negative Grade**  East  West  North  South  Satisfactory  Recommend additional backfill

Recommend window wells/covers  Trim back trees/shrubberies

Wood in contact with/improper clearance to soil

**Comments** Low areas of grading next to the foundation recommend adding additional soil and slope away from foundation.

## Hose bibs

N/A

**Condition**  Satisfactory  Marginal  Poor  No anti-siphon valve  Recommend Anti-siphon valve

**Operable**  Yes  No  Not Tested  Not On

**Comments**

**Photos**

# Grounds



Anti-siphon valve

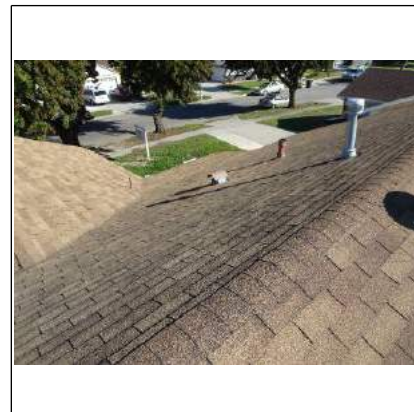
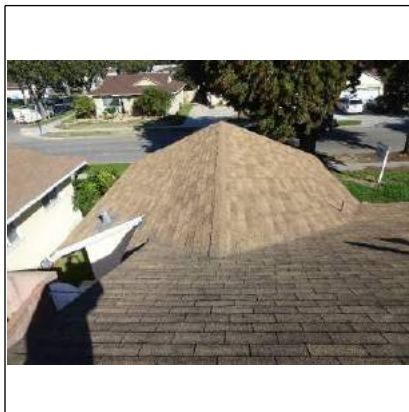
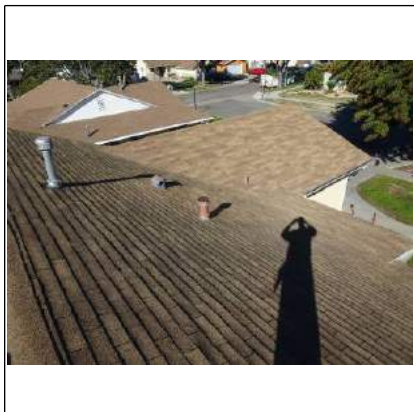
# Roof

## General

**Visibility**     None    All    Partial   Limited By: .

**Inspected From**    Roof    Ladder at eaves    Ground    With Binoculars

## Photos



## Style of Roof

**Type**     Gable    Hip    Mansard    Shed    Flat   Other: .

**Pitch**     Low    Medium    Steep    Flat

**Roof #1**    Type: Asphalt  
 Layers: 1+ Layers  
 Age: 5-10+  
 Location: Entire residence and garage.

**Roof #2**     None  
 Type:  
 Layers:  
 Age:  
 Location:

**Roof #3**     None  
 Type:  
 Layers:  
 Age:  
 Location:

## Comments



# Roof

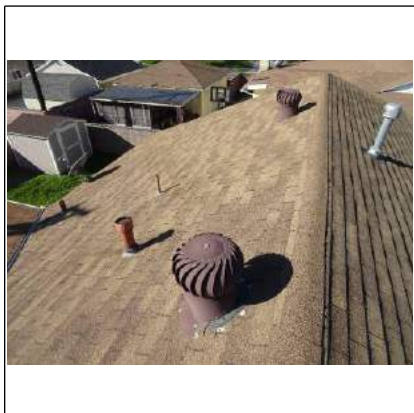
## Ventilation System

None  N/A

**Type**  Soffit  Ridge  Gable  Roof  Turbine  Powered Other: .

**Comments** Soffit/Eave  
Turbine (Whirly-bird)

## Photos



## Flashing

**Material**  Not Visible  Galv/Alum  Asphalt  Copper  Foam  Rubber  Lead Other: .

**Condition**  Not Visible  Satisfactory  Marginal  Poor  Rusted  Missing  
 Separated from chimney/roof  Recommend Sealing Other: .

## Comments

## Valleys

N/A

**Material**  Not Visible  Galv/Alum  Asphalt  Lead  Copper Other: .

**Condition**  Not Visible  Satisfactory  Marginal  Poor  Holes  Rusted  Recommend Sealing

## Comments

## Condition of Roof Coverings

**Roof #1**  Satisfactory  Marginal  Poor  Curling  Cracking  Ponding  Burn Spots  
 Broken/Loose Tiles/Shingles  Nail popping  Granules missing  Alligating  Blistering  
 Missing Tabs/Shingles/Tiles  Moss buildup  Exposed felt  Cupping  
 Incomplete/Improper Nailing  Recommend roofer evaluate  Evidence of Leakage

**Roof #2**  N/A  Satisfactory  Marginal  Poor  Curling  Cracking  Ponding  Burn Spots  
 Broken/Loose Tiles/Shingles  Nail popping  Granules missing  Alligating  Blistering  
 Missing Tabs/Shingles/Tiles  Moss buildup  Exposed felt  Cupping  
 Incomplete/Improper Nailing  Recommend roofer evaluate  Evidence of Leakage

**Roof #3**  N/A  Satisfactory  Marginal  Poor  Curling  Cracking  Ponding  Burn Spots  
 Broken/Loose Tiles/Shingles  Nail popping  Granules missing  Alligating  Blistering  
 Missing Tabs/Shingles/Tiles  Moss buildup  Exposed felt  Cupping  
 Incomplete/Improper Nailing  Recommend roofer evaluate  Evidence of Leakage

## Comments

## Plumbing Vents

Not Visible  Not Present

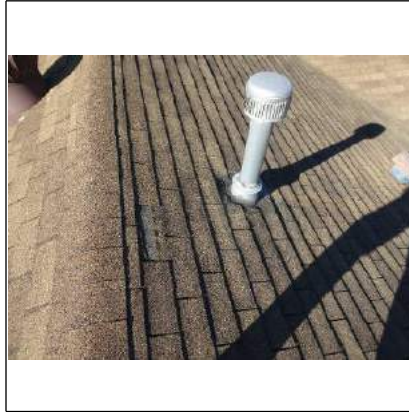
# Roof

## Plumbing Vents cont.

**Condition**     Satisfactory     Marginal     Poor

**Comments**    Plumbing vent flashing is under shingles downhill of the roof protrusion. This could allow moisture under shingle resulting in a possible roof leak. Recommend evaluation by a roofing contractor for repairs as needed.

## Photos



# Exterior

## Gutters/Scuppers/Eavestrough

- None
- Condition**  Satisfactory  Marginal  Poor  Rusting  Downspouts needed  Recommend repair/replace  
 Needs to be cleaned
- Material**  Copper  Vinyl/Plastic  Galvanized/Aluminum Other: .
- Leaking**  Corners  Joints  Hole in main run  No apparent leaks
- Attachment**  Loose  Missing spikes  Improperly sloped  Satisfactory
- Extension needed**  North  South  East  West  N/A

### Comments

## Siding

- Material**  Stone  Slate  Block/Brick  Fiberboard  Fiber-cement  Stucco  EIFS\* Not Inspected  
 Asphalt  Wood  Metal/Vinyl Other: .  Typical cracks  Peeling paint  Monitor  Wood rot  
 Loose/Missing/Holes
- Condition**  Satisfactory  Marginal  Poor  Recommend repair/painting

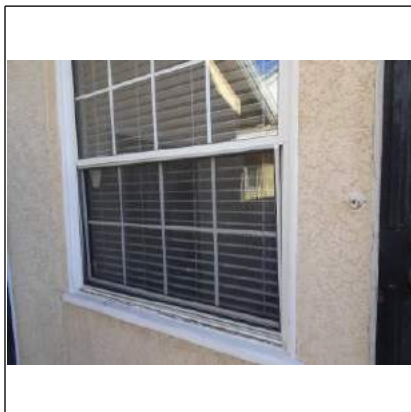
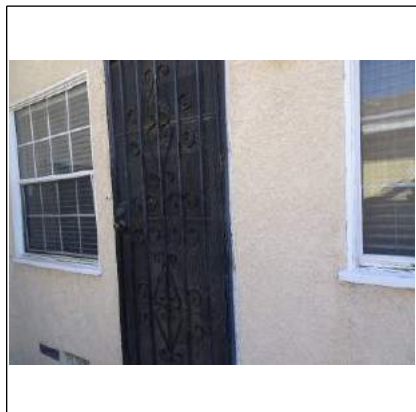
### Comments

## Trim

- Material**  Wood  Fiberboard  Aluminum/Steel  Vinyl  Stucco  Recommend repair/painting  
 Damaged wood Other: .
- Condition**  Satisfactory  Marginal  Poor

**Comments** Some wood trim was in need of normal painting maintenance to protect wood from wood destroying organisms.

## Photos



## Soffit

- None
- Material**  Wood  Fiberboard  Aluminum/Steel  Vinyl  Stucco  Recommend repair/painting  
 Damaged wood Other: .
- Condition**  Satisfactory  Marginal  Poor

### Comments

## Fascia

- None
- Material**  Wood  Fiberboard  Aluminum/Steel  Vinyl  Stucco  Recommend repair/painting  
 Damaged wood Other: .

# Exterior

## Fascia cont.

**Condition**  Satisfactory  Marginal  Poor

**Comments**

## Flashing

None

**Material**  Wood  Fiberboard  Aluminum/Steel  Vinyl  Stucco  Recommend repair/painting  
 Damaged wood Other: .

**Condition**  Satisfactory  Marginal  Poor

**Comments**

## Caulking

None

**Condition**  Satisfactory  Marginal  Poor  
 Recommend around windows/doors/masonry ledges/corners/utility penetrations

**Comments**

## Windows/Screens

**Condition**  Satisfactory  Marginal  Poor  Wood rot  Recommend repair/painting  
 Recommend repair/replace damaged screens  Failed/fogged insulated glass

**Material**  Wood  Metal  Vinyl  Aluminum/Vinyl clad

**Screens**  Torn  Bent  Not installed  Satisfactory

**Comments**

## Slab-On-Grade/Foundation

**Foundation Wall**  Concrete block  Poured concrete  Post-Tensioned concrete  Not Visible Other: .

**Condition**  Satisfactory  Marginal  Monitor  Have Evaluated  Not Evaluated

**Concrete Slab**  N/A  Not Visible  Satisfactory  Marginal  Monitor  Have Evaluated

**Comments**

**Photos**



## Service Entry

**Location**  Underground  Overhead

**Condition**  Satisfactory  Marginal  Poor  Weather head/mast needs repair  Overhead wires too low

**Exterior receptacles**  Yes  No Operable:  Yes  No Condition:  Satisfactory  Marginal  Poor

# Exterior

## Service Entry cont.

**GFCI present**  Yes  No Operable:  Yes  No  Safety Hazard  Reverse polarity  Open ground(s)  
 Recommend GFCI Receptacles

**Comments** GFCI on rear exterior receptacle does not function. Potential safety hazard. Recommend evaluation by a licensed electrician for replacement.

### Photos



## Building(s) Exterior Wall Construction

**Type**  Not Visible  Framed  Masonry Other: .  
**Condition**  Not Visible  Satisfactory  Marginal  Poor

### Comments

## Exterior Doors

**Main Entrance**  N/A Weatherstripping:  Satisfactory  Marginal  Poor  Missing  Replace Door condition:  
 Satisfactory  Marginal  Poor

**Patio**  N/A Weatherstripping:  Satisfactory  Marginal  Poor  Missing  Replace Door condition:  
 Satisfactory  Marginal  Poor

**Rear door**  N/A Weatherstripping:  Satisfactory  Marginal  Poor  Missing  Replace Door condition:  
 Satisfactory  Marginal  Poor

**Other door**  N/A Weatherstripping:  Satisfactory  Marginal  Poor  Missing  Replace Door condition:  
 Satisfactory  Marginal  Poor

### Comments

## Exterior A/C - Heat pump #1

**Unit #1**  N/A  
Location: East side of residence  
Brand: Goodman  
Model #: Unknown, tag not legible on unit.  
Serial #: Unknown, tag not legible on unit.  
Approximate Age: Unknown

**Condition**  Satisfactory  Marginal  Poor  Cabinet/housing rusted

**Energy source**  Electric  Gas Other: .

**Unit type**  Air cooled  Water cooled  Geothermal  Heat pump

**Outside Disconnect**  Yes  No Maximum fuse/breaker rating (amps): Unknown  
Fuses/Breakers installed (amps): 40 amps  Improperly sized fuses/breakers



# Exterior

## Exterior A/C - Heat pump #1 cont.

Level  Yes  No  Recommend re-level unit

Condenser Fins  Damaged  Need cleaning  Damaged base/pad  Damaged Refrigerant Line  Satisfactory

Insulation  Yes  No  Replace

Improper Clearance (air flow)  Yes  No

Comments

Photos



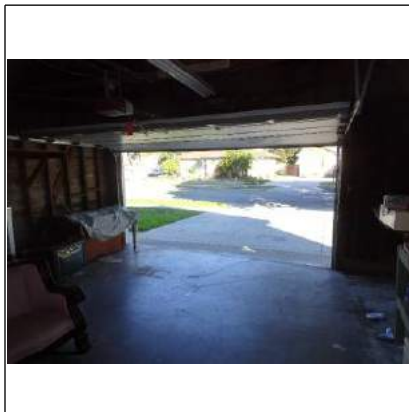
# Garage/Carport

## Type

None  
 Attached  
  Detached  
  1-Car  
  2-Car  
  3-Car  
  4-Car  
  Carport

Comments

Photos



## Automatic Opener

None  
  N/A  
 Operable  
  Inoperable

Comments

Photos



## Safety Reverse

None  
  N/A  
 Operable  
  Not Operable  
  Need(s) adjusting  
  Safety hazard  
 Photo eyes and pressure reverse tested

Comments

## Roofing

Same as house  
 Type:  
 Approx. age:    Approx. layers:

Comments

# Garage/Carport

## Gutters/Eavestrough

**Condition**  Satisfactory  Marginal  Poor  Same as house

**Comments**

## Siding

N/A

**Material**  Same as house  Wood  Metal  Vinyl  Stucco  Masonry  Slate  Fiberboard

**Condition**  Satisfactory  Marginal  Poor  Recommend repair/replace  Recommend painting

**Comments**

## Trim

N/A

**Material**  Same as house  Wood  Aluminum  Vinyl

**Condition**  Satisfactory  Marginal  Poor  Recommend repair/replace  Recommend painting

**Comments**

## Floor

**Material**  Concrete  Gravel  Asphalt  Dirt Other: .

**Condition**  Satisfactory  Typical cracks  Large settling cracks  Recommend evaluation/repair  
 Safety hazard

**Source of Ignition within 18" of the floor**  N/A  Yes  No

**Comments**

## Sill Plates

None  Not Visible

**Type**  Floor level  Elevated

**Condition**  Rotted/Damaged  Recommend repair

**Comments**

## Overhead Door(s)

N/A

**Material**  Wood  Fiberglass  Masonite  Metal  Recommend repair

**Condition**  Satisfactory  Marginal  Poor  Hardware loose  Safety Cable Recommended  
 Weatherstripping missing/damaged  Loose/missing

**Recommend Priming/Painting Inside & Edges**  Yes  No

**Comments**

## Exterior Service Door

None

**Condition**  Satisfactory  Marginal  Poor  Damaged/Rusted

**Comments**

## Electrical Receptacles

Yes  No  Not Visible Operable:  Yes  No

**Reverse polarity**  Yes  No

**Open ground**  Yes  No  Safety Hazard



# Garage/Carport

## Electrical Receptacles cont.

**GFCI Present**  Yes  No Operable:  Yes  No  Handyman/extension cord wiring  
 **Recommend GFCI Receptacles**

**Comments** Garage electrical receptacles not equipped with GFCI. Recommend installation of GFCI receptacles as an upgrade to increase safety.  
Cover plate missing from electrical receptacle and switch in garage. Recommend evaluation by a licensed electrician for repairs as needed.

### Photos



## Fire Separation Walls & Ceiling

N/A  Present  Missing  Recommend repair

**Condition**  **Satisfactory**  Recommend repair  Holes walls/ceiling  Safety hazard(s)

**Moisture Stains Present**  Yes  No

**Typical Cracks**  Yes  No

**Fire door**  Not verifiable  Not a fire door  Needs repair  **Satisfactory**

**Self closure**  N/A  **Satisfactory**  Inoperative  Missing

**Comments**

# Kitchen

## Countertops

Condition  Satisfactory  Marginal  Recommend repair/caulking

Comments

Photos



## Cabinets

Condition  Satisfactory  Marginal  Recommend repair/adjustment

Comments

## Plumbing

Faucet Leaks  Yes  No

Pipes leak/corroded  Yes  No

Sink/Faucet  Satisfactory  Corroded  Chipped  Cracked  Recommend repair

Functional drainage  Satisfactory  Marginal  Poor

Functional flow  Satisfactory  Marginal  Poor

Comments Faucet fixture is loose on kitchen sink. Recommend evaluation by a licensed plumber for repairs as needed.

Photos



Faucet is loose.

## Walls & Ceiling

Condition  Satisfactory  Marginal  Poor  Typical cracks  Moisture stains

Comments

## Heating/Cooling Source

Yes  No

# Kitchen

## Floor

Condition  Satisfactory  Marginal  Poor  Sloping  Squeaks

Comments

## Appliances

Disposal  N/A  Not tested Operable:  Yes  No

Oven  N/A  Not tested Operable:  Yes  No

Range  N/A  Not tested Operable:  Yes  No

Dishwasher  N/A  Not tested Operable:  Yes  No

Trash Compactor  N/A  Not tested Operable:  Yes  No

Exhaust fan  N/A  Not tested Operable:  Yes  No

Refrigerator  N/A  Not tested Operable:  Yes  No

Microwave  N/A  Not tested Operable:  Yes  No

Other N/A Operable:  Yes  No

Dishwasher airgap  Yes  No

Dishwasher drain line looped  Yes  No

Receptacles present  Yes  No Operable:  Yes  No

GFCI  Yes  No Operable:  Yes  No Recommend GFCI Receptacles:  Yes  No  
 Potential Safety Hazard(s)

Open ground/Reverse polarity:  Yes  No  Potential Safety Hazard

Comments

Photos



Disposal not operational

# Laundry Room

## Laundry

Laundry sink  N/A

Faucet leaks  Yes  No

Pipes leak  Yes  No  Not Visible

Cross connections  Yes  No  Potential Safety Hazard

Heat source present  Yes  No

Room vented  Yes  No

Dryer vented  N/A  Wall  Ceiling  Floor  Not vented  Plastic dryer vent not recommended  
 Not vented to exterior  Recommend repair  Safety hazard

Electrical Open ground/reverse polarity:  Yes  No  Safety hazard

GFCI present  Yes  No Operable:  Yes  No  Recommend GFCI Receptacles

Appliances  Washer  Dryer  Water heater  Furnace/Boiler

Washer hook-up lines/valves  Satisfactory  Leaking  Corroded  Not Visible

Gas shut-off valve  N/A  Yes  No  Cap Needed  Safety hazard  Not Visible

Comments GFCI not required at time of construction. GFCI recommend for washer appliances as an upgrde to increase safety.

## Photos



# Bathroom (1)

## Bath

**Location** Guest bathroom rear southeast.

**Sinks** Faucet leaks:  Yes  No Pipes leak:  Yes  No

**Tubs**  N/A Faucet leaks:  Yes  No Pipes leak:  Yes  No  Not Visible

**Showers**  N/A Faucet leaks:  Yes  No Pipes leak:  Yes  No  Not Visible

**Toilet** Bowl loose:  Yes  No Operable:  Yes  No  Cracked bowl  Toilet leaks

**Whirlpool**  Yes  No Operable:  Yes  No  Not tested  No access door GFCI:  Yes  No  
 GFCI Recommended

**Shower/Tub area**  Ceramic/Plastic  Fiberglass  Masonite Other: . Condition:  Satisfactory  Marginal  
 Poor  Rotted floors Caulk/Grouting needed:  Yes  No  
Where:  
 N/A

**Drainage**  Satisfactory  Marginal  Poor

**Water flow**  Satisfactory  Marginal  Poor

**Moisture stains present**  Yes  No  Walls  Ceilings  Cabinetry

**Doors**  Satisfactory  Marginal  Poor

**Window**  None  Satisfactory  Marginal  Poor

**Receptacles present**  Yes  No Operable:  Yes  No

**GFCI**  Yes  No Operable:  Yes  No  Recommend GFCI

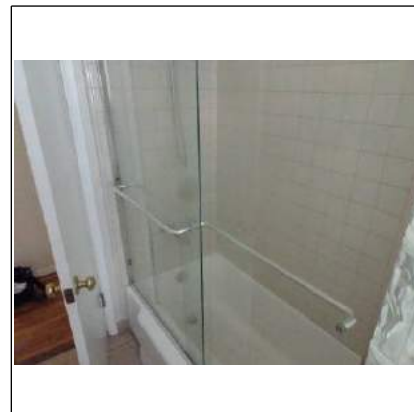
**Open ground/Reverse polarity**  Yes  No  Potential Safety Hazard

**Heat source present**  Yes  No

**Exhaust fan**  Yes  No Operable:  Yes  No  Noisy

**Comments** Faucet handle(s) lose in bathtub. Recommend evaluation by a licensed plumber for repairs as needed. Cable/spring on window not functioning. Windows does not stay up. Recommend evaluation by a licensed contractor for repairs as needed.

## Photos



# Bathroom (2)

## Bath

**Location** Master bathroom

**Sinks** Faucet leaks:  Yes  No Pipes leak:  Yes  No

**Tubs**  N/A Faucet leaks:  Yes  No Pipes leak:  Yes  No  Not Visible

**Showers**  N/A Faucet leaks:  Yes  No Pipes leak:  Yes  No  Not Visible

**Toilet** Bowl loose:  Yes  No Operable:  Yes  No  Cracked bowl  Toilet leaks

**Whirlpool**  Yes  No Operable:  Yes  No  Not tested  No access door GFCI:  Yes  No  
 GFCI Recommended

**Shower/Tub area**  Ceramic/Plastic  Fiberglass  Masonite Other: . Condition:  Satisfactory  Marginal  
 Poor  Rotted floors Caulk/Grouting needed:  Yes  No  
Where:  
 N/A

**Drainage**  Satisfactory  Marginal  Poor

**Water flow**  Satisfactory  Marginal  Poor

**Moisture stains present**  Yes  No  Walls  Ceilings  Cabinetry

**Doors**  Satisfactory  Marginal  Poor

**Window**  None  Satisfactory  Marginal  Poor

**Receptacles present**  Yes  No Operable:  Yes  No

**GFCI**  Yes  No Operable:  Yes  No  Recommend GFCI

**Open ground/Reverse polarity**  Yes  No  Potential Safety Hazard

**Heat source present**  Yes  No

**Exhaust fan**  Yes  No Operable:  Yes  No  Noisy

**Comments** Toilet not tested at request of seller. Recommend verifying condition of toilet prior to close of sale.  
Whirlpool power button stuck. Recommend evaluation by a licensed plumber for repairs as needed.

## Photos



## Bathroom (2)



# Room (1)

## Room

**Location** West side of residence

**Type** Bedroom

**Walls & Ceiling**  Satisfactory  Marginal  Poor  Typical cracks  Damage

**Moisture stains**  Yes  No

Where:

**Floor**  Satisfactory  Marginal  Poor  Squeaks  Slopes  Tripping hazard

**Ceiling fan**  None  Satisfactory  Marginal  Poor  Recommend repair/replace

**Electrical** Switches:  Yes  No  Operable Receptacles:  Yes  No  Operable  
Open ground/Reverse polarity:  Yes  No  Safety hazard  Cover plates missing

**Heating source present**  Yes  No Holes:  Doors  Walls  Ceilings

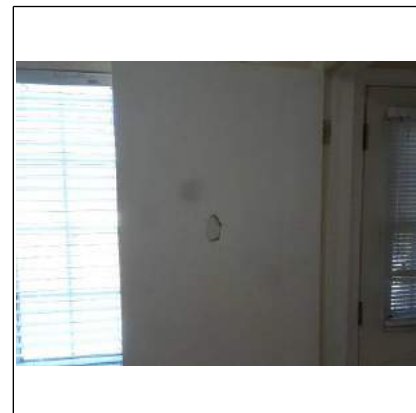
**Bedroom Egress restricted**  N/A  Yes  No

**Doors**  None  Satisfactory  Marginal  Poor  Cracked glass  Broken/Missing hardware

**Windows**  None  Satisfactory  Marginal  Poor  Cracked glass  Evidence of leaking insulated glass  
 Broken/Missing hardware

## Comments

## Photos





# Room (2)

## Room

**Location** Southwest side of residence

**Type** Bedroom

**Walls & Ceiling**  Satisfactory  Marginal  Poor  Typical cracks  Damage

**Moisture stains**  Yes  No

Where:

**Floor**  Satisfactory  Marginal  Poor  Squeaks  Slopes  Tripping hazard

**Ceiling fan**  None  Satisfactory  Marginal  Poor  Recommend repair/replace

**Electrical** Switches:  Yes  No  Operable Receptacles:  Yes  No  Operable  
Open ground/Reverse polarity:  Yes  No  Safety hazard  Cover plates missing

**Heating source present**  Yes  No Holes:  Doors  Walls  Ceilings

**Bedroom Egress restricted**  N/A  Yes  No

**Doors**  None  Satisfactory  Marginal  Poor  Cracked glass  Broken/Missing hardware

**Windows**  None  Satisfactory  Marginal  Poor  Cracked glass  Evidence of leaking insulated glass  
 Broken/Missing hardware

**Comments**

**Photos**



# Room (3)

**Room**

**Location** Southeast corner of residence.

**Type** Master bedroom

**Walls & Ceiling**  Satisfactory  Marginal  Poor  Typical cracks  Damage

**Moisture stains**  Yes  No

Where: Settlement crack noted in ceiling/walls. Recommend evaluation by a licensed contractor for repairs as needed.

**Floor**  Satisfactory  Marginal  Poor  Squeaks  Slopes  Tripping hazard

**Ceiling fan**  None  Satisfactory  Marginal  Poor  Recommend repair/replace

**Electrical** Switches:  Yes  No  Operable Receptacles:  Yes  No  Operable  
Open ground/Reverse polarity:  Yes  No  Safety hazard  Cover plates missing

**Heating source present**  Yes  No Holes:  Doors  Walls  Ceilings

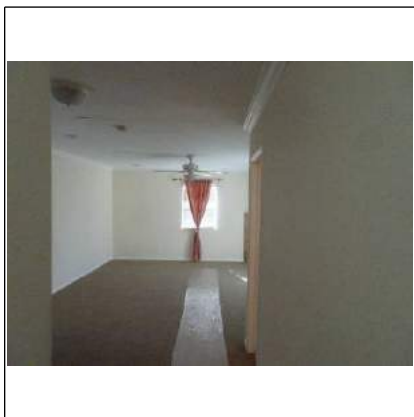
**Bedroom Egress restricted**  N/A  Yes  No

**Doors**  None  Satisfactory  Marginal  Poor  Cracked glass  Broken/Missing hardware

**Windows**  None  Satisfactory  Marginal  Poor  Cracked glass  Evidence of leaking insulated glass  
 Broken/Missing hardware

**Comments** Ceiling fan appears to be operated via remote which could not be located. Fan not tested.  
Fireplace appears to be operated via remote which lacked batteries. Fireplace was not inspected.  
Recommend confirming operation with seller prior to close of sale.

**Photos**



# Interior

## Fireplace

None

**Location(s)** Master bedroom

**Type**  Gas  Wood  Solid fuel burning stove  Electric  Ventless

**Material**  Masonry  Metal (pre-fabricated)  Metal insert  Cast Iron

**Miscellaneous**  Blower built-in Operable:  Yes  No Damper operable:  Yes  No  
 Open joints or cracks in firebrick/panels should be sealed  Fireplace doors need repair

**Damper modified for gas operation**  N/A  Yes  No  Damper missing

**Hearth extension adequate**  Yes  No

**Mantel**  N/A  Secure  Loose  Recommend repair/replace

**Physical condition**  Satisfactory  Marginal  Poor  Recommend having flue cleaned and re-examined  
 Not evaluated

**Comments** Fireplace appears to be operated via remote control which lacked batteries. Fireplace therefore was not inspected. Recommend verifying operation with seller prior to close of sale.

## Photos



## Smoke/Carbon Monoxide detectors

**Smoke Detector**  Present  Not Present Operable:  Yes  No  Not tested  Recommend additional  
 Safety Hazard

**CO Detector**  Present  Not Present Operable:  Yes  No  Not tested  Recommend additional  
 Safety Hazard

## Comments

## Photos

# Interior



## Attic/Structure/Framing/Insulation

N/A

**Access**  Stairs  Pulldown  Scuttlehole/Hatch  No Access Other: . Access limited by:

**Inspected from**  Access panel  In the attic  Other

**Location**  Hallway  Bedroom Closet  Garage  Other

**Flooring**  Complete  Partial  None

**Insulation**  Fiberglass  Batts  Loose  Cellulose  Foam  Other  Vermiculite  Rock wool  
 Depth: Approximately 6"  Damaged  Displaced  Missing  Compressed  
 Recommend additional insulation

**Installed in**  Rafters/Trusses  Walls  Between ceiling joists  Underside of roof deck  Not Visible

**Vapor barriers**  Kraft/foil faced  Plastic sheeting  Not Visible  Improperly installed

**Ventilation**  Ventilation appears adequate  Recommend additional ventilation  Recommend baffles at eaves

**Fans exhausted to** Attic:  Yes  No  Recommend repair Outside:  Yes  No  Not Visible

**HVAC Duct**  N/A  Satisfactory  Damaged  Split  Disconnected  Leaking  Repair/Replace  
 Recommend Insulation

**Chimney chase**  N/A  Satisfactory  Needs repair  Not Visible

**Structural problems observed**  Yes  No  Recommend repair  Recommend structural engineer

**Roof structure**  Rafters  Trusses  Wood  Metal  Collar ties  Purlins  Knee wall  Not Visible Other: .

**Ceiling joists**  Wood  Metal  Not Visible

**Sheathing**  Plywood  OSB  Planking  Rotted  Stained  Delaminated

**Evidence of condensation**  Yes  No

**Evidence of moisture**  Yes  No

**Evidence of leaking**  Yes  No

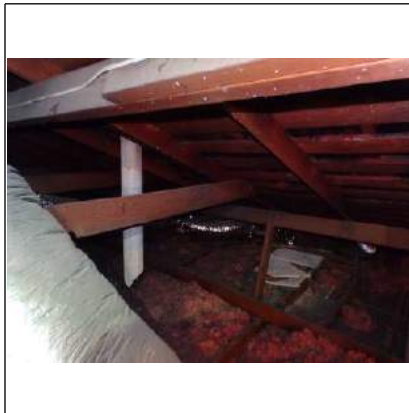
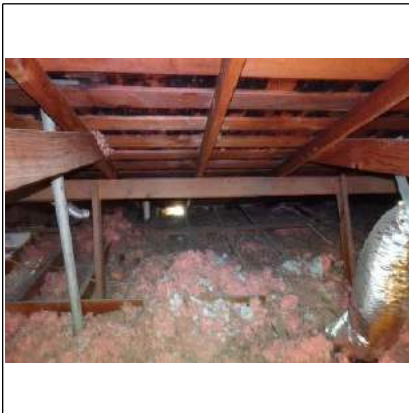
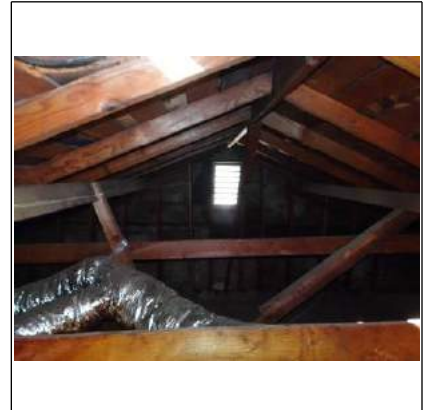
**Firewall between units**  N/A  Yes  No  Needs repair/sealing

**Electrical**  No apparent defects  Open junction box(es)  Handyman wiring  
 Knob and tube covered with insulation  Safety Hazard

### Comments

### Photos

# Interior





# Crawl Space

## Crawl space

N/A

**Type**  Full crawlspace  Combination basement/crawl space/slab

**Conditioned (heated/cooled)**  Yes  No

**Comments**

**Photos**



## Access

**Location**  Exterior  Interior hatch/door  Via basement  No access

**Inspected from**  Access panel  In the crawl space

**Comments**

**Photos**



# Crawl Space

## Foundation walls

**Condition**  Satisfactory  Marginal  Have Evaluated  Monitor  Cracks  Movement

**Material**  Concrete block  Poured concrete  Stone  ICF  Wood  Brick

**Comments**

## Floor

**Material**  Concrete  Gravel  Dirt Other: .

**Condition**  Typical cracks  Not Visible  Vapor barrier present

**Comments**

## Ventilation

N/A

**Location**  Wall vents  Power vents  None apparent

**Condition**  Additional ventilation recommended  Evidence of moisture damage

**Comments** Vent screen missing on southwest side of residence. Recommend installing vent screen to prevent intrusion of pest and wildlife.

### Photos



Vent screen missing

## Girders/Beams/Columns

**Material**  Steel  Wood  Masonry

**Condition**  Satisfactory  Marginal  Poor  Not Visible  Sagging/Altered

**Comments**

## Joists

**Material**  Wood  Steel  Truss  Not Visible  2x8  2x10  2x12  Engineered I-Type

Sagging/Altered joists

**Condition**  Satisfactory  Marginal  Poor

**Comments**

## Insulation

None

**Type**  Fiberglass  Cellulose  Rockwool  Foam  Not Visible

**Location**  Walls  Between floor joists Other: .

**Comments**

**Photos**

# Crawl Space



## Vapor barrier

**Present**  Yes  No  Not Visible  Improperly installed

**Material**  Kraft/foil faced  Plastic  Not Visible Other: .

**Condition**  Satisfactory  Marginal  Poor

**Comments**



# Plumbing

## Water service

**Main shut-off location** Front of residence east of porch.

**Water entry piping**  Not Visible  Copper/Galv.  PVC Plastic  CPVC Plastic  Polybutylene Plastic  
 PEX Plastic  Lead  Polyethylene

**Lead other than solder joints**  Yes  No  Unknown  Service entry

**Visible water distribution piping**  Copper  Galvanized  PVC Plastic  CPVC Plastic  Polybutylene Plastic  
 PEX Plastic Other: .

**Condition**  Satisfactory  Marginal  Poor

**Flow**  Satisfactory  Marginal  Poor  Water pressure over 80 psi  Recommend plumber evaluate  
 Recommend pressure regulator

**Pipes Supply/Drain**  Corroded  Leaking  Valves broken/missing  Dissimilar metal Cross connection:  Yes  
 No  Safety Hazard  Recommend repair  Recommend a dielectric union  Satisfactory

**Drain/Waste/Vent pipe**  Copper  Cast iron  Galvanized  PVC  ABS  Brass

**Condition**  Satisfactory  Marginal  Poor

**Support/Insulation**  N/A  
 Type:

**Traps proper P-Type**  Yes  No  P-traps recommended

**Drainage**  Satisfactory  Marginal  Poor

**Interior fuel storage system**  N/A  Yes  No Leaking:  Yes  No

**Fuel line**  N/A  Copper  Brass  Black iron  Stainless steel  CSST  Not Visible  Galvanized  
 Recommend CSST be properly bonded

**Condition**  N/A  Satisfactory  Marginal  Poor  Recommend plumber evaluate

**Comments**

**Photos**



## Main fuel shut-off location

N/A

**Location** East side of residence behind gate.

**Comments** Gas meter on exterior of home.

**Photos**

# Plumbing



## Water heater #1

N/A

### General

Brand Name: Keenmore  
 Serial #: L01320034  
 Capacity: 40 gals.  
 Approx. age: Approximately 18 years.

### Type

Gas  Electric  Oil  LP Other:

Combustion air venting present  Yes  No  N/A

Seismic restraints needed  Yes  No  N/A

Relief valve  Yes  No Extension proper:  Yes  No  Missing  Recommend repair  
 Improper material

Vent pipe  N/A  Satisfactory  Pitch proper  Improper  Rusted  Recommend repair

Condition  Satisfactory  Marginal  Poor

### Comments

### Photos



# Plumbing



# Heating System

## Heating system

**Unit #1** Brand name: Goodman  
 Approx. age: Approximately 12 years.  
 Unknown Model #: GMS80904BXBD Serial #: 0709200317  Satisfactory  Marginal  Poor  
 Recommended HVAC technician examine

**Unit #2**  None  
 Brand name:  
 Approx. age:  
 Unknown  
 Model #:  
 Serial #:  Satisfactory  Marginal  Poor  Recommended HVAC technician examine

**Energy source**  Gas  LP  Oil  Electric  Solid fuel

**Warm air system**  Belt drive  Direct drive  Gravity  Central system  Floor/wall furnace

**Heat exchanger**  N/A  Sealed  Not Visible  Visual w/mirror  Flame distortion  Rusted  
 Carbon/soot buildup

**Carbon monoxide**  N/A  Detected at plenum  Detected at register  Not tested  
 Tester:

**Combustion air venting present**  N/A  Yes  No

**Controls** Disconnect:  Yes  No  Normal operating and safety controls observed Gas shut off valve:  
 Yes  No

**Distribution**  Metal duct  Insulated flex duct  Cold air returns  Duct board  Asbestos-like wrap  
 Safety Hazard

**Flue piping**  N/A  Satisfactory  Rusted  Improper slope  Safety hazard  Recommend repair/replace

**Filter**  Standard  Electrostatic  Satisfactory  Needs cleaning/replacement  Missing  
 Electronic (not tested)

**When turned on by thermostat**  Fired  Did not fire Proper operation:  Yes  No  Not tested

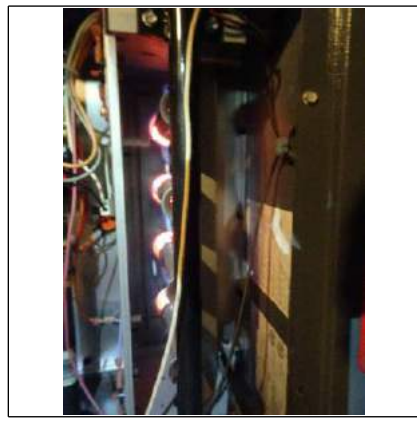
**Heat pump**  N/A  Supplemental electric  Supplemental gas

**Sub-slab ducts**  N/A  Satisfactory  Marginal  Poor Water/Sand Observed:  Yes  No

**System not operated due to**  N/A  Exterior temperature Other: .

### Comments

### Photos



# Heating System



# Electric/Cooling System

## Main panel

**Location** Exterior southeast side of residence

**Condition**  Satisfactory  Poor

**Adequate Clearance to Panel**  Yes  No

**Amperage/Voltage**  Unknown  60a  100a  150a  200a  400a  120v/240v

**Breakers/Fuses**  Breakers  Fuses

**Appears grounded**  Yes  No  Not Visible

**GFCI breaker**  Yes  No Operable:  Yes  No

**AFCI breaker**  Yes  No Operable:  Yes  No  Not Tested

**Main wire**  Copper  Aluminum  Not Visible  Double tapping of the main wire Condition:  Satisfactory  
 Marginal  Poor

**Branch wire**  Copper  Aluminum  Solid Branch Aluminum Wiring  Not Visible  Safety Hazard

**Branch wire condition**  Satisfactory  Poor  Recommend electrician evaluate/repair  Romex  BX cable  
 Conduit  Knob/Tube  Double tapping  Wires undersized/oversized breaker/fuse  
 Panel not accessible  Not evaluated  
 Reason:

**Comments**

**Photos**



## Evaporator Coil Section Unit #1

N/A

**General**  Central system  Wall unit  
 Location: Attic above hallway  
 Age: Approximately 12 years

**Evaporator coil**  Satisfactory  Not Visible  Needs cleaning  Damaged

**Refrigerant lines**  Leak/Oil present  Damage  Insulation missing  Satisfactory

**Condensate line/drain**  To exterior  To pump  Floor drain Other: .

**Secondary condensate line/drain** Present:  Yes  No Needed:  Yes  No  Primary pan appears clogged  
 Recommend technician evaluate

**Operation** Differential: Approximately -25

**Condition**  Satisfactory  Marginal  Poor  Recommend HVAC technician examine/clean/service  
 Not operated due to exterior temperature

**Comments**

**Photos**



# Electric/Cooling System



Filter not appropriate size for intake.

# Living Room

## Living Room

**Location** Northeast front of residence

**Walls & Ceiling**  Satisfactory  Marginal  Poor  Typical cracks  Damage

**Moisture stains**  Yes  No

Where:

**Floor**  Satisfactory  Marginal  Poor  Squeaks  Slopes  Tripping hazard

**Ceiling fan**  None  Satisfactory  Marginal  Poor  Recommend repair/replace

**Electrical** Switches:  Yes  No  Operable Receptacles:  Yes  No  Operable  
Open ground/Reverse polarity:  Yes  No  Safety hazard  Cover plates missing

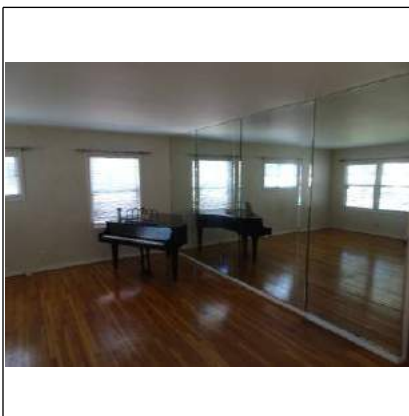
**Heating source present**  Yes  No Holes:  Doors  Walls  Ceilings

**Doors**  None  Satisfactory  Marginal  Poor  Cracked glass  Broken/Missing hardware

**Windows**  None  Satisfactory  Marginal  Poor  Cracked glass  Evidence of leaking insulated glass  
 Broken/Missing hardware

### Comments

### Photos





# Dining Room

## Dining Room

**Location** West of living room

**Walls & Ceiling**  Satisfactory  Marginal  Poor  Typical cracks  Damage

**Moisture stains**  Yes  No

Where:

**Floor**  Satisfactory  Marginal  Poor  Squeaks  Slopes  Tripping hazard

**Ceiling fan**  None  Satisfactory  Marginal  Poor  Recommend repair/replace

**Electrical** Switches:  Yes  No  Operable Receptacles:  Yes  No  Operable  
Open ground/Reverse polarity:  Yes  No  Safety hazard  Cover plates missing

**Heating source present**  Yes  No Holes:  Doors  Walls  Ceilings

**Doors**  None  Satisfactory  Marginal  Poor  Cracked glass  Broken/Missing hardware

**Windows**  None  Satisfactory  Marginal  Poor  Cracked glass  Evidence of leaking insulated glass  
 Broken/Missing hardware

### Comments

### Photos

