

In-Site Inspections

Property Inspection Report



2744 North White Pines Drive, Coeur d'Alene ID, 83815
Inspection prepared for: Dan Davis & Joann Davis
Inspection Date: 5/25/2010 Time: 11:00 am
Age: 15 Size: 2,800
Weather: Overcast

Inspector: Jon Grinde
Phone: (208) 659-9897



IN-SITE INSPECTIONS, LLC
CERTIFIED HOME INSPECTOR

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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 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.

Laundry		
Page 12 Item: 7	Exhaust Fan	• Noisy. Fan is rubbing on housing.
Garage		
Page 18 Item: 6	Electrical	• Exposed wire connection in garage attic.
Attic		
Page 25 Item: 8	Insulation Condition	• Insulation not replaced after install/service of two ventilation fans.
Grounds		
Page 29 Item: 2	Grading	• Negative slope at west elevation contributing to water issues in crawl space.
Page 30 Item: 5	Patio and Porch Deck	• Lag bolts not present • Improper attachment of ledger board.
Basement/Crawlspace		
Page 35 Item: 5	Basement Electric	• 3 electrical connections noted in the crawl space that are not in junction boxes. Must be repaired.
Page 35 Item: 12	Drainage	• Recommend further review of current perimeter foundation drainage system by a Qualified Foundation Drainage Contractor. Drain pit appears to be insufficient and may allow water to enter structure in the event of a heavy rainfall.

Inspection Details

1. Attendance

In Attendance: Client present • Fully Participated

2. Home Type

Home Type: Single Family Home • Ranch Style

3. Occupancy

Occupancy: Occupied - Furnished • The utilities were on at the time of inspection. • Moderate to heavy personal and household items observed.

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:

- GFCI outlet tested and operated.
- Ice maker drain improperly plumbed.



Ice maker improperly drained at bsmt. wet bar.

2. Cabinets

Good	Fair	Poor	N/A	None
X				

Observations:

- No deficiencies observed.

3. Ceiling Fans

Good	Fair	Poor	N/A	None
X				

4. Closets

Good	Fair	Poor	N/A	None

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:

- Hollow wood doors.
- There is a steel, "fire rated" door to garage with self closing mechanism.

7. Electrical

Good	Fair	Poor	N/A	None
X				

8. Security Bars

Good	Fair	Poor	N/A	None
				X

9. Smoke Detectors

Good	Fair	Poor	N/A	None
X				

Observations:

- Operated when tested
- MAINTENANCE: Periodic testing and changing batteries yearly to ensure proper Smoke Alarm operation is required.

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: Vinyl 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

Materials: Living Room

Materials: Prefabricated "zero clearance" fireplace noted.

Observations:

- Presence of soot was noted in gas fireplace, a typical sign of a venting issue.
- Functional

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: South West#3

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				

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.
- Bedroom circuits are NOT protected by an arc fault circuit interrupter type breaker. An arc fault interrupter will shut itself off if it detects a short, thus preventing an electrical fire.

8. Fireplace

Good	Fair	Poor	N/A	None
				X

9. Floor Condition

Good	Fair	Poor	N/A	None
X				

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				

Materials: Drywall walls noted.

13. Window-Wall AC or Heat

Good	Fair	Poor	N/A	None
				X

14. Window Condition

Good	Fair	Poor	N/A	None

Materials: Vinyl framed casement window noted.

15. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

16. Patio Doors

Good	Fair	Poor	N/A	None
				X

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: Basement Bathroom

2. Cabinets

Good	Fair	Poor	N/A	None
X				

Observations:
• No deficiencies observed.

3. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

4. Counters

Good	Fair	Poor	N/A	None
X				

Observations:
• Plastic laminate tops noted.

5. Doors

Good	Fair	Poor	N/A	None
X				

6. Electrical

Good	Fair	Poor	N/A	None
X				

7. GFCI

Good	Fair	Poor	N/A	None
X				

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.

9. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: Sheet vinyl flooring is noted.

10. Heating

Good	Fair	Poor	N/A	None
X				

11. Mirrors

Good	Fair	Poor	N/A	None
X				

12. Plumbing

Good	Fair	Poor	N/A	None
X				

Observations:
• Shower Drain cover is loose.

13. Security Bars

Good	Fair	Poor	N/A	None
				X

14. Showers

Good	Fair	Poor	N/A	None
X				

Observations:
• Drain cover is loose.

15. Shower Walls

Good	Fair	Poor	N/A	None
X				

Observations:
• Fiberglass surround noted.

16. Bath Tubs

Good	Fair	Poor	N/A	None
X				

17. Enclosure

Good	Fair	Poor	N/A	None
X				

Observations:
• A tempered glass enclosure is noted.

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				

Materials: Vinyl framed single hung window noted. • Vinyl louvers 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:
 • No deficiencies observed on all kitchen cabinets.

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:
 • Gas cook top noted.

8. Oven & Range

Good	Fair	Poor	N/A	None
X				

Observations:
 • Oven: gas burners

9. Sinks

Good	Fair	Poor	N/A	None
X				

10. Drinking Fountain

Good	Fair	Poor	N/A	None

11. Spray Wand

Good	Fair	Poor	N/A	None

12. Hot Water Dispenser

Good	Fair	Poor	N/A	None

13. Soap Dispenser

Good	Fair	Poor	N/A	None

14. Trash Compactor

Good	Fair	Poor	N/A	None
				X

15. Vent Condition

Good	Fair	Poor	N/A	None
X				

Materials: Exterior Vented

16. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: Vinyl framed casement window noted.

17. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: Sheet vinyl flooring is noted.

18. Plumbing

Good	Fair	Poor	N/A	None
X				

19. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

20. Security Bars

Good	Fair	Poor	N/A	None
				X

21. Patio Doors

Good	Fair	Poor	N/A	None
				X

22. Screen Doors

Good	Fair	Poor	N/A	None
				X

23. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:

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

24. GFCI

Good	Fair	Poor	N/A	None
X				

25. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: Drywall walls noted.

Laundry

1. Locations

2. Cabinets

Good	Fair	Poor	N/A	None
X				

Observations:
 • No deficiencies observed.

3. Counters

Good	Fair	Poor	N/A	None
				X

4. Dryer Vent

Good	Fair	Poor	N/A	None
X				

Observations:
 • Loop in flex vent behind dryer could accumulate lint and pose a fire hazard.

5. Electrical

Good	Fair	Poor	N/A	None
			X	

Observations:
 • Laundry room dryer electrical circuit is dead. Circuit has been used for heat pump eliminating the possibility of an electric dryer. Gas is present and being used.



Dead dryer outlet and looped dryer flex vent.

6. GFCI

Good	Fair	Poor	N/A	None
				X

7. Exhaust Fan

Good	Fair	Poor	N/A	None
		X		

Observations:
 • Noisy. Fan is rubbing on housing.
 • Noisy. Fan is rubbing on housing.

8. Gas Valves

Good	Fair	Poor	N/A	None
X				

Observations:
 • functional

9. Wash Basin

Good	Fair	Poor	N/A	None
				X

10. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: Vinyl framed single hung window noted.

11. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: Sheet vinyl flooring is noted.

12. Plumbing

Good	Fair	Poor	N/A	None
X				

13. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: Drywall walls noted.

14. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

15. Security Bars

Good	Fair	Poor	N/A	None
				X

16. Doors

Good	Fair	Poor	N/A	None
X				

Heat/AC

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood.

The inspector will usually test the heating and air conditioner using the thermostat or other controls. For a more thorough investigation of the system please contact a licensed HVAC service person.

1. Heater Condition

Good	Fair	Poor	N/A	None
X				

Materials: The furnace is located in the basement

Materials: 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
X				

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.

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				

Compressor Type: electric

Location: The compressor is located on the exterior grounds. Near the NW corner of the house.

Observations:

- The typical temperature differential split between supply and return air in an air conditioner of this type is 15 - 20 degrees F. This system responded and achieved an acceptable differential temperature of 19 degrees F.
- Annual HVAC service contract is recommended.

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				

10. Filters

Good	Fair	Poor	N/A	None
X				

Location: Located inside heater cabinet.

Observations:

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

11. Thermostats

Good	Fair	Poor	N/A	None
X				

Observations:

- Location: Upstairs main hall between master and main bath.
- Recommend that the client(s) have the homeowner provide the instructions for programming or show the client(s) how to do so.

Water Heater

1. Base

Good	Fair	Poor	N/A	None
X				

2. Heater Enclosure

Good	Fair	Poor	N/A	None
X				

3. Combustion

Good	Fair	Poor	N/A	None
X				

4. Venting

Good	Fair	Poor	N/A	None
X				

5. Water Heater Condition

Good	Fair	Poor	N/A	None
X				

Heater Type: gas

Location: The heater is located in the basement.

Observations:

- Tank appears to be in satisfactory condition -- no concerns.
- No deficiencies noted with the Temperature Pressure Relief (TPR) valve and discharge pipe.
- Water temperature observed to be: 121 degree F. This is satisfactory. Recommended temp should be set at 118-122 degrees F to prevent scalding, extend water heater life, and improve energy efficiency and conservation.

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				

8. Gas Valve

Good	Fair	Poor	N/A	None
X				

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
X				

Materials: PVC

11. Strapping

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. • Inspected from ladder.
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
X				

Observations:
• The anchor bolte were inspected and appear to be serviceable.

4. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: Bare concrete floors noted.

5. Rafters & Ceiling

Good	Fair	Poor	N/A	None
X				

6. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:
• Exposed wire connection in garage attic.



Exposed wire connection in garage attic.

7. GFCI

Good	Fair	Poor	N/A	None

8. 240 Volt

Good	Fair	Poor	N/A	None

9. Exterior Door

Good	Fair	Poor	N/A	None

10. Fire Door

Good	Fair	Poor	N/A	None
X				

Observations:

- Appeared satisfactory and functional, at time of inspection.
- Operated When Tested

11. Garage Door Condition

Good	Fair	Poor	N/A	None
X				

Materials: One 7' upgraded insulated steel door • One 16' upgraded insulated steel door

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				



Garage door does not reverse with contact. Client attempting repair.

14. Garage Door's Reverse Status

Good	Fair	Poor	N/A	None
		X		

Observations:

- The door requires a great deal of resistance to trigger the auto-reverse mechanism. We recommend adjusting the opener for proper reverse tension.
- Eye beam system present and operating.

15. Ventilation

Good	Fair	Poor	N/A	None
X				

16. Vent Screens

Good	Fair	Poor	N/A	None
X				

17. Cabinets

Good	Fair	Poor	N/A	None
X				

18. Counters

Good	Fair	Poor	N/A	None
X				

Observations:

- Wood counter tops noted.

19. Wash Basin

Good	Fair	Poor	N/A	None

Electrical

1. Electrical Panel

Good	Fair	Poor	N/A	None
X				

Location: East side of the house.
Location: Located by the main panel.

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

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

Roof

1. Roof Condition

Good	Fair	Poor	N/A	None
X				

Materials: Roofing is the same as main structure.

Observations:

- No major system safety or function concerns noted at time of inspection.
- Recommend removing tree branches than contact shingles at garage roof.



Trim brancehs to avoid excess wear.

2. Flashing

Good	Fair	Poor	N/A	None
X				

3. Chimney

Good	Fair	Poor	N/A	None
				X

4. Sky Lights

Good	Fair	Poor	N/A	None
				X

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:

- No major system safety or function concerns noted at time of inspection.
- Extensions / Splash blocks missing or insufficient: Install to divert water away from the foundation.
- Perimeter Grading: Appears to slope towards building in areas. Recommend grading soil so it slopes down and away from the building to direct rainwater away.

Attic

1. Access

Good	Fair	Poor	N/A	None
X				

Observations:

- Access at hallway ceiling
- **IMPROVE:** The attic access is not insulated. Expect some energy loss through convection. Recommend insulating attic access hatch cover with a batt of fiberglass insulation to reduce energy expenses.
- 2 ventilation fans have been serviced/installed and insulation was not replaced in these areas.



Attic Access

2. Structure

Good	Fair	Poor	N/A	None
X				

3. Ventilation

Good	Fair	Poor	N/A	None
X				

4. Vent Screens

Good	Fair	Poor	N/A	None
X				

5. Duct Work

Good	Fair	Poor	N/A	None
X				

6. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:

- most not accessible due to insullation
- romex wire runs through a firewall

7. Attic Plumbing

Good	Fair	Poor	N/A	None
				X

8. Insulation Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Blown in cellulose insulation noted.

Depth: Insulation averages about 10-12 inches in depth

Observations:

- No insulation over attic hatch; recommend installation, then sealing hatch with caulk to minimize heat loss.
- Insulation level in the attic is typical for homes this age
- **Insulation not replaced after install/service of two ventilation fans.**

9. Chimney

Good	Fair	Poor	N/A	None
X				

10. Exhaust Vent

Good	Fair	Poor	N/A	None
X				

Observations:

- functional

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

3. Siding Condition

Good	Fair	Poor	N/A	None
X				

Materials: Composition wood or composition cement siding ("Hardi-Board" etc.), wood frame construction, concrete / block foundation

Observations:

- No major system safety or function concerns noted at time of inspection.
- Fresh paint was observed.

4. Eaves & Facia

Good	Fair	Poor	N/A	None
X				

5. Exterior Paint

Good	Fair	Poor	N/A	None
X				



Trim wicking moisture and rotting.

6. Stucco

Good	Fair	Poor	N/A	None
				X

Foundation

1. Slab Foundation

Good	Fair	Poor	N/A	None

2. Foundation Perimeter

Good	Fair	Poor	N/A	None

3. Foundation Walls

Good	Fair	Poor	N/A	None
X				

4. Cripple Walls

Good	Fair	Poor	N/A	None

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

9. Sub Flooring

Good	Fair	Poor	N/A	None
X				

Observations:

- OSB (Oriented Strand Board) sheathing sub floor
- Prefabricated Wood I-Joists
- Limited review due to 70% finished ceiling in basement.
- Visible areas appear satisfactory at the time of inspection.

10. Anchor Bolts

Good	Fair	Poor	N/A	None
			X	

Observations:

- The anchor bolts were not visible.

11. Foundation Electrical

Good	Fair	Poor	N/A	None
				X

12. Foundation Plumbing

Good	Fair	Poor	N/A	None
				X

13. Sump Pump

Good	Fair	Poor	N/A	None
				X

14. Ducting

Good	Fair	Poor	N/A	None
				X

Grounds

1. Driveway and Walkway Condition

Good	Fair	Poor	N/A	None
X				

Materials: Concrete driveway noted. • Step stone sidewalk noted.

Observations:

- Driveway in good shape. Recommend sealing to extend life
- Minor settlement or "hairline" cracks in driveways are normal to properties of any age. They should, however, be monitored for expansion and sealed as necessary.

2. Grading

Good	Fair	Poor	N/A	None
	X			

Observations:

- Lot grading and drainage have a significant impact on the building, simply because of the direct and indirect damage that moisture can have on the foundation. It is very important, therefore, that surface runoff water be adequately diverted away from the home. Lot grading should slope away and fall a minimum of one (1) inch every foot for a distance of six (6) feet around the perimeter of the building.

- **Negative slope at west elevation contributing to water issues in crawl space.**



Negative slope contributes to damp crawl space.

3. Vegetation Observations

Good	Fair	Poor	N/A	None
X				

Observations:

- Trim trees that are in contact or proximity to home, as branches can abrade roofing or siding.

4. Gate Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Wood

Observations:

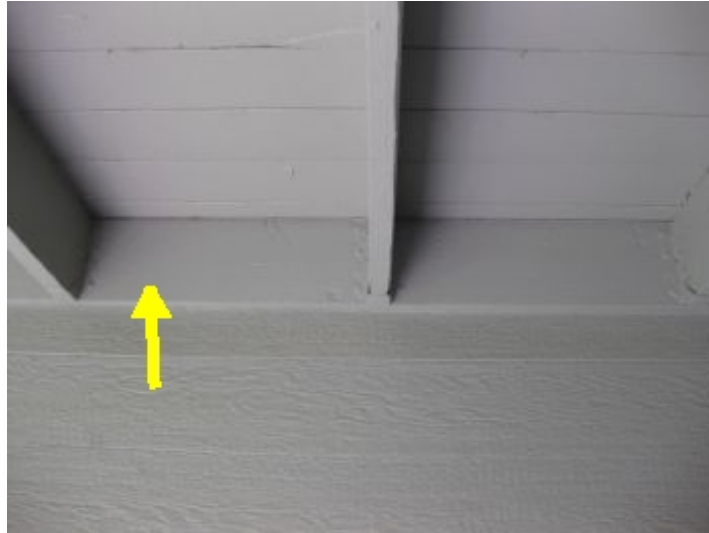
- Gate sticks.

5. Patio and Porch Deck

Good	Fair	Poor	N/A	None
X				

Observations:

- No flashing present.
- Appears in satisfactory and functional condition with normal wear for its age. Appears to be sound structure. Recently refinished.
- **Lag bolts not present**
- **Improper attachment of ledger board.**



Deck ledger attached with nails only

6. Stairs & Handrail

Good	Fair	Poor	N/A	None
				X

Observations:

- Appeared functional, at time of inspection.

7. Grounds Electrical

Good	Fair	Poor	N/A	None
X				

Observations:

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

8. GFCI

Good	Fair	Poor	N/A	None
X				

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
X				

Materials: Copper piping noted. • Aquapex piping noted.

11. Water Pressure

Good	Fair	Poor	N/A	None
X				

Observations:

- 65

12. Pressure Regulator

Good	Fair	Poor	N/A	None
				X

13. Exterior Faucet Condition

Good	Fair	Poor	N/A	None
X				

Location: North side of house. • South side of house.
 Observations:
 • Appears Functional.

14. Balcony

Good	Fair	Poor	N/A	None

15. Patio Enclosure

Good	Fair	Poor	N/A	None
X				

Observations:
 • Appears in satisfactory and functional condition with normal wear for its age. Appears to be sound structure.

16. Patio and Porch Condition

Good	Fair	Poor	N/A	None
X				

Observations:
 • System installed to eliminate water dripping onto hot tub area. Appears satisfactory at time of inspection.

17. Fence Condition

Good	Fair	Poor	N/A	None
X				

Materials: Wood

18. Sprinklers

Good	Fair	Poor	N/A	None
X				

Observations:
 • Home is equipped with an underground sprinkler system. The inspector recommends client consult with home owner for operation instructions and proper winterizing information. Sprinkler systems are beyond the scope of a Home Inspection, due to most of its parts/piping not visible for inspection.
 • The sprinkler system operates with a control panel located in the garage.

Pool

1. Air Booster Pump

Good	Fair	Poor	N/A	None
				X

2. Deck Condition

Good	Fair	Poor	N/A	None

3. Gate & Fence Condition

Good	Fair	Poor	N/A	None

4. Filter

Good	Fair	Poor	N/A	None

5. Skimmer and Basket

Good	Fair	Poor	N/A	None

6. Pool Heater Condition

Good	Fair	Poor	N/A	None

7. Lights

Good	Fair	Poor	N/A	None

8. Pressure Gauge

Good	Fair	Poor	N/A	None

9. Pumps

Good	Fair	Poor	N/A	None

10. Jets

Good	Fair	Poor	N/A	None

11. Structure Condition

Good	Fair	Poor	N/A	None

12. Tile

Good	Fair	Poor	N/A	None

13. Timer

Good	Fair	Poor	N/A	None

14. Water Condition

Good	Fair	Poor	N/A	None

15. Water Fill Unit

Good	Fair	Poor	N/A	None

16. Electrical

Good	Fair	Poor	N/A	None

17. GFCI

Good	Fair	Poor	N/A	None

Basement/Crawlspace

1. Walls

Good	Fair	Poor	N/A	None
	X			

Materials: ****CRAWLSPACE****

Observations:

- Moisture intrusion was observed numerous areas of the foundation. Moisture can create high humidity, mold & can damage stored items & finishing materials. Recommend a wet basement specialist review the foundation for correcting the water intrusion and advise as needed.
- Active leaks observed at the time of inspection.

2. Insulation

Good	Fair	Poor	N/A	None
X				

3. Windows

Good	Fair	Poor	N/A	None
				X

4. Plumbing Materials

Good	Fair	Poor	N/A	None
X				

Materials: Appears Functional • Inspection of all areas of the drain pipes was not possible due to limited access/finished walls and ceilings to check for defects such as, but not limited too:leaks, corrosion, improper workmanship, and damage. • Vent and Drain lines are not fully visible for inspection due to finished walls/ceiling preventing full view of plumbing. • Appears Functional • plumbing pipes not fully visible for inspection due to finished ceilings and walls

Observations:

- ABS
- Copper
- Pex

5. Basement Electric

Good	Fair	Poor	N/A	None
	X			

Observations:

- 3 electrical connections noted in the crawl space that are not in junction boxes. Must be repaired.



One of 3 similar exposed connections.

6. GFCI

Good	Fair	Poor	N/A	None
X				

7. Access

Good	Fair	Poor	N/A	None
X				

8. Stairs

Good	Fair	Poor	N/A	None
X				

9. Railings

Good	Fair	Poor	N/A	None
X				

10. Slab Floor

Good	Fair	Poor	N/A	None
				X

11. Finished Floor

Good	Fair	Poor	N/A	None
X				

12. Drainage

Good	Fair	Poor	N/A	None

Observations:

- Recommend further review of current perimeter foundation drainage system by a Qualified Foundation Drainage Contractor. Drain pit appears to be insufficient and may allow water to enter structure in the event of a heavy rainfall.



EWxpopped dirt and standing water in crawl space

13. Sump Pump

Good	Fair	Poor	N/A	None
				X

14. Framing

Good	Fair	Poor	N/A	None
X				

15. Subfloor

Good	Fair	Poor	N/A	None
X				

16. Columns

Good	Fair	Poor	N/A	None
				X

17. Piers

Good	Fair	Poor	N/A	None
				X

18. Basement/Crawlspace Ductwork

Good	Fair	Poor	N/A	None
X				

Photos



Main Water Shut off



Main Gas Shut off

Residential Earthquake Hazards Report

Yes	No	N/A	Don't Know	
	X			1. Is the water heater braced, strapped, or anchored to resist falling during an earthquake?
Yes	No	N/A	Don't Know	
X				2. Is the house anchored or bolted to the foundation?
Yes	No	N/A	Don't Know	
		X		3. If the house has cripple walls: a. Are the exterior cripple walls braced?
Yes	No	N/A	Don't Know	
		X		b. If the exterior foundation consists of unconnected concrete piers and posts, have they been strengthened?
Yes	No	N/A	Don't Know	
		X		4. If the exterior foundation, or part of it, is made of unreinforced masonry, has it been strengthened?
Yes	No	N/A	Don't Know	
		X		5. If the house is built on a hillside: a. Are the exterior tall foundation walls braced?
Yes	No	N/A	Don't Know	
				b. Were the tall posts or columns either built to resist earthquakes or have they been strengthened?
Yes	No	N/A	Don't Know	
		X		6. If the exterior walls of the house, or part of them, are made of unreinforced masonry, have they been strengthened?
Yes	No	N/A	Don't Know	
		X		7. If the house has a living area over the garage, was the wall around the garage door opening either built to resist earthquakes or has it been strengthened?
Yes	No	Don't Know		
	X			8. Is the house outside an Alquist-Priolo Earthquake Fault Zone (zones immediately surrounding known earthquake faults)?
Yes	No	Don't Know		
	X			9. Is the house outside a Seismic Hazard Zone (zone identified as susceptible to liquefaction or landsliding)?

EXECUTED BY:

(Seller) (Seller) Date

I acknowledge receipt of this form, completed and signed by the seller. I understand that if the seller has answered iNoi 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