



HOME INSPECTION REPORT

Your Home

Inspection Date:

Sunday, July 28, 2019

Prepared For:

Prepared By:

DB & J Home Inspection
19366 Shetland
Yorba Linda, CA 92886
9492957586
Dougandbrandi10@gmail.com

Report Number:

9134

Inspector:

Douglas Collins

Receipt/Invoice

DB & J Home Inspection
19366 Shetland
Yorba Linda, CA 92886
9492957586

Property **Address**
Your Home
Inspection Number: 9134
Payment Method: Check

Date: Sun. Jul. 28, 2019 4:15
Inspected By: Douglas Collins

Client:

| Inspection | Fee |
|-------------------|------------|
| Home Inspection | \$00 |

| | |
|--------------|-------------|
| Total | \$00 |
|--------------|-------------|

Grounds

Service Walks

None Not Visible

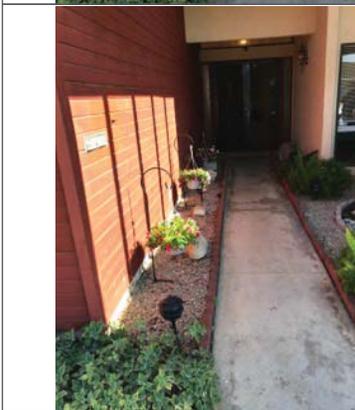
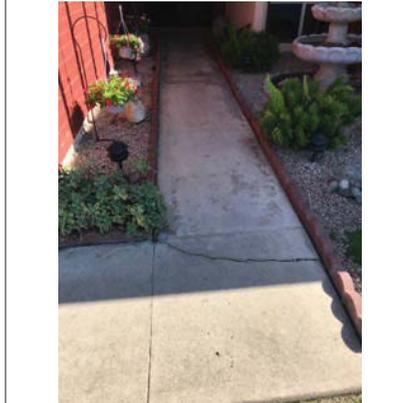
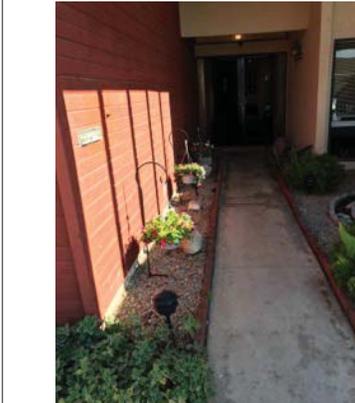
Material Concrete Flagstone Gravel Brick Other:

Condition Satisfactory Marginal Poor Trip hazard Typical cracks Pitched towards home

Settling cracks Public sidewalk needs repair

Comments

Photos



Driveway/Parking

None Not Visible

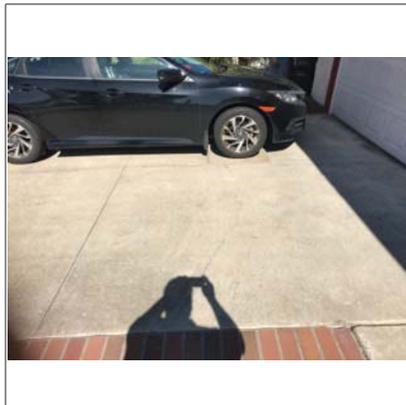
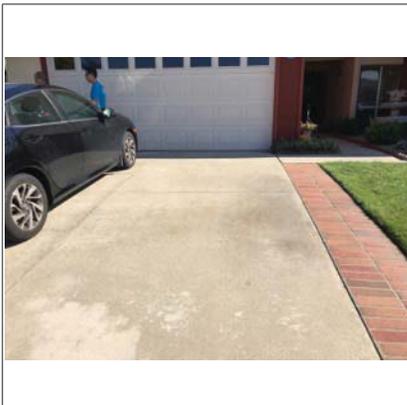
Material Concrete Asphalt Gravel/Dirt Brick Other:

Condition Satisfactory Marginal Poor Settling Cracks Typical cracks Pitched towards home

Trip hazard Fill cracks and seal

Comments

Photos



Grounds

Porch

- None Not Visible
Condition Satisfactory Marginal Poor Railing/Balusters recommended
Support Pier Concrete Wood Other: _____
Floor Satisfactory Marginal Poor Safety Hazard
Comments
Photos

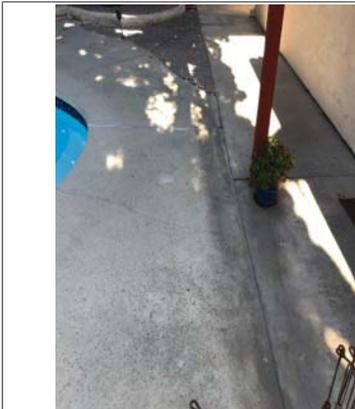


Stoops/Steps

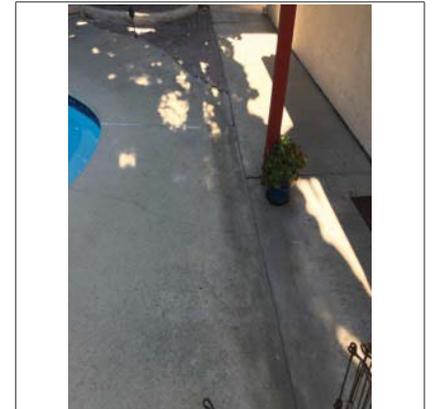
- None
Material Concrete Wood Other: _____ Railing/Balusters recommended
Condition Satisfactory Marginal Poor Safety Hazard Uneven risers Rotted/Damaged
 Cracked Settled
Comments

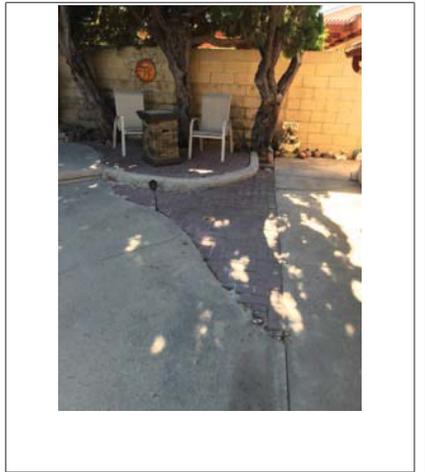
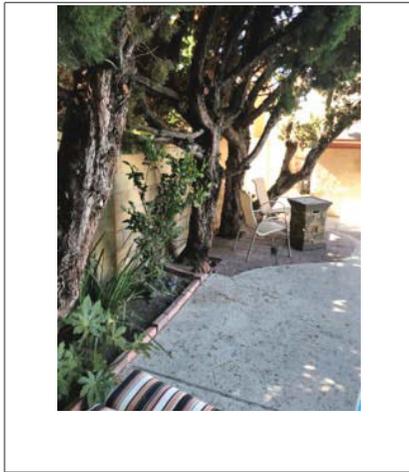
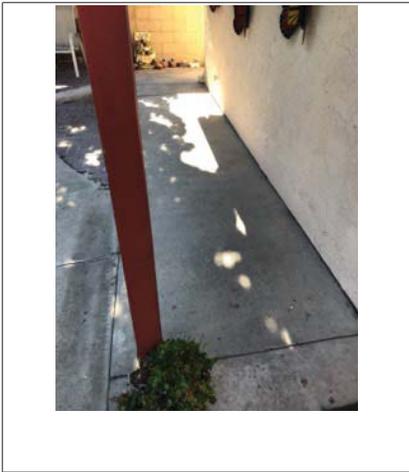
Patio

- 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 around pool not sloped to drain. Recommend a channel drain installed to keep water from puddling see picture
Photos



Water has no where to go, slopes away from both pool and house





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**

Deck/Patio/Porch Covers

- None
- Condition** Satisfactory Marginal Poor Posts/Supports need Repair Earth to wood contact
- Moisture/Insect damage
- Recommend** Metal Straps/Bolts/Nails/Flashing Improper attachment to house None
- Comments**
- Photos**

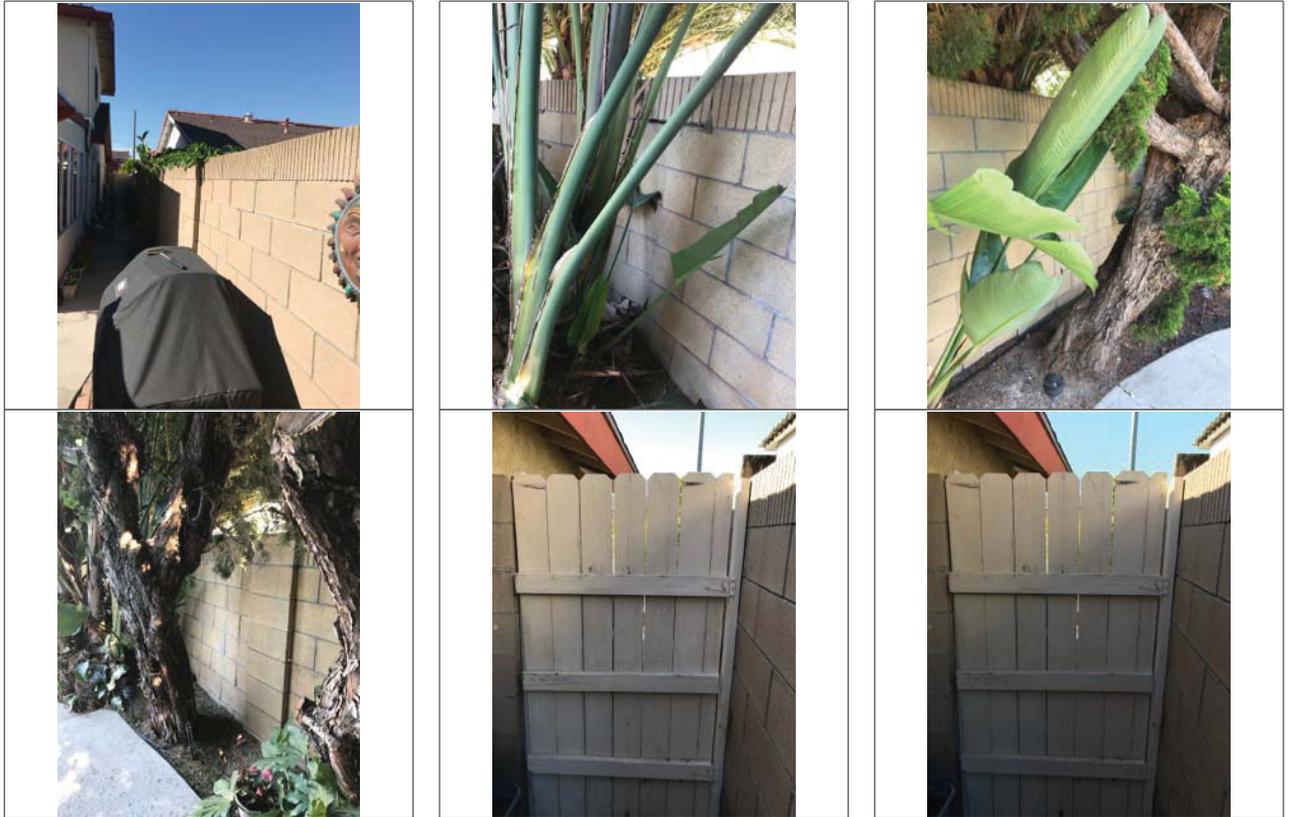


Fence/Wall

- 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** Backyard rear block wall out of plumb. Leaning back and cracking

Gate to enter the backyard Needs to have self closing hardware installed due to pool

Photos



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

Retaining wall

None

Material Brick Concrete Concrete block Railroad ties Timbers Other: .

Condition Satisfactory Marginal Poor Safety Hazard Leaning/cracked/bowed
 Drainage holes recommended

Comments

Hose bibs

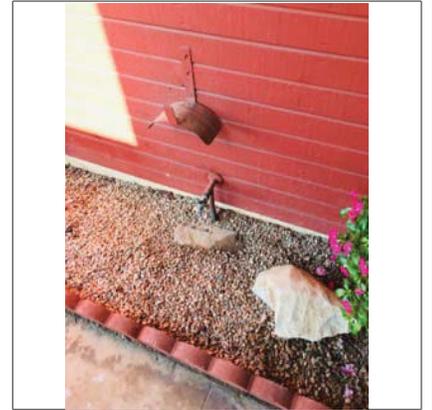
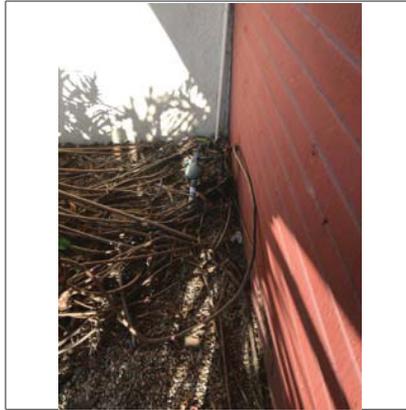
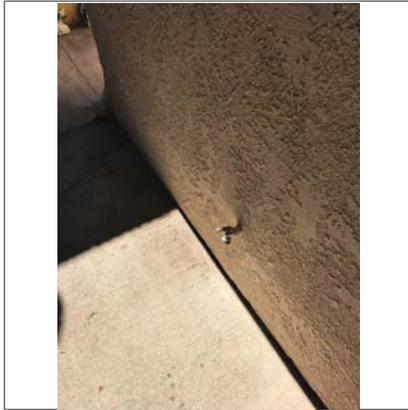
N/A

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

Operable Yes No Not Tested Not On

Comments Frrrr t to

Photos



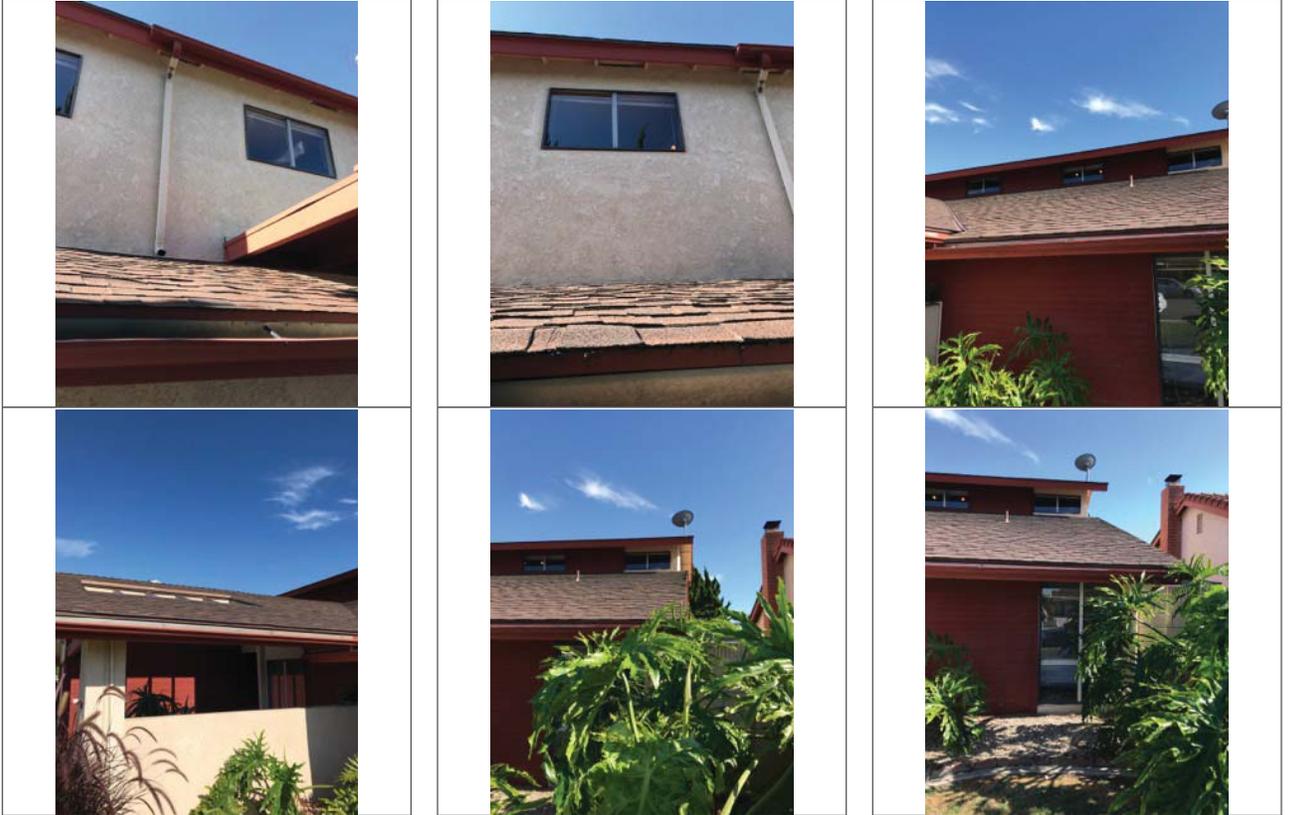
Roof

General

Visibility None All Partial Limited By: angle

Inspected From Roof Ladder at eaves Ground With Binoculars
- Copy:

Photos



Style of Roof

Type Gable Hip Mansard Shed Flat Other: .

Pitch Low Medium Steep Flat

Roof #1 Type: Asphalt shingles

Layers:

Age:

Location:

Roof #2 None

Type:

Layers:

Age:

Location:

Roof #3 None

Type:

Layers:

Age:

Location:

Comments

Ventilation System

Type None N/A
 Soffit Ridge Gable Roof Turbine Powered Other: .

Comments

Roof

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

Skylights

N/A Not Visible
Condition Cracked/Broken Satisfactory Marginal Poor
Comments

Plumbing Vents

Not Visible Not Present
Condition Satisfactory Marginal Poor
Comments

Exterior

Chimney(s)

 None

Location(s) Back of home

Viewed From Roof Ladder at eaves Ground (Inspection Limited) With Binoculars

Rain Cap/Spark Arrestor Yes No Recommended

Chase Brick Stone Metal Blocks Framed

Evidence of Holes in metal Cracked chimney cap Loose mortar joints Flaking Loose brick Rust

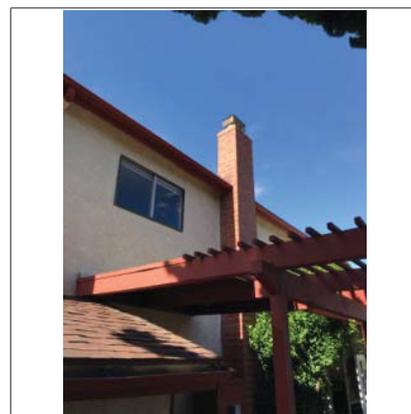
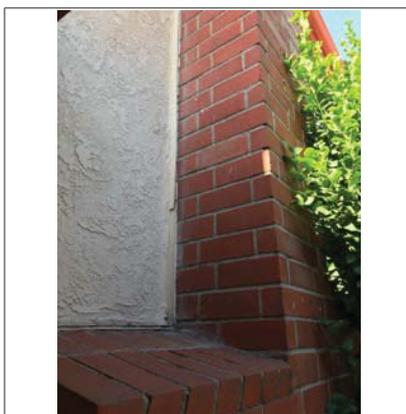
 No apparent defects

Flue Tile Metal Unlined Not Visible

Evidence of Scaling Cracks Creosote Not evaluated Have flue(s) cleaned and re-evaluated

 Recommend Cricket/Saddle/Flashing No apparent defects

Condition Satisfactory Marginal Poor Recommend Repair

Comments
Photos


Gutters/Scuppers/Eavestrough

 None

Condition Satisfactory Marginal Poor Rusting Downspouts needed Recommend repair/replace

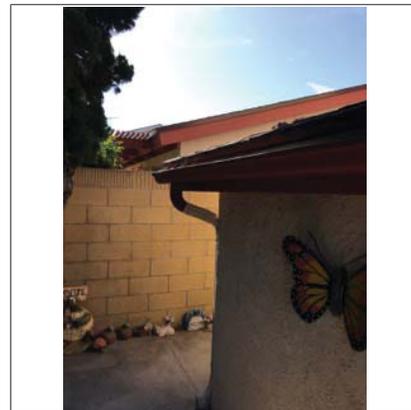
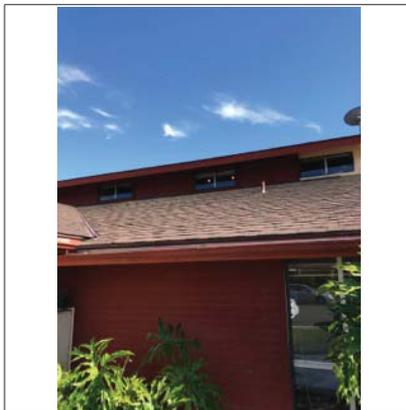
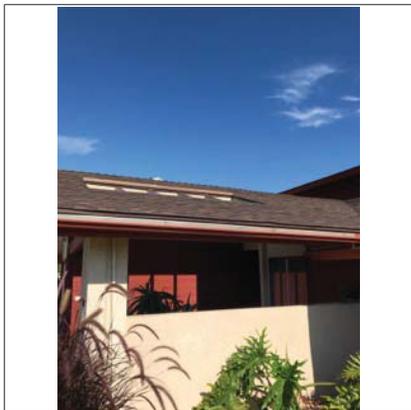
 Needs to be cleaned

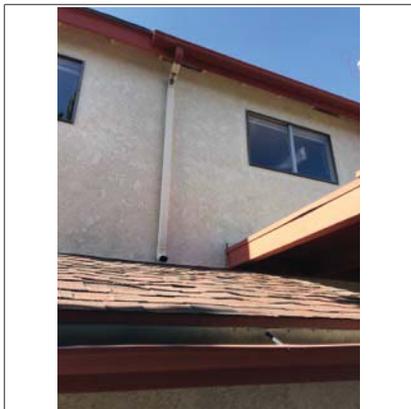
Material Copper Vinyl/Plastic Galvanized/Aluminum Other:

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
Photos




Siding

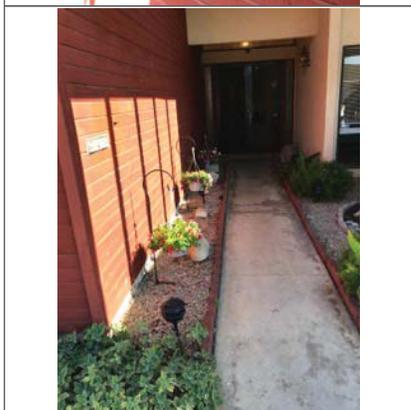
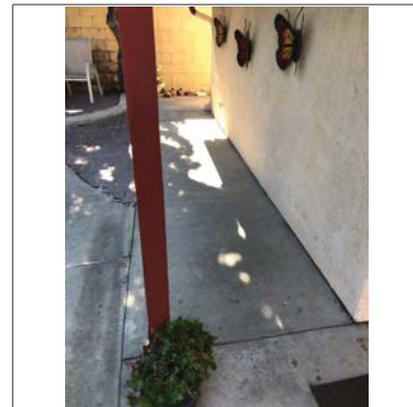
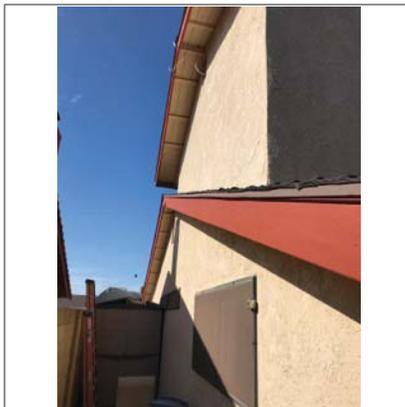
Material

- 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
Comments**

- Satisfactory Marginal Poor Recommend repair/painting

Photos



Trim

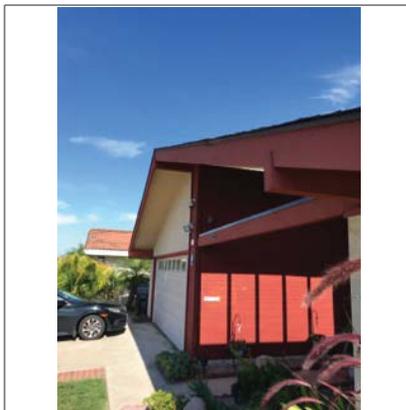
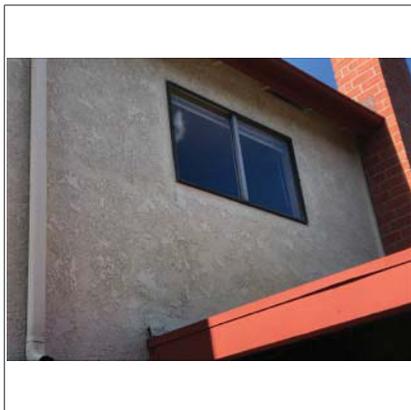
Material

- Wood Fiberboard Aluminum/Steel Vinyl Stucco Recommend repair/painting
- Damaged wood Other:

**Condition
Comments**

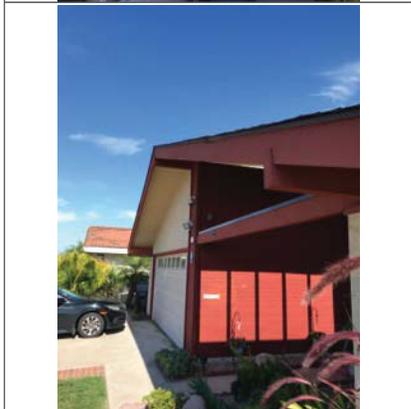
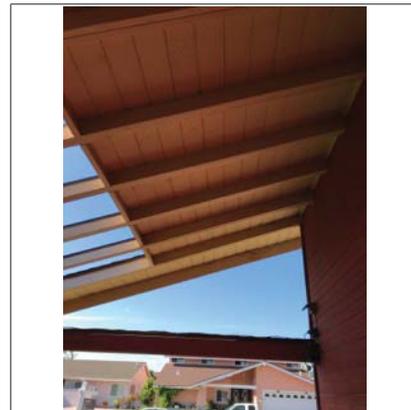
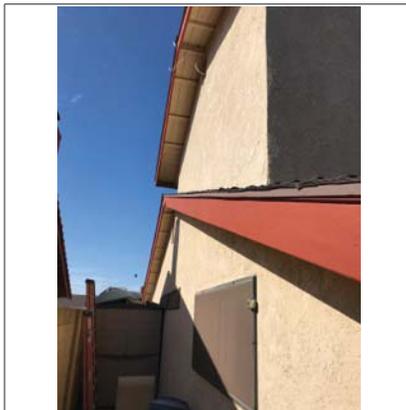
- Satisfactory Marginal Poor

Photos



Soffit

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



Fascia

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

Photos



Flashing

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

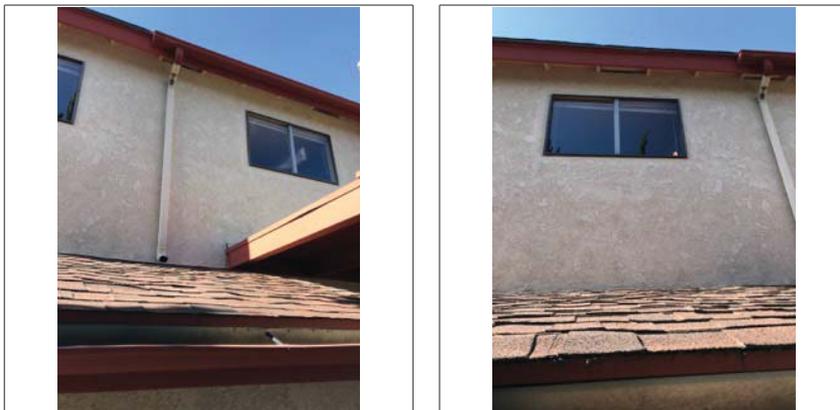
Caulking

- 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** Most upstairs missing screens

Photos



Storms Windows

None Not installed
Condition Satisfactory Broken/cracked Wood rot Recommend repair/painting
Material Wood Clad comb. Wood/Metal comb. Metal
Putty Satisfactory Needed N/A
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

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
GFCI present Yes No Operable: Yes No Safety Hazard Reverse polarity Open ground(s)
 Recommend GFCI Receptacles
Comments Receptacles attached to home in backyard not operable
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:

Exterior

Exterior Doors cont.

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 Recommend drip edge over patio door at sunroom

Photos



Exterior A/C - Heat pump #1

Unit #1 N/A

Location: Backyard
 Brand: ICP
 Model #: CAC048AKA4
 Serial #: L022715160
 Approximate Age:

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): Fuses/Breakers installed (amps):
 Improperly sized fuses/breakers

Level Yes No Recommend re-level unit

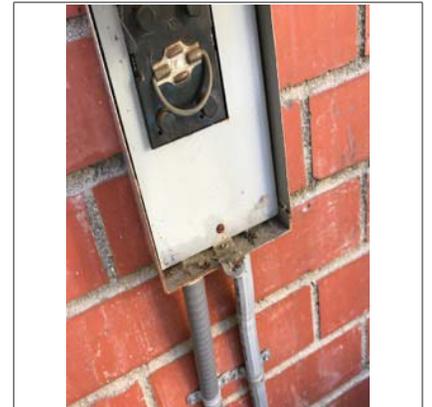
Condenser Fins Damaged Need cleaning Damaged base/pad Damaged Refrigerant Line Satisfactory

Insulation Yes No Replace

Improper Clearance (air flow) Yes No

Comments

Photos



Exterior

Exterior A/C - Heat pump #2

Unit #2 N/A

Location:

Brand:

Model #:

Serial #:

Approx. Age:

Energy source Electric Gas Other: .

Unit type Air cooled Water cooled Geothermal Heat pump

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

Level Yes No Recommend re-level unit

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

Insulation Yes No Replace

Condition Satisfactory Marginal Poor Cabinet/housing rusted

Improper Clearance (air flow) Yes No

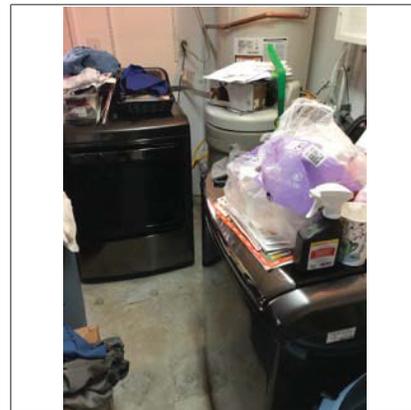
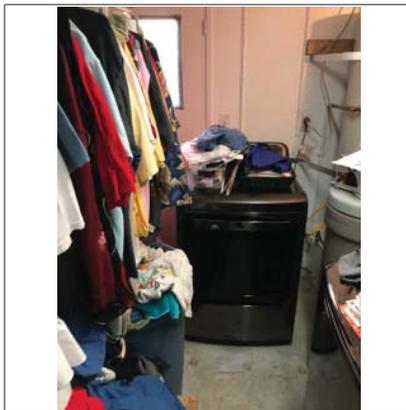
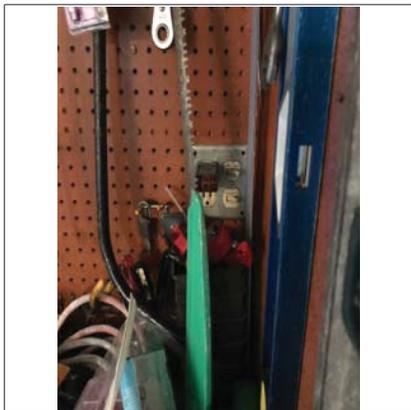
Comments

Garage/Carport

Type

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

Type
Comments
Photos



Automatic Opener

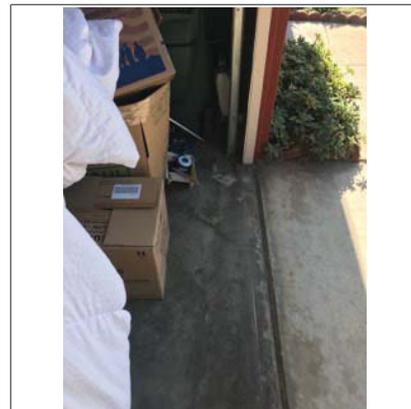
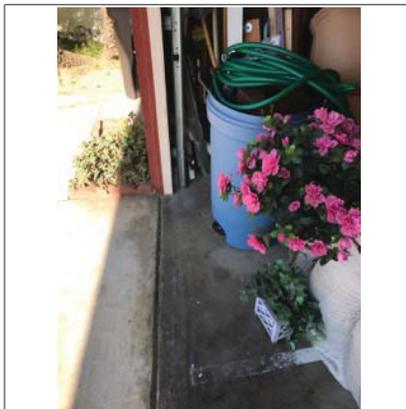
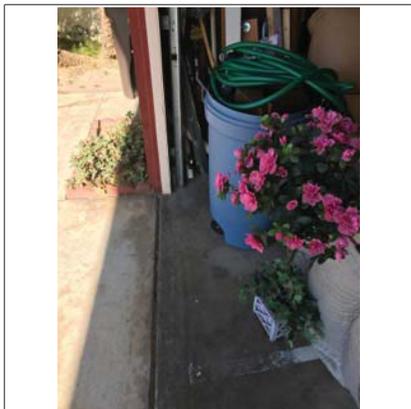
- None N/A
 Operable Inoperable

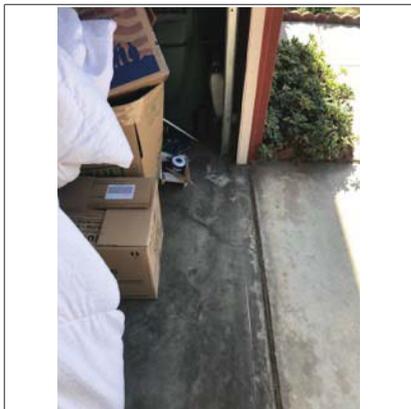
Operation
Comments

Safety Reverse

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

Comments
Photos





Roofing

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

Comments

Gutters/Eavestrough

Condition Satisfactory Marginal Poor Same as house

Comments

Siding

Material N/A
 Same as house Wood Metal Vinyl Stucco Masonry Slate Fiberboard
Condition Satisfactory Marginal Poor Recommend repair/replace Recommend painting

Comments

Trim

Material N/A
 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

Type None Not Visible
 Floor level Elevated
Condition Rotted/Damaged Recommend repair

Comments

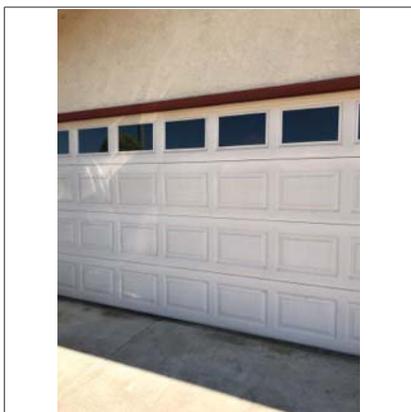
Overhead Door(s)

Material N/A
 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

Photos



Exterior Service Door

 None**Condition** Satisfactory Marginal Poor Damaged/Rusted**Comments** Could not operate door see picture

Electrical Receptacles

 Yes No Not Visible Operable: Yes No**Reverse polarity** Yes No**Open ground** Yes No Safety Hazard**GFCI Present** Yes No Operable: Yes No Handyman/extension cord wiring Recommend GFCI Receptacles**Comments** See pic

The receptacles in laundry operable

The receptacles not working at the work bench

Fire Separation Walls & Ceiling

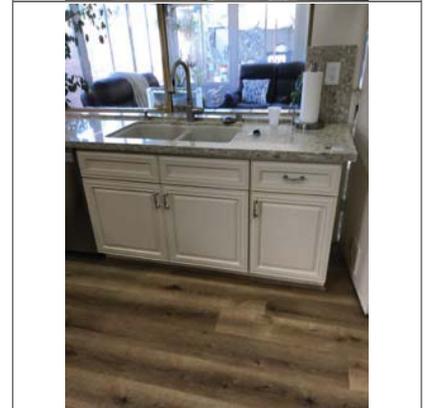
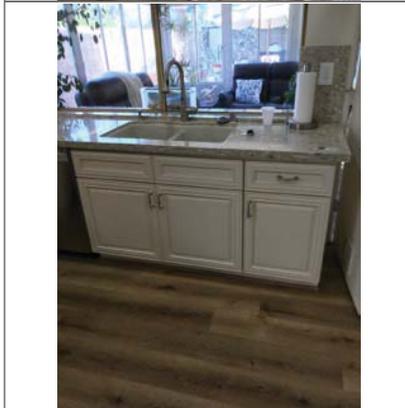
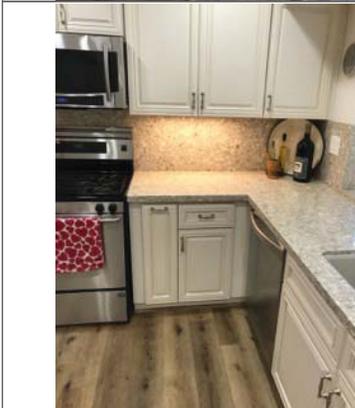
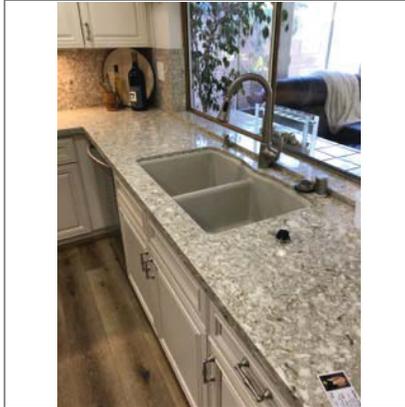
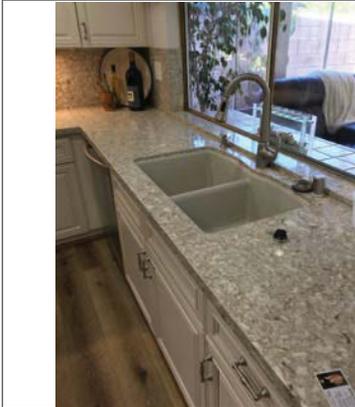
 N/A Present Missing Recommend repair**Condition** Satisfactory Recommend repair Holes walls/ceiling Safety hazard(s)**Moisture Stains Present** Yes No**Typical Cracks** Yes No**Fire door** Not verifiable Not a fire door Needs repair Satisfactory**Self closure** N/A Satisfactory Inoperative Missing**Comments**

Kitchen

Countertops

Condition
Comments
Photos

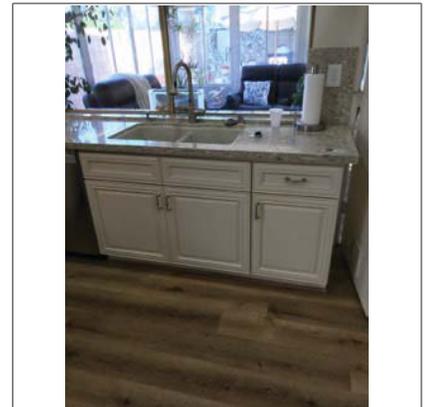
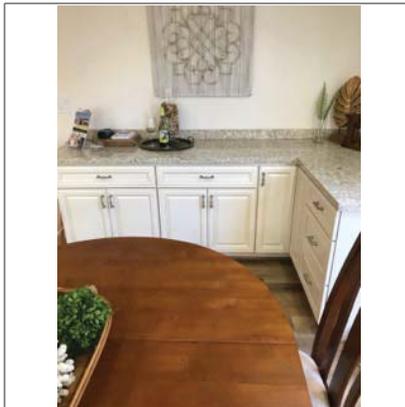
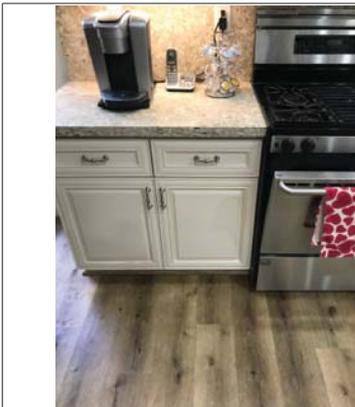
Satisfactory Marginal Recommend repair/caulking

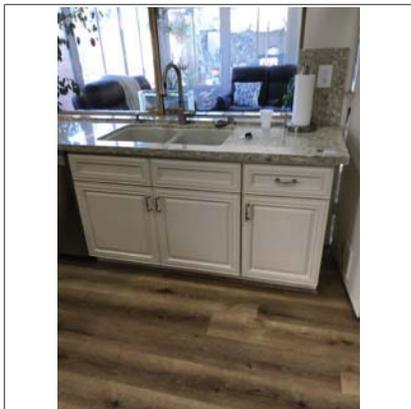


Cabinets

Condition
Comments
Photos

Satisfactory Marginal Recommend repair/adjustment





Plumbing

Faucet Leaks Yes No

Pipes leak/corroded Yes No

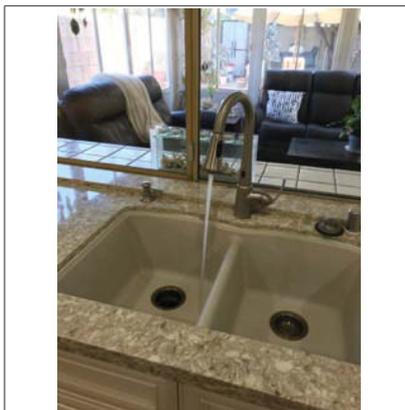
Sink/Faucet Satisfactory Corroded Chipped Cracked Recommend repair

Functional drainage Satisfactory Marginal Poor

Functional flow Satisfactory Marginal Poor

Comments

Photos

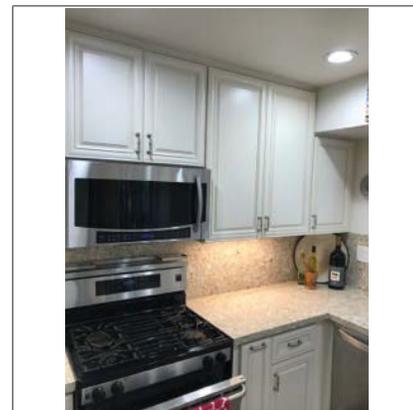
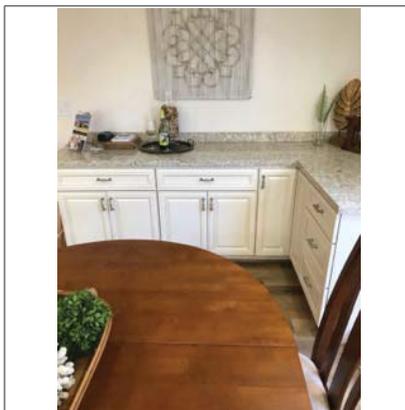
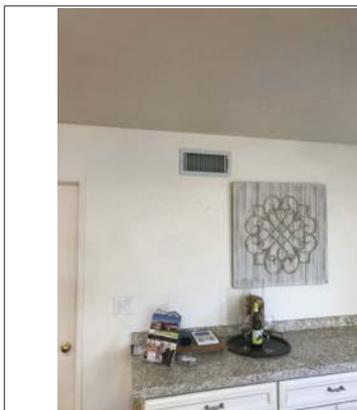


Walls & Ceiling

Condition Satisfactory Marginal Poor Typical cracks Moisture stains

Comments

Photos

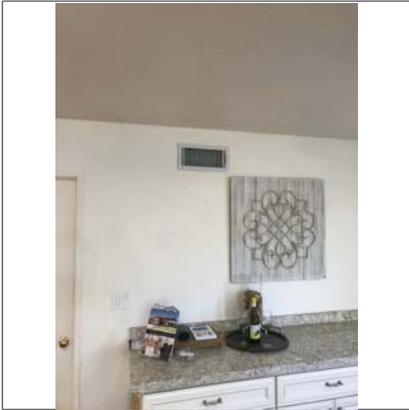


Heating/Cooling Source

Yes No

Comments

Photos

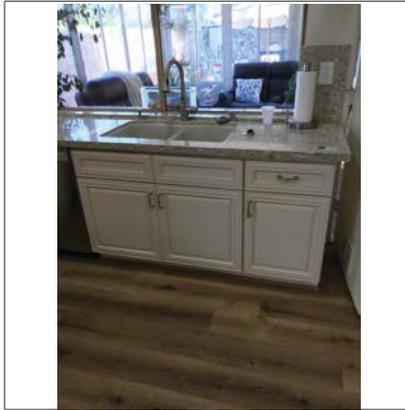
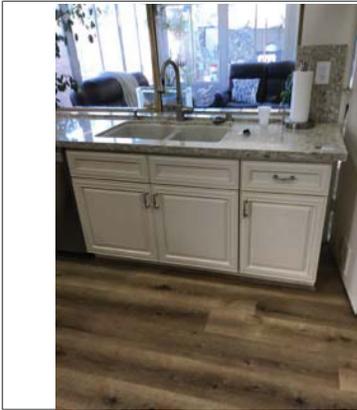


Floor

Condition Satisfactory Marginal Poor Sloping Squeaks

Comments

Photos



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 : Operable: Yes No

Dishwasher airgap Yes No

Dishwasher drain line looped Yes No

Receptacles present Yes No Operable: Yes No

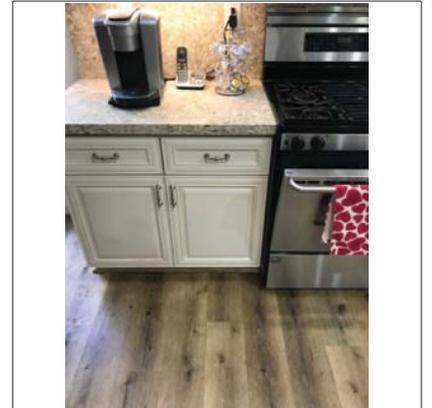
GFCI Yes No Operable: Yes No Recommend GFCI Receptacles: Yes No

Potential Safety Hazard(s)

Open ground/Reverse polarity: Yes No Potential Safety Hazard

Comments

Photos



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

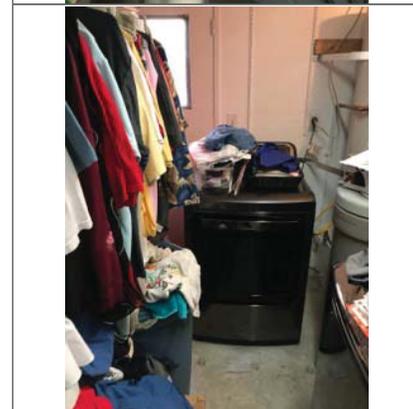
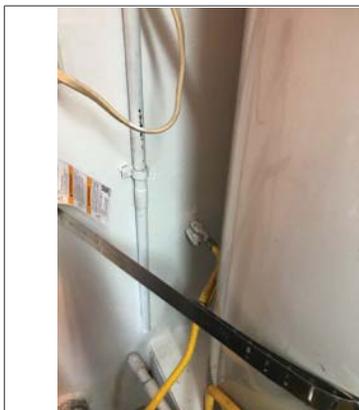
Appliances Washer Dryer Water heater Furnace/Boiler

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

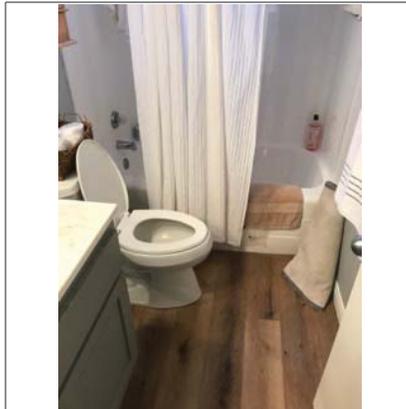
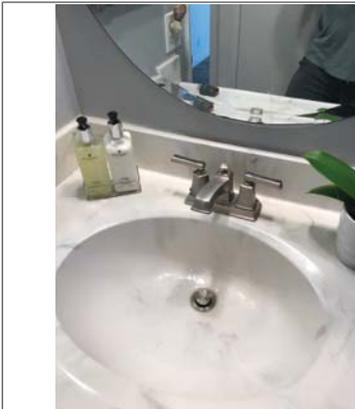
Photos



Bathroom

Bath

- Location** Downstairs shared bath
- 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: Hot water not working sink
 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** Hot water side of sink has no flow
- Open ground/Reverse polarity - Copy** Yes No Potential Safety Hazard
- Photos**



Bathroom (1)

Bath

Location Upstairs

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

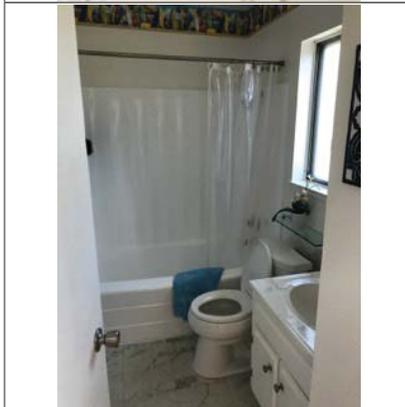
Open ground/Reverse polarity Yes No Potential Safety Hazard

Heat source present Yes No

Exhaust fan Yes No Operable: Yes No Noisy

Comments Water not working in shower
 Unable to check drainage in shower
 Exhaust fan inoperable

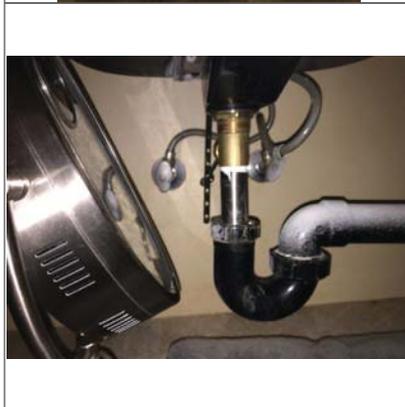
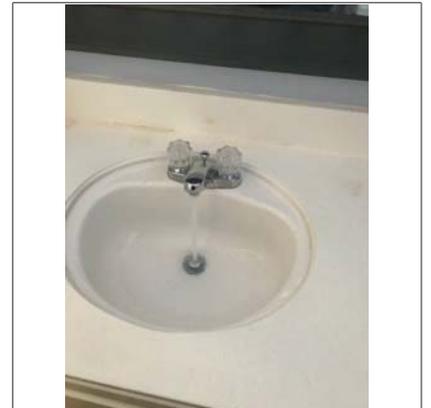
Photos



Bathroom (2)

Bath

- Location** Master
- 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**
- Photos**



Room

Room

Location Downstairs one

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

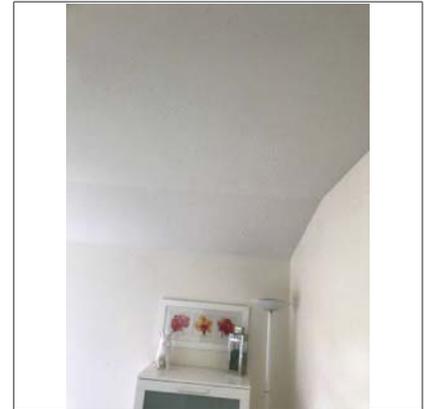
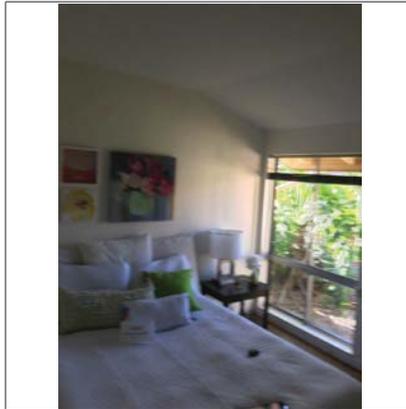
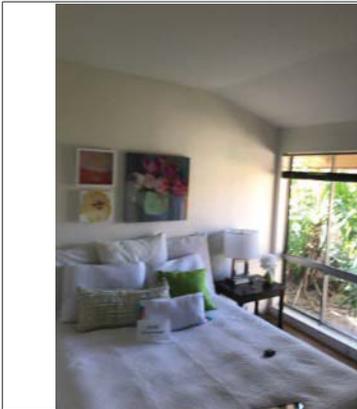
Doors None Satisfactory Marginal Poor Cracked glass Broken/Missing hardware

Windows None Satisfactory Marginal Poor Cracked glass Evidence of leaking insulated glass

Broken/Missing hardware

Comments Missing screens

Photos



Room (1)

Room

Location Downstairs room 2

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

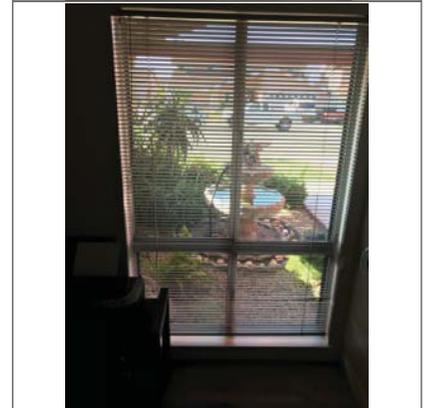
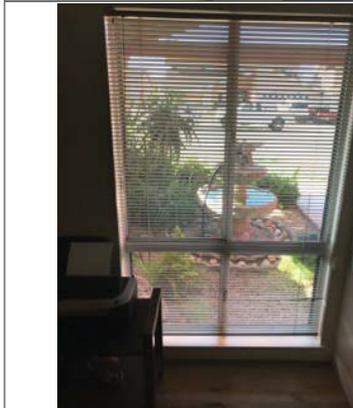
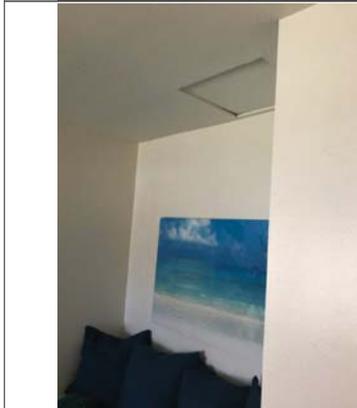
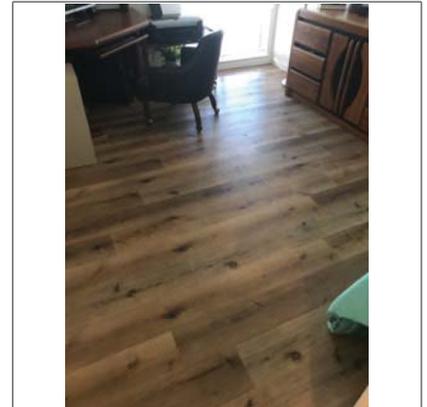
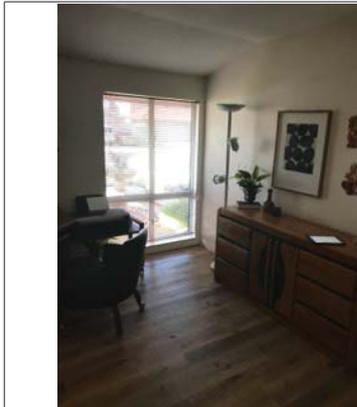
Doors None Satisfactory Marginal Poor Cracked glass Broken/Missing hardware

Windows None Satisfactory Marginal Poor Cracked glass Evidence of leaking insulated glass

Broken/Missing hardware

Comments

Photos





Room (2)

Room

Location Upstairs

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

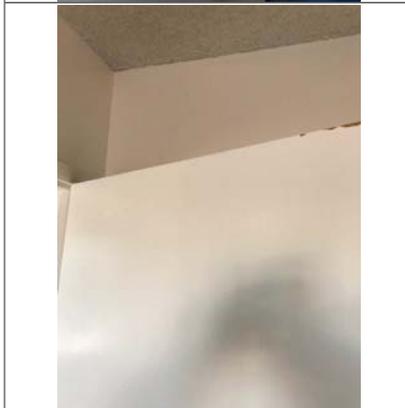
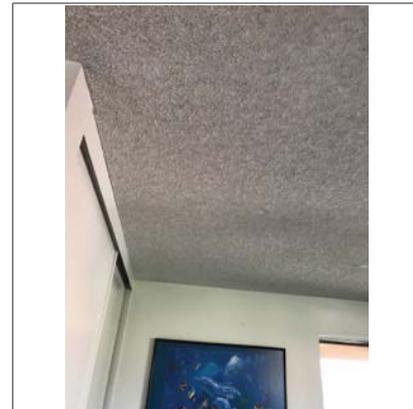
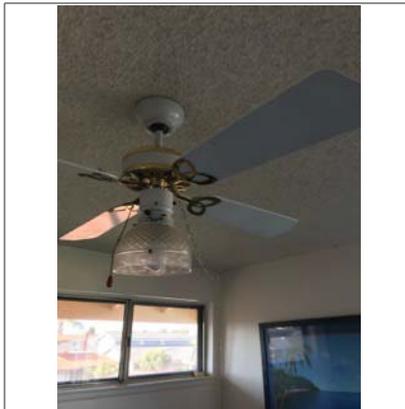
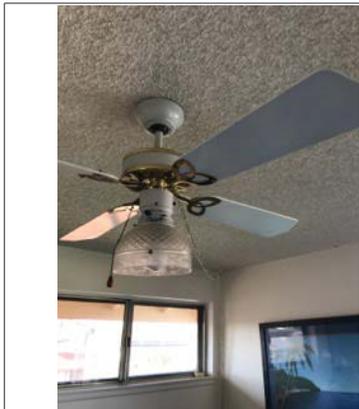
Windows None Satisfactory Marginal Poor Cracked glass Evidence of leaking insulated glass

Broken/Missing hardware

Comments Can't close door needs adjustment

Switch does not operate fan

Photos



Room (3)

Room

Location Master

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

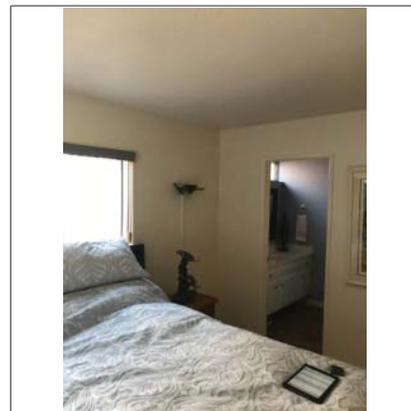
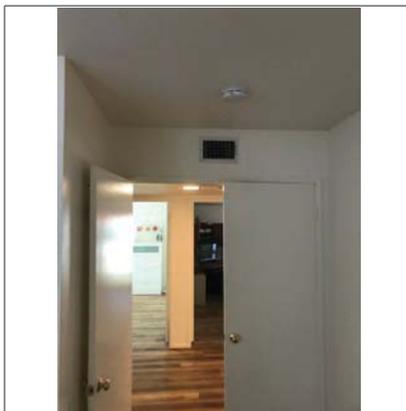
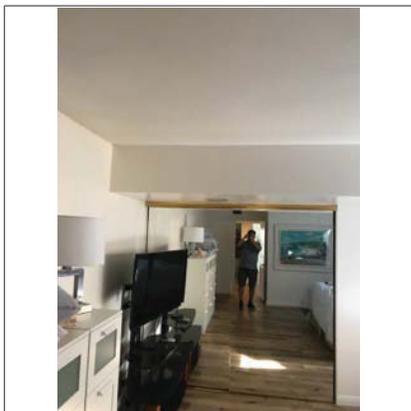
Bedroom Egress restricted N/A Yes No

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

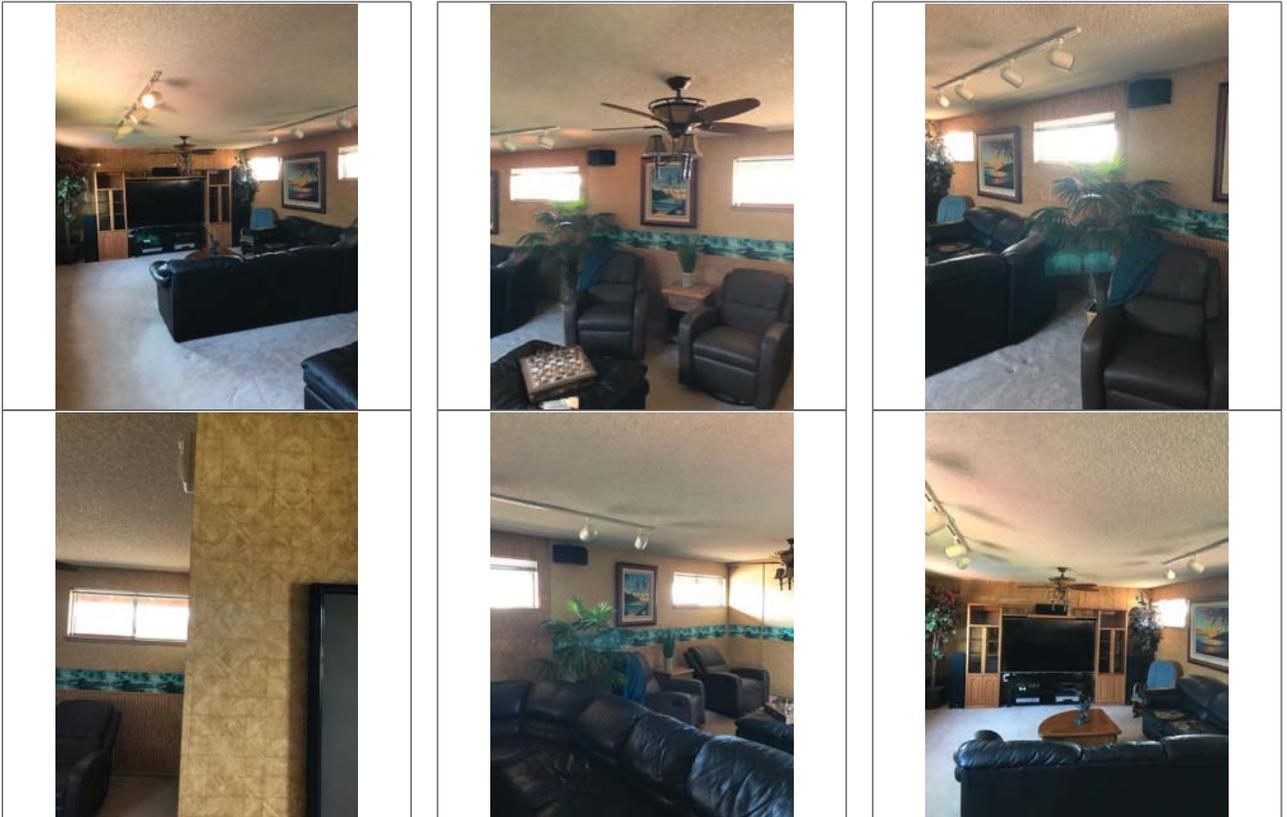


Room (4)

Room

Location Upstairs
Type Bonus 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
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



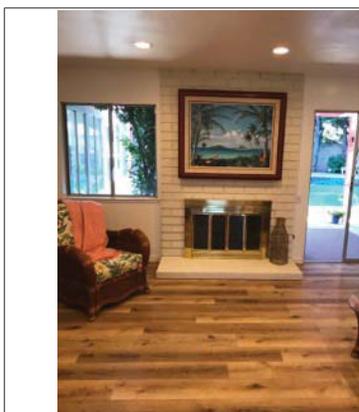
Interior

Fireplace

- None
- Location(s)** Family room
- 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

Photos

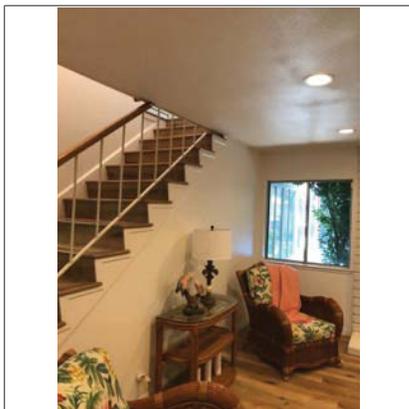


Stairs/Steps/Balconies

- None
- Condition** Satisfactory Marginal Poor Loose/Missing
- Handrail** Satisfactory Marginal Poor Safety hazard Hand Rail/Railing/Balusters recommended
- Risers/Treads** Satisfactory Marginal Poor Risers/Treads uneven Trip hazard

Comments

Photos



Smoke/Carbon Monoxide detectors

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

Comments

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

Interior

Attic/Structure/Framing/Insulation

- N/A
- Access** Stairs Pulldown Scuttlehole/Hatch No Access Other: .
 Access limited by:
 Hatch in bedroom
- 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: 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**

Plumbing

Water service

Main shut-off location Right of front door

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:Could n

Traps proper P-Type Yes No P-traps recommended

Drainage Satisfactory Marginal Poor

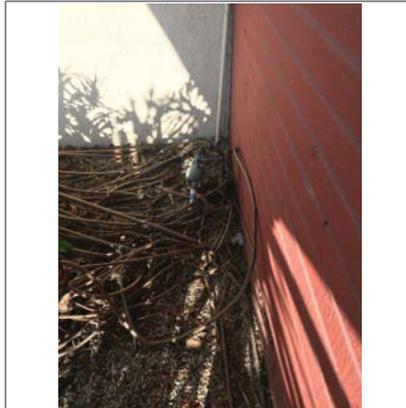
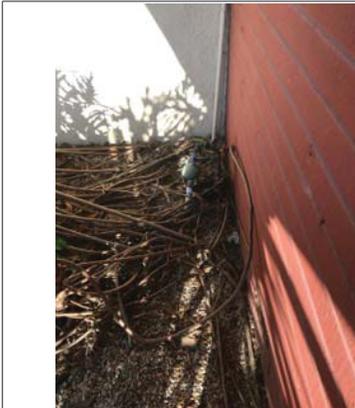
Interior fuel storage system N/A Yes No Leaking: Yes No

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 Backyard

Comments

Photos



Well pump

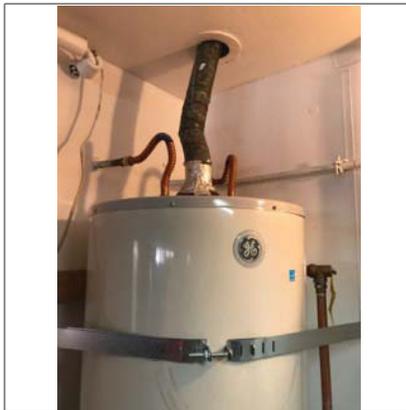
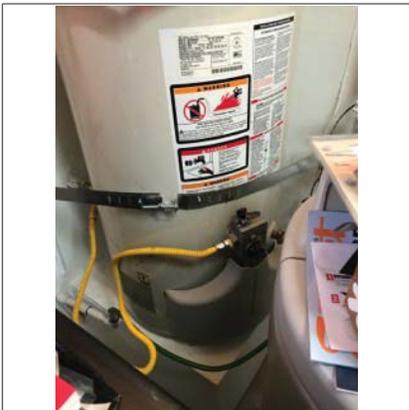
N/A
Type Submersible In basement Well house Well pit Shared well
Pressure gauge operable Yes No Well pressure: Not Visible
Comments

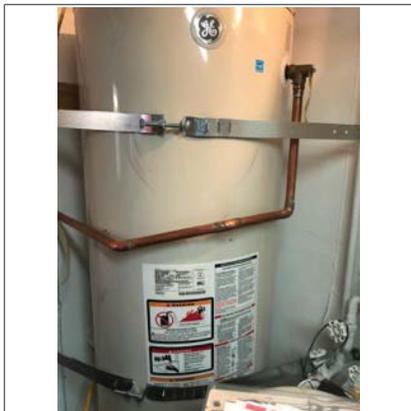
Sanitary/Grinder pump

N/A Operable: Yes No
Sealed Crock Sealed crock: Yes No
Check Valve Check valve: Yes No
Shut-off Valve Shut-off valve: Yes No
Vented Yes No
Comments

Water heater #1

N/A
General Brand Name:GE
 Serial #:
 Capacity:50 gallon
 Approx. age:Manufactured March 2009
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





Water heater #2

N/A
General Brand Name:
 Serial #:
 Capacity:
 Approx. age:
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

Water softener

None
Loop installed Yes No
Plumbing hooked up Yes No
Plumbing leaking Yes No
Comments

Heating System

Heating system

Unit #1

Brand name: Payne

Approx. age: Could not verify

 Unknown Model #: Serial #: 1 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

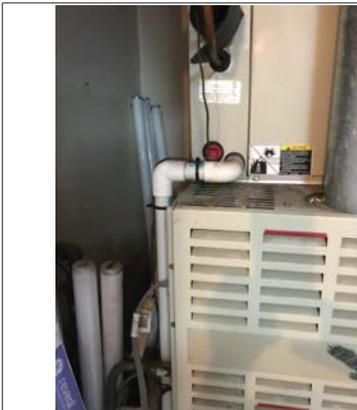
Heat pump N/A Supplemental electric Supplemental gas

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



Boiler system

 N/A

General

Brand name:

Approx. age:

Model #:

Serial #:

Energy source Gas LP Oil Electric Solid fuel

Distribution Hot water Baseboard Steam Radiator Radiant floor

Circulator Pump Gravity Multiple zones

Controls Temp/pressure gauge exist: Yes No Operable: Yes No

Heating System

Boiler system cont.

Oil fired units Disconnect: Yes No

Combustion air venting present Yes No N/A

Relief valve Yes No Missing Extension proper: Yes No Recommend repair/replace

Operated When turned on by thermostat: Fired Did not fire

Operation Satisfactory: Yes No Recommend HVAC technician examine before closing

Comments

Other systems

N/A

Type Electric baseboard Radiant ceiling cable Gas space heater Solid fuel burning stove

Proper operation Yes No

System condition Satisfactory Marginal Poor Recommend HVAC Technician Examine

Comments

Electric/Cooling System

Main panel

Location Bakyard
Condition Satisfactory Poor
Amperage/Voltage Unknown 60a 100a 150a 200a 400a 120v/240v
Adequate Clearance to Panel Yes No
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 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:
Branch wire Copper Aluminum Solid Branch Aluminum Wiring Not Visible Safety Hazard
Comments
Photos



Sub panel(s)

None apparent
Location(s) Location 1:
Location 2:
Location 3:
Evaluation Panel not accessible Not evaluated
Reason:
 Recommend separating/isolating neutrals Recommend electrician repair/evaluate box
Branch wire Copper Aluminum Safety hazard Neutral/ground separated: Yes No Neutral isolated:
 Yes No
Condition Satisfactory Marginal Poor
Comments

Evaporator Coil Section Unit #1

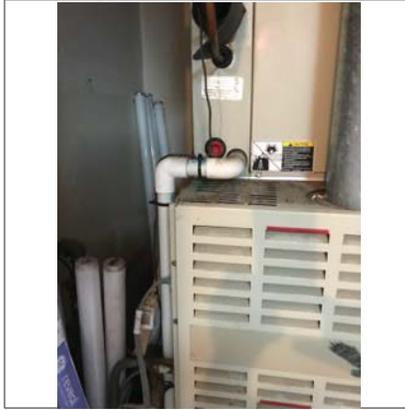
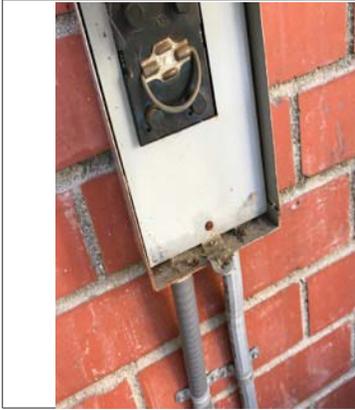
N/A
General Central system Wall unit
Location: Garage
Age: Not able to verify
Evaporator coil Satisfactory Not Visible Needs cleaning Damaged
Refrigerant lines Leak/Oil present Damage Insulation missing Satisfactory
Condensate line/drain To exterior To pump Floor drain Other:
Secondary condensate line/drain Present: Yes No Needed: Yes No Primary pan appears clogged
 Recommend technician evaluate

Electric/Cooling System

Evaporator Coil Section Unit #1 cont.

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

Comments
Photos



Evaporator Coil Section Unit #2

General N/A
 Central system Wall unit
 Location:
 Age:
Evaporator coil Satisfactory Not Visible Needs cleaning Damaged
Refrigerant lines Leak/Oil present Damage Insulation missing Satisfactory
 Recommend/Replace damaged/missing insulation
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 Condition Differential:
 Satisfactory Marginal Poor Recommend HVAC technician examine/clean/service
 Not operated due to exterior temperature
Comments

Living Room

Living Room

Location Thru front door

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

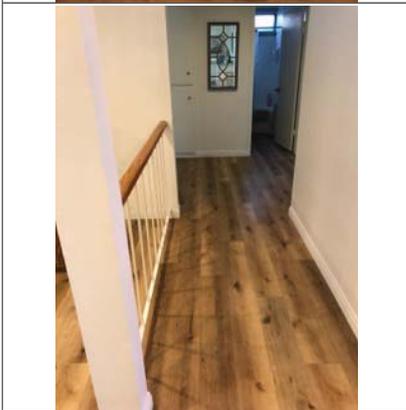
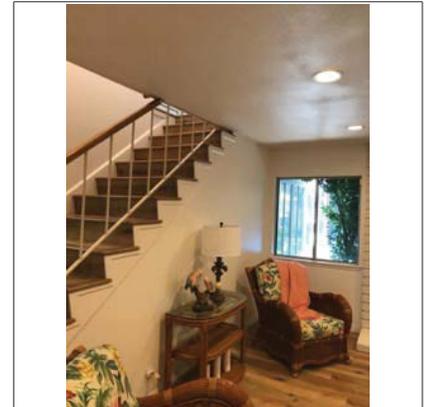
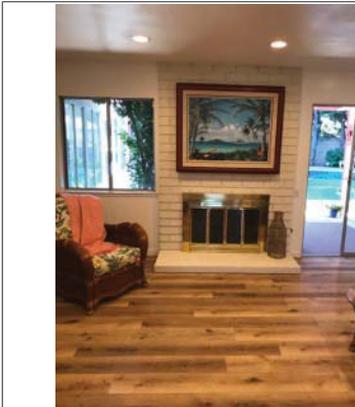
Doors None Satisfactory Marginal Poor Cracked glass Broken/Missing hardware

Windows None Satisfactory Marginal Poor Cracked glass Evidence of leaking insulated glass

Broken/Missing hardware

Comments

Photos



Dining Room

Dining Room

Location Off kitchen

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



Pool/Spa

Area

 N/A

Area around pool/spa Concrete Kool - Decking Flagstone Other:

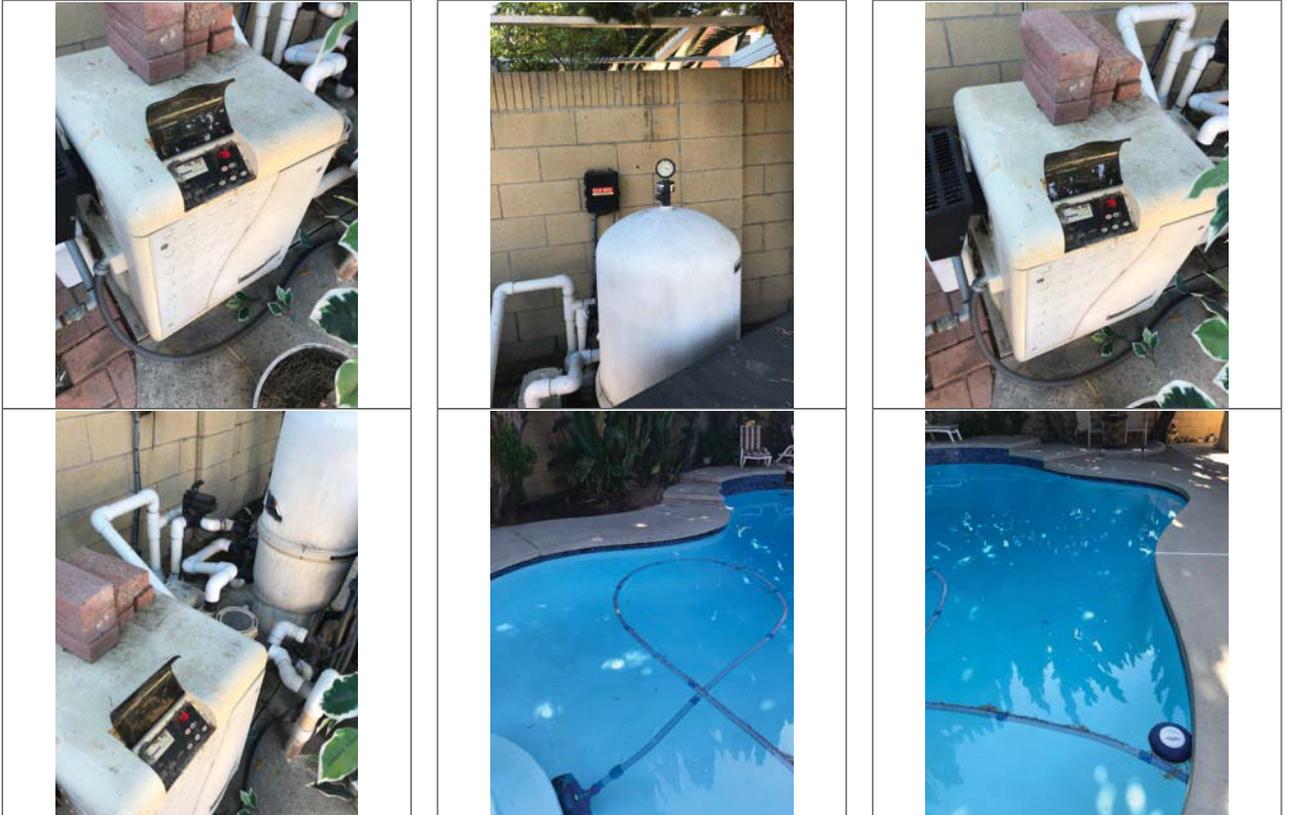
Condition Satisfactory Marginal Poor Typical Cracking

Pool/Spa fencing Yes No Min Height(ft): Gate Self-closing/latching: Yes No

Diving board platform N/A Satisfactory Marginal Poor

Comments :

Photos



Liner(s)

Liner Fiberglass/Acrylic Plaster/Marcite Exposed Aggregate/Pebble Tec Vinyl Other:

Water Clarity Clear Cloudy Opaque Not Visible Pool closed for winter-not inspected

Condition Satisfactory Marginal Poor Visible cracks/chips/stains: Yes No Needs repair

Comments :

Heater

N/A N/A

Energy Source Gas Solar Heat Pump Electric Element

Pilot lit Yes No N/A

Gas On Yes No N/A

Operated Yes No

Operation Satisfactory Yes No

Comments :

Filter(s) and Cleaning Systems

Filter Type Sand Cartridge Diatomaceous Earth Other:

Type Pop-up heads Pool vac Whips Other:

Operated Yes No

Operation Satisfactory Yes No

Pool/Spa

Filter(s) and Cleaning Systems cont.

Self-fill Mechanism Yes No Operates: Yes No

Anti-Siphon valve Yes No

Leaks observed Yes No

Spa Blower Yes No Operable: Yes No

Recommendations Recommend pool technician repair/evaluate/service

Comments : I recommend a pool technician only to check operation of the solar. normal pool function is satisfactory other than the pool lights

Electrical

Pool/Spa light(s) Yes No Operates: Yes No

G.F.C.I. Present Yes No G.F.C.I Recommended Operates: Yes No

Electrical equipment bonded Yes No Safety Hazard

Time clock Yes No Operates: Yes No

Interior cover plate Yes No

Comments : couldn't get the pool lights to operate