

# *Maffei Property Inspections*

## Property Inspection Report



354 Your Home Way, Chico CA, 95973  
Inspection prepared for: Inspection Sample & Inspection Sample  
Inspection Date: 3/4/2012 Time: 12:30pm  
Age: Approx. 20 Size: 3000 sq ft  
Weather: Sun no rain in last 3 days  
For this report the front of the home, the front door face East.

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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.

Grounds		
Page 10 Item: 6	Stairs & Handrail	<ul style="list-style-type: none"> <li>Stairs at front door are in shade. A mold like growth was noted. If unchecked this growth could pose a slipping hazard.</li> </ul>
Page 10 Item: 7	Grounds Electrical	<ul style="list-style-type: none"> <li>Hot ground: exterior outlet near valves for sprinklers has a hot neutral. Recommend checking with a license electrician.</li> </ul>
Page 10 Item: 8	GFCI	<ul style="list-style-type: none"> <li>Outdoor receptacles are not GFCI protected.</li> <li>GFCI: Ground Fault Circuit interrupter .</li> </ul>
Attic		
Page 12 Item: 2	Structure	<ul style="list-style-type: none"> <li>Evidence of leaking along wall with southern exposure. Recommend review by a qualified professional for repair or replacement, as necessary, prior to close.</li> </ul>
Page 13 Item: 6	Electrical	<ul style="list-style-type: none"> <li>Electrical Box Covers missing or damaged, which is a potential shock or electrocution hazard.</li> <li>Missing cover plates observed, suggest installing for safety.</li> </ul>
Garage		
Page 16 Item: 2	Walls	<ul style="list-style-type: none"> <li>Garage drywall ceiling needs to be properly repaired.</li> <li>Hatch covering access to attic from garage is not fire-rated.</li> </ul>
Page 18 Item: 11	Garage Door Condition	<ul style="list-style-type: none"> <li>Garage door appears to have been painted in spots and rust stain was noted.</li> </ul>
Page 19 Item: 17	Cabinets	<ul style="list-style-type: none"> <li>Shelving does not appear to be secured to wall. Recommend securing for increased safety.</li> </ul>
Interior Areas		
Page 23 Item: 10	Stairs & Handrail	<ul style="list-style-type: none"> <li>Open space between balusters was greater than 4 inches. This can be a safety concern for young children.</li> </ul>
Page 23 Item: 17	Fireplace	<ul style="list-style-type: none"> <li>Masonry fireplace in living room had a decorative electric fireplace in place. Neither the Decorative electric fireplace nor the masonry fireplace was inspected. If home owner plans to use Masonry fireplace for fire I recommend and inspection by a qualified professional.</li> </ul>
Heat/AC		
Page 25 Item: 7	AC Compress Condition	<ul style="list-style-type: none"> <li>Clothes dry exhaust vent is near AC Compressor. Recommend checking compressor regularly for build up on lint on compressor fins.</li> </ul>
Master Bedroom		
Page 27 Item: 7	Electrical	<ul style="list-style-type: none"> <li>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.</li> </ul>
Bedrooms #1		

Page 29 Item: 7	Electrical	<ul style="list-style-type: none"> <li>• 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.</li> </ul>
Page 29 Item: 8	Floor Condition	<ul style="list-style-type: none"> <li>• Noted mold like growth in carpet along exterior wall.</li> <li>• Recommend review by a qualified professional for repair or replacement.</li> </ul>
Bedroom #2		
Page 31 Item: 7	Electrical	<ul style="list-style-type: none"> <li>• 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.</li> </ul>
Page 32 Item: 8	Floor Condition	<ul style="list-style-type: none"> <li>• Noted mold like growth in carpet along exterior wall.</li> <li>• Recommend review by a qualified professional for repair or replacement.</li> </ul>
Bathroom #1		
Page 37 Item: 9	Floor Condition	<ul style="list-style-type: none"> <li>• Biological growth noticed at corner of shower and door.</li> </ul>
Page 38 Item: 13	Showers	<ul style="list-style-type: none"> <li>• Hot/cold reversed plumbing observed.</li> <li>• Grout missing between shower wall tile and tub.</li> </ul> <p>Recommend repairing to prevent water damage.</p>
Page 38 Item: 14	Shower Walls	<ul style="list-style-type: none"> <li>• Caulking needed around perimeter where shower walls meet tub.</li> </ul>
Page 38 Item: 16	Sinks	<ul style="list-style-type: none"> <li>• Faucet leaks at base.</li> <li>• Supply line leaks.</li> </ul>

# Inspection Details

## 1. Attendance

In Attendance: Client present

## 2. Home Type

Home Type: Single Family Two Story Home

## 3. Occupancy

Occupancy: The utilities were on at the time of inspection. • Access to some items such as: electrical outlets/receptacles, windows, wall/floor surfaces, and cabinet interiors may be restricted by furniture or personal belongings. Any such items are excluded from this inspection report. • Fully Occupied - Fully Furnished

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.
- Some window screens damaged.
- Metal frame windows are subject to frost and condensation and require regular maintenance for proper operation.

3. Siding Condition

Good	Fair	Poor	N/A	None
X				

Materials: Stone veneer noted.

Observations:

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

4. Eaves & Fascia

Good	Fair	Poor	N/A	None
X				

Observations:

- Eaves appeared in good condition at the time of inspection.

5. Exterior Paint

Good	Fair	Poor	N/A	None
X				

Observations:

- Suggest sealing/caulking as part of routine maintenance to prevent deterioration.
- All exterior painted wood trim surfaces should be annually examined and sealed, re-caulked and re-painted as needed.

6. Stucco

Good	Fair	Poor	N/A	None
	X			

Observations:

- There is stucco missing in areas of the exterior. We recommend having a qualified contractor evaluate and repair the areas.





Foundation

1. Slab Foundation

Good	Fair	Poor	N/A	None
			X	

Observations:  
 • Concrete slab not visible due to floor coverings.

2. Foundation Perimeter

Good	Fair	Poor	N/A	None
X				

Observations:  
 • No deficiencies were observed at the visible portions of the structural components of the home.  
 • No leaks were observed at the time of the inspection.  
 • No stains or evidence of moisture penetration observed.

3. Foundation Walls

Good	Fair	Poor	N/A	None
X				

Observations:  
 • Appeared in good condition at time of inspection.

4. Cripple Walls

Good	Fair	Poor	N/A	None
			X	

5. Ventilation

Good	Fair	Poor	N/A	None
X				

Observations:  
 • Ventilation appears adequate.

6. Vent Screens

Good	Fair	Poor	N/A	None
X				

Observations:  
 • Vent screens noted as functional.

7. Access Panel

Good	Fair	Poor	N/A	None
X				

Observations:  
 • The foundation access panel installed and functional during the inspection.

8. Post and Girders

Good	Fair	Poor	N/A	None
			X	

9. Sub Flooring

Good	Fair	Poor	N/A	None
			X	

Observations:  
 • Not visible.

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				

Observations:  
 • All observed electrical in crawlspace appeared to be in proper working order.

### 12. Foundation Plumbing

Good	Fair	Poor	N/A	None
X				

Observations:

- **\*\*SUPPLY\*\***
- 3/4 inch copper
- **\*\*DRAIN, WASTE, VENT\*\***
- Acrylonitrile-Butadiene-Stryrene "ABS" waste and vent pipes noted.
- Appears Functional at time of inspection.
- Water shut off location shown to client in the event of an emergency. Located on West side of home on patio.

### 13. Sump Pump

Good	Fair	Poor	N/A	None
			X	

Observations:

- No sump pump present.

### 14. Ducting

Good	Fair	Poor	N/A	None
X				

Observations:

- Appeared functional, at time of inspection.



Grounds

1. Driveway and Walkway Condition

Good	Fair	Poor	N/A	None
X				

Materials: Concrete driveway to garage noted. • Gravel driveway noted in front of home. • Gravel sidewalk noted.

Observations:

- Driveway in good shape for age and wear. Some oil staining. Clean and seal to extend life.
- IMPROVE: Typical cracking was observed at the concrete surfaces. Further deterioration will occur as water expands and contracts from freeze and thaw cycles. Recommend sealing the cracks to prolong the life of the concrete.
- Gravel driveways need ongoing maintenance. Repair as needed.
- Moderate cracks in sidewalk. Repair and / or monitor for expansion and development of trip hazards.



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

## 3. Vegetation Observations

Good	Fair	Poor	N/A	None
X				

### Observations:

- No major system safety or function concerns noted at time of inspection.
- Maintenance Tip: When landscaping keep plants, even at full growth, at least a foot (preferably 18 inches) from house siding and windows. Keep trees away from foundation and roof. Plants in contact or proximity to home can provide pathways to wood destroying insects and abrade and damage siding, screens and roofs.

## 4. Gate Condition

Good	Fair	Poor	N/A	None
			X	

## 5. Patio and Porch Deck

Good	Fair	Poor	N/A	None
			X	

## 6. Stairs & Handrail

Good	Fair	Poor	N/A	None
	X			

### Observations:

- There were no railings installed at the steps. Location: .
- Stairs at front door are in shade. A mold like growth was noted. If unchecked this growth could pose a slipping hazard.



7. Grounds Electrical

Good	Fair	Poor	N/A	None
		X		

Observations:

- Outlet damaged or apparently inoperable.
- Overhead electrical service clearance - Service conductors have inadequate height clearance from the ground. Requirements are as follows: 10 feet above a walkway (including decks and balconies), 12 feet above a drive, 18 feet above a roadway and 3 feet from an openable window. Contact local public service company to inquire about correction.
- Hot ground: exterior outlet near valves for sprinklers has a hot neutral. Recommend checking with a license electrician.



8. GFCI

Good	Fair	Poor	N/A	None
		X		

Observations:

- Outdoor receptacles are not GFCI protected.
- GFCI: Ground Fault Circuit interrupter .

9. Main Gas Valve Condition

Good	Fair	Poor	N/A	None
X				

Materials: south side

Observations:

- LP Gas shutoff located at the gas manifold - labeled and client made aware

**10. Plumbing**

Good	Fair	Poor	N/A	None
X				

Materials: Copper piping noted.

Observations:

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

- All **VISIBLE** plumbing appeared to be in good working order at the time of inspection.

**11. Water Pressure**

Good	Fair	Poor	N/A	None
X				

**12. Pressure Regulator**

Good	Fair	Poor	N/A	None

Observations:

- Pressure regulator noted.

**13. Exterior Faucet Condition**

Good	Fair	Poor	N/A	None
	X			

Location: Hose bib located at: East, South, and West side of home.

Observations:

- All hose bibs appear functional.
- For added protection consider installing anti-siphon on exterior hose bibs

**14. Balcony**

Good	Fair	Poor	N/A	None
X				

Observations:

- Concrete patio noted.
- Appears in satisfactory and functional condition with normal wear for its age. Appears to be sound structure.

**15. Patio Enclosure**

Good	Fair	Poor	N/A	None
			X	

**16. Patio and Porch Condition**

Good	Fair	Poor	N/A	None
			X	

**17. Fence Condition**

Good	Fair	Poor	N/A	None
			X	

**18. Sprinklers**

Good	Fair	Poor	N/A	None
			X	

Attic

1. Access

Good	Fair	Poor	N/A	None
X				

Observations:

- Pull Down Ladder located in: Garage
- Scuttle Hole located in: Upstairs bedroom closet.

2. Structure

Good	Fair	Poor	N/A	None
X				

Observations:

- Could not access all areas of the attic due to limited space.
- Evidence of leaking along wall with southern exposure. Recommend review by a qualified professional for repair or replacement, as necessary, prior to close.



Moister appears to have penetrated the exterior wall at some point.

3. Ventilation

Good	Fair	Poor	N/A	None
	X			

Observations:

- Thermostatically controlled Power Ventilator on roof field noted but not operable.
- Ventilation appears adequate.
- Partially floored.

4. Vent Screens

Good	Fair	Poor	N/A	None

Observations:

- Vent screens noted as functional.

5. Duct Work

Good	Fair	Poor	N/A	None
X				

Observations:

- All visible duct work appears in good working oder.

6. Electrical

Good	Fair	Poor	N/A	None
	X			

Observations:

- Electrical Box Covers missing or damaged, which is a potential shock or electrocution hazard.
- Missing cover plates observed, suggest installing for safety.



Missing cover plate.

**7. Attic Plumbing**

Good	Fair	Poor	N/A	None
X				

Observations:

- No deficiencies noted in plumbing vent piping.

**8. Insulation Condition**

Good	Fair	Poor	N/A	None
X				

Materials: Blown in fiberglass insulation noted.

Observations:

- Insulation level in the attic is typical for homes this age

**9. Chimney**

Good	Fair	Poor	N/A	None
			X	

Observations:

- Unable to inspect chimney from attic or roof. Recommend review by a license professional.

Roof

1. Roof Condition

Good	Fair	Poor	N/A	None
X				

Materials: Inspected from ladder at eaves due to pitch and height.  
 Materials: Asphalt shingles noted.

Observations:

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

2. Flashing

Good	Fair	Poor	N/A	None
X				

Observations:

- Visible flashing and valleys appeared to be in good working order at time of inspection but access to roof was limited due to height and pitch.

3. Chimney

Good	Fair	Poor	N/A	None
			X	

Observations:

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

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.
- Maintenance Tip: Keep gutters cleared of organic debris to prevent downspouts from being clogged causing overflow at gutters, ensure that all downspouts have extensions/splash blocks to carry water away from the foundation and ensure that sprinkler system does not spray siding or windows of house.

Electrical

1. Electrical Panel

Good	Fair	Poor	N/A	None
X				

Location: Main Location: South side of home next to garage.

Observations:

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

2. Main Amp Breaker

Good	Fair	Poor	N/A	None
X				

Observations:

- 200 amp

3. Breakers in off position

Good	Fair	Poor	N/A	None
X				

Observations:

- 0

4. Cable Feeds

Good	Fair	Poor	N/A	None
X				

Observations:

- There is an overhead service drop 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.



### Garage

#### 1. Roof Condition

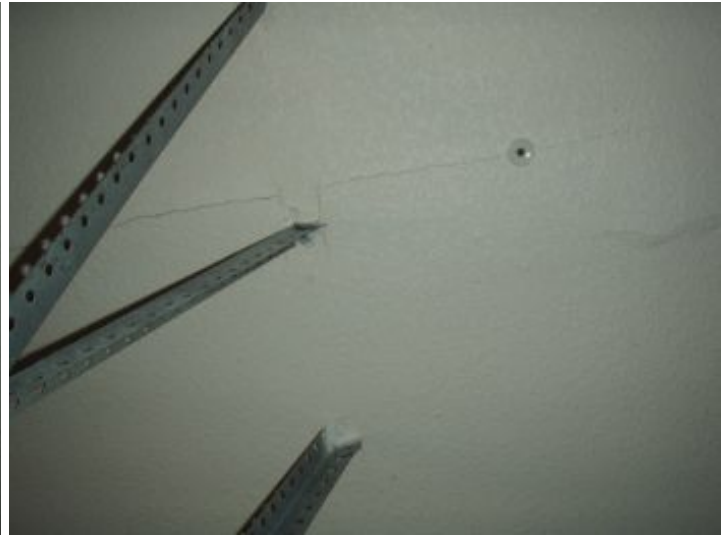
Good	Fair	Poor	N/A	None
	X			

Materials: Roofing is the same as main structure. • Some areas of roof are obscured from view. • Inspected from ladder.  
 Materials: Composition shingles noted.

#### 2. Walls

Good	Fair	Poor	N/A	None
		X		

Observations:  
 • Personal items in garage block complete inspection of all floor, wall and ceiling areas.  
 • Garage drywall ceiling needs to be properly repaired.  
 • Hatch covering access to attic from garage is not fire-rated.



#### 3. Anchor Bolts

Good	Fair	Poor	N/A	None
			X	

#### 4. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: Bare concrete floors noted.

Observations:

- Some of the floors in this building are a vintage 9x9 size; be advised that these tiles may be the type that had an adhesive containing asbestos. Asbestos is a health risk when it is made friable - in other words, when its fibres and dust can be breathed in by the lungs. To be safe, please refrain from removal and damaging these tiles until it is certain they are not asbestos containing material.
- Common cracks noted.
- Recommend sealing cracks/voids.

#### 5. Rafters & Ceiling

Good	Fair	Poor	N/A	None
			X	

Observations:

- Not visible to determine.

#### 6. Electrical

Good	Fair	Poor	N/A	None
	X			

Observations:

- Some outlets not accessible due to furniture and or stored personal items.

#### 7. GFCI

Good	Fair	Poor	N/A	None
X				

Observations:

- GFCI protected receptacles may not have been required when the house was built. I suggest buyer consider upgrading with GFCI's at all receptacles near water sources.

#### 8. 240 Volt

Good	Fair	Poor	N/A	None
			X	

#### 9. Exterior Door

Good	Fair	Poor	N/A	None
			X	

#### 10. Fire Door

Good	Fair	Poor	N/A	None
X				

Observations:

- Appeared satisfactory and functional, at time of inspection.
- Garage - house door closed automatically. Inspector could not verify be fire-rated.

#### 11. Garage Door Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Sectional doors with automatic opener noted.

Observations:

- Paint is peeling recommend repainting.
- Auto-Reverse worked when tested.
- Automatic opener worked when tested.
- Laser eyes, or sensor worked when tested.
- Garage door appears to have been painted in spots and rust stain was noted.



**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				

Observations:

- Appeared functional using normal controls, at time of inspection.

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

Good	Fair	Poor	N/A	None
X				

Observations:

- Auto-Reverse worked when tested.
- Automatic opener worked when tested.
- Laser eyes, or sensor worked when tested.

**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			

Observations:

- Cabinets appeared functional and in satisfactory condition, at time of inspection.
- Shelving does not appear to be secured to wall. Recommend securing for increased safety.



After looking behind shelf it does not appear to be secured to the wall.

**18. Counters**

Good	Fair	Poor	N/A	None
X				

Observations:

- Solid Surface tops noted.
- There is normal wear noted for the age of the counter tops.

**19. Wash Basin**

Good	Fair	Poor	N/A	None
			X	

Water Heater

1. Base

Good	Fair	Poor	N/A	None
X				

Observations:  
 • The water heater base is functional.

2. Heater Enclosure

Good	Fair	Poor	N/A	None
X				

Observations:  
 • The water heater enclosure is functional.

3. Combustion

Good	Fair	Poor	N/A	None
X				

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

4. Venting

Good	Fair	Poor	N/A	None
X				

Observations:  
 • Vent is piped to the outside and appears to be functional.

5. Water Heater Condition

Good	Fair	Poor	N/A	None
	X			

Heater Type: Gas  
 Location: The heater is located in the garage.  
 Observations:  
 • Brand: State Select  
 • Serial#: A02435265

• While heating water noise were here coming from heater. Suspect mineral build up in tank. Recommend checking with licensed plumber.

6. TPRV

Good	Fair	Poor	N/A	None
X				

Observations:  
 • Appears to be in satisfactory condition -- no concerns.

7. Number Of Gallons

Good	Fair	Poor	N/A	None
X				

Observations:  
 • 50 gallons

8. Gas Valve

Good	Fair	Poor	N/A	None
X				

Observations:  
 • Gas shut off valve located near water heater.

9. Plumbing

Good	Fair	Poor	N/A	None
X				

Materials: copper  
 Observations:  
 • No deficiencies observed at the visible portions of the supply piping.

10. Overflow Condition

Good	Fair	Poor	N/A	None
X				

Materials: copper  
 Observations:  
 • Appears to be in satisfactory condition -- no concerns. Piped to the outside.

### 11. Strapping

Good	Fair	Poor	N/A	None
X				

Observations:

- Water heater is strapped with two straps.

### Interior Areas

The Interior section covers areas of the house that are not considered part of the Bathrooms, Bedrooms, Kitchen or areas covered elsewhere in the report. Interior areas usually consist of hallways, foyer, and other open areas. Within these areas the inspector is performing a visual inspection and will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas on the interior.

The inspector does not usually test for mold or other hazardous materials. A qualified expert should be consulted if you would like further testing.

#### 1. Bar

Good	Fair	Poor	N/A	None
			X	

#### 2. Cabinets

Good	Fair	Poor	N/A	None
X				

Observations:

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

#### 3. Ceiling Fans

Good	Fair	Poor	N/A	None
X				

Observations:

- Operated normally when tested, at time of inspection.

#### 4. Closets

Good	Fair	Poor	N/A	None
X				

Observations:

- The closet is in serviceable condition.

#### 5. Door Bell

Good	Fair	Poor	N/A	None
X				

Observations:

- Operated normally when tested.

#### 6. Doors

Good	Fair	Poor	N/A	None
X				

Observations:

- Doors were observed to be in good working order at time of inspection.

#### 7. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:

- Some outlets not accessible due to furniture and or stored personal items.
- Outlets tested were in good working order.

#### 8. Security Bars

Good	Fair	Poor	N/A	None
			X	

### 9. Smoke Detectors

Good	Fair	Poor	N/A	None
X				

Observations:  
 • Operated when tested

### 10. Stairs & Handrail

Good	Fair	Poor	N/A	None
	X			

Observations:  
 • Open space between balusters was greater than 4 inches. This can be a safety concern for young children.

### 11. Window-Wall AC or Heat

Good	Fair	Poor	N/A	None
X				

Observations:  
 • Register for HVAC is present and operational in all rooms of house at time of inspection.

### 12. Window Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Aluminum and vinyl framed window noted.  
 Observations:  
 • Some screens were found to be torn at time of inspection.

### 13. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.  
 Observations:  
 • Ceilings appeared to be in good condition at time of inspection.

### 14. Patio Doors

Good	Fair	Poor	N/A	None
X				

Observations:  
 • The sliding patio door was functional during the inspection.

### 15. Screen Doors

Good	Fair	Poor	N/A	None
X				

Observations:  
 • Sliding door screen is functional.

### 16. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: Drywall walls noted.  
 Observations:  
 • Some areas not accessible due to stored personal items. Areas that were visible were in good condition at time of inspection.

### 17. Fireplace

Good	Fair	Poor	N/A	None
X				

Materials: Living Room • Family Room  
 Materials: Masonry fireplace noted in living room. • Free standing style gas burning stove noted in family room. • Decorative electric fireplace noted. This is not inspected.  
 Observations:  
 • Gas fireplace has a gas shut off near appliance.  
 • Appeared to work properly at time of inspection.  
 • Masonry fireplace in living room had a decorative electric fireplace in place. Neither the Decorative electric fireplace nor the masonry fireplace was inspected. If home owner plans to use Masonry fireplace for fire I recommend and inspection by a qualified professional.



### 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 attic over garage.

Materials: Gas fired forced hot air.

Observations:

- Brand: Rheem
- Model#: Classic 90plus/ RCGA-60A1GH24B
- Serial#: T1701
- Due to the higher efficiency of this unit, this review is limited. Most areas are sealed and inaccessible. We suggest review by a licensed heating contractor if a more detailed review is desired.

#### 2. Heater Base

Good	Fair	Poor	N/A	None
			X	

#### 3. Enclosure

Good	Fair	Poor	N/A	None
X				

Observations:

- Flame appeared to burn properly with good color.

#### 4. Venting

Good	Fair	Poor	N/A	None
X				

Observations:

- Plastic - PVC vent 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 on the West side of home.

Observations:

Brand: Rheem Classic High Efficiency

Model#: RAMB-060JBZ

Serial#: 6322 M0902 12933

Appeared functional at the time of inspection.

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 17 degrees F.

The exterior electrical disconnect/shut off box was in good working order.

**Clothes dry exhaust vent is near AC Compressor. Recommend checking compressor regularly for build up on lint on compressor fins.**



**8. Air Supply**

Good	Fair	Poor	N/A	None
X				

Observations:

- The return air supply system appears to be functional.

**9. Registers**

Good	Fair	Poor	N/A	None
X				

Observations:

- The return air supply system appears to be functional.

### 10. Filters

Good	Fair	Poor	N/A	None
X				

Location: Located inside a filter grill in first floor hall ceiling and second floor loft ceiling.

Observations:

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

### 11. Thermostats

Good	Fair	Poor	N/A	None
X				

Observations:

- Location: Zone#1 located in hall way leading to master bedroom on first floor. Zone#2 located in loft of second floor.
- Digital - programmable type.
- Functional at the time of inspection.

# Master Bedroom

## 1. Locations

Locations: First floor, North end of home.

## 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				

Observations:

- Doors were observed to be in good working order at time of inspection.

## 7. Electrical

Good	Fair	Poor	N/A	None
	X			

Observations:

- Some outlets not accessible due to furniture and or stored personal items.
- Outlets tested were in good working order.
- 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. Floor Condition

Good	Fair	Poor	N/A	None
X				

Flooring Types: Carpet is noted.

Observations:

- Carpets appeared to be in good condition at time of inspection.

## 9. Security Bars

Good	Fair	Poor	N/A	None
			X	

## 10. Smoke Detectors

Good	Fair	Poor	N/A	None
X				

Observations:

- The smoke detectors operated during the inspection.

11. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: Drywall walls noted.

Observations:

- Some areas not accessible due to stored personal items. Areas that were visible were in good condition at time of inspection.

12. Window-Wall AC or Heat

Good	Fair	Poor	N/A	None
X				

Observations:

- Register for HVAC is present and operational.

13. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: Vinyl framed window noted.

Observations:

- Window and Screens were in good condition at time of inspection.

14. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

Observations:

- Ceilings appeared to be in good condition at time of inspection.

15. Patio Doors

Good	Fair	Poor	N/A	None
X				

Observations:

- The sliding patio door was functional during the inspection.

16. Screen Doors

Good	Fair	Poor	N/A	None
X				

Observations:

- Sliding door screen is functional.

Bedrooms #1

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: Second floor in South West corner.

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	

5. Closets

Good	Fair	Poor	N/A	None
X				

Observations:

- The closet is in serviceable condition.

6. Doors

Good	Fair	Poor	N/A	None
X				

Observations:

- Doors were observed to be in good working order at time of inspection.

7. Electrical

Good	Fair	Poor	N/A	None
	X			

Observations:

- Some outlets not accessible due to furniture and or stored personal items.
- Outlets tested were in good working order.
- 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. Floor Condition

Good	Fair	Poor	N/A	None
	X			

Flooring Types: Carpet is noted.

Observations:

- Noted mold like growth in carpet along exterior wall.
- Recommend review by a qualified professional for repair or replacement.

9. Security Bars

Good	Fair	Poor	N/A	None
			X	

### 10. Smoke Detectors

Good	Fair	Poor	N/A	None
X				

Observations:

- The smoke detectors operated during the inspection.

### 11. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: Drywall walls noted.

Observations:

- Some areas not accessible due to stored personal items. Areas that were visible were in good condition at time of inspection

### 12. Window-Wall AC or Heat

Good	Fair	Poor	N/A	None
X				

Observations:

- Register for HVAC is present and operational.

### 13. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: Aluminum framed window noted.

Observations:

- Window was in good working order at time of inspection.
- Screen has visible tear.

### 14. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

Observations:

- Ceilings appeared to be in good condition at time of inspection.

### 15. Patio Doors

Good	Fair	Poor	N/A	None
			X	

### 16. Screen Doors

Good	Fair	Poor	N/A	None
			X	

# Bedroom #2

## 1. Locations

Locations: Upstairs at North end of home.

## 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	

## 5. Closets

Good	Fair	Poor	N/A	None
X				

Observations:

- The closet is in serviceable condition.

## 6. Doors

Good	Fair	Poor	N/A	None
X				

Observations:

- Ceilings appeared to be in good condition at time of inspection.

## 7. Electrical

Good	Fair	Poor	N/A	None
	X			

Observations:

- Some outlets not accessible due to furniture and or stored personal items.
- Outlets tested were in good working order.
- 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. Floor Condition

Good	Fair	Poor	N/A	None
	X			

Flooring Types: Carpet is noted.

Observations:

- Noted mold like growth in carpet along exterior wall.
- Recommend review by a qualified professional for repair or replacement.





Mold like growth.

**9. Security Bars**

Good	Fair	Poor	N/A	None
			X	

**10. Smoke Detectors**

Good	Fair	Poor	N/A	None
X				

Observations:

- The smoke detectors operated during the inspection.

**11. Wall Condition**

Good	Fair	Poor	N/A	None
X				

Materials: Drywall walls noted.

Observations:

- Some areas not accessible due to stored personal items. Areas that were visible were in good condition at time of inspection.

**12. Window-Wall AC or Heat**

Good	Fair	Poor	N/A	None
X				

Observations:

- Register for HVAC is present and operational.

**13. Window Condition**

Good	Fair	Poor	N/A	None
	X			

Materials: Aluminum framed window noted.

Observations:

- Window was difficult to slide.
- Screen had a tear.

**14. Ceiling Condition**

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

Observations:

- Some areas not accessible due to stored personal items. Areas that were visible were in good condition at time of inspection

**15. Patio Doors**

Good	Fair	Poor	N/A	None
			X	

### 16. Screen Doors

Good	Fair	Poor	N/A	None
			X	

# Master Bathroom

## 1. Locations

## 2. Cabinets

Good	Fair	Poor	N/A	None
X				

Observations:  
 • No deficiencies observed.  
 • Appeared functional and in satisfactory condition, at time of inspection.

## 3. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.  
 Observations:  
 • Ceilings appeared in good condition at time of inspection.

## 4. Counters

Good	Fair	Poor	N/A	None
X				

Observations:  
 • Counter tops in good condition at time of inspection.  
 • Tile counter tops noted.

## 5. Doors

Good	Fair	Poor	N/A	None
X				

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

## 6. Electrical

Good	Fair	Poor	N/A	None
X				

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

## 7. GFCI

Good	Fair	Poor	N/A	None
X				

Observations:  
 • GFCI in place and operational

## 8. Exhaust Fan

Good	Fair	Poor	N/A	None
X				

Observations:  
 • The bath fan was operated and no issues were found.

## 9. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: Carpet is noted. • Vinyl floor noted.  
 Observations:  
 • Floors appear to be in good condition at time of inspection.

## 10. Heating

Good	Fair	Poor	N/A	None
X				

Observations:  
 • Central heating and cooling noted in this room. At the time of the inspection, all appeared to be functioning and in serviceable condition.

## 11. Mirrors

Good	Fair	Poor	N/A	None
X				

Observations:  
 • Mirror was in good condition at time of inspection.

### 12. Security Bars

Good	Fair	Poor	N/A	None
			X	

### 13. Showers

Good	Fair	Poor	N/A	None
X				

**Observations:**

- Floor is ceramic tile. Appeared in good condition at time of inspection.
- Faucet appeared to be in good working order at time of inspection.
- Doors appeared to be in good working order at time of inspection.

### 14. Shower Walls

Good	Fair	Poor	N/A	None
X				

**Observations:**

- Ceramic tile noted.

### 15. Bath Tubs

Good	Fair	Poor	N/A	None
			X	

### 16. Sinks

Good	Fair	Poor	N/A	None
X				

**Observations:**

- Drains worked well at time of inspection.
- No leaks at faucet observed at time of inspection.
- No leaks in plumbing observed at time of inspection.

### 17. Toilets

Good	Fair	Poor	N/A	None
X				

**Observations:**

- Observed as functional and in good condition.

### 18. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: Vinyl framed window noted.

**Observations:**

- Operated windows appeared functional, at time of inspection

# Bathroom #1

## 1. Locations

Locations: Second floor.

## 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.  
 Observations:  
 • Ceilings appeared in good condition at time of inspection.

## 4. Counters

Good	Fair	Poor	N/A	None
X				

Observations:  
 • Counter tops in good condition at time of inspection.  
 • Tile counter tops noted.

## 5. Doors

Good	Fair	Poor	N/A	None
X				

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

## 6. Electrical

Good	Fair	Poor	N/A	None
X				

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

## 7. GFCI

Good	Fair	Poor	N/A	None
X				

Observations:  
 • GFCI in place and operational

## 8. Exhaust Fan

Good	Fair	Poor	N/A	None
X				

Observations:  
 • The bath fan was operated and no issues were found.

## 9. Floor Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Vinyl floor noted.  
 Observations:  
 • Biological growth noticed at corner of shower and door.



Mold like growth between tub and door.

10. Heating

Good	Fair	Poor	N/A	None
X				

Observations:

- Central heating and cooling noted in this room. At the time of the inspection, all appeared to be functioning and in serviceable condition.

11. Mirrors

Good	Fair	Poor	N/A	None
X				

Observations:

- Mirror was in good condition at time of inspection.

12. Security Bars

Good	Fair	Poor	N/A	None
			X	

13. Showers

Good	Fair	Poor	N/A	None
	X			

Observations:

- Faucet appeared to be in good working order at time of inspection.
- Doors appeared to be in good working order at time of inspection.
- Hot/cold reversed plumbing observed.
- Grout missing between shower wall tile and tub. Recommend repairing to prevent water damage.



Missing grout.



Missing grout.

14. Shower Walls

Good	Fair	Poor	N/A	None
	X			

Observations:

- Ceramic tile noted.
- Caulking needed around perimeter where shower walls meet tub.

15. Bath Tubs

Good	Fair	Poor	N/A	None
X				

Observations:

- Tub

16. Sinks

Good	Fair	Poor	N/A	None
	X			

Observations:

- Drains worked well at time of inspection.
- Faucet leaks at base.
- Supply line leaks.

17. Toilets

Good	Fair	Poor	N/A	None
X				

Observations:

- Observed as functional and in good visual condition.

18. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: Aluminum framed window noted.

Observations:

- Operated windows appeared functional, at time of inspection

Bathroom #2

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: In hall on first floor off garage.

2. Cabinets

Good	Fair	Poor	N/A	None
X				

Observations:

- No deficiencies observed.
- Appeared functional and in satisfactory condition, at time of inspection.

3. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

Observations:

- Ceilings appeared in good condition at time of inspection.

4. Counters

Good	Fair	Poor	N/A	None
X				

Observations:

- Tile counter tops noted.

- Counter tops in good condition at time of inspection.

5. Doors

Good	Fair	Poor	N/A	None
X				

Observations:

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

6. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:

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

7. GFCI

Good	Fair	Poor	N/A	None
X				

Observations:

- GFCI in place and operational

8. Exhaust Fan

Good	Fair	Poor	N/A	None
X				

Observations:

- The bath fan was operated and no issues were found.

9. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: Vinyl floor noted.

Observations:

- Floors appear to be in good condition at time of inspection.





**10. Heating**

Good	Fair	Poor	N/A	None
X				

Observations:  
 • Central heating and cooling noted in this room. At the time of the inspection, all appeared to be functioning and in serviceable condition.

**11. Mirrors**

Good	Fair	Poor	N/A	None
X				

Observations:  
 • Mirror was in good condition at time of inspection.

**12. Security Bars**

Good	Fair	Poor	N/A	None
			X	

**13. Showers**

Good	Fair	Poor	N/A	None
X				

Observations:  
 • Floor is ceramic tile. Appeared in good condition at time of inspection.  
 • Doors appeared to be in good working order at time of inspection.  
 • Faucet appeared to be in good working order at time of inspection.  
 • No leak found at faucet.

**14. Shower Walls**

Good	Fair	Poor	N/A	None
X				

Observations:  
 • Ceramic tile noted and in good condition.

**15. Bath Tubs**

Good	Fair	Poor	N/A	None
			X	

**16. Sinks**

Good	Fair	Poor	N/A	None
X				

Observations:  
 • Drains worked well at time of inspection.  
 • No leaks at faucet observed at time of inspection.  
 • No leaks in plumbing observed at time of inspection.

### 17. Toilets

Good	Fair	Poor	N/A	None
X				

Observations:

- Observed as functional and in good condition.

### 18. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: Vinyl framed window noted.

Observations:

- Operated windows appeared functional, at time of inspection

### Kitchen

The kitchen is used for food preparation and often for entertainment. Kitchens typically include a stove, dishwasher, sink and other appliances.

#### 1. Cabinets

Good	Fair	Poor	N/A	None
X				

Observations:  
 • No deficiencies observed.

#### 2. Counters

Good	Fair	Poor	N/A	None
X				

Observations:  
 • Granite tile tops noted.

#### 3. Dishwasher

Good	Fair	Poor	N/A	None
X				

Observations:  
 • Dishwasher operated and drained appropriately at time of inspection.  
 • Dishwasher is draining upstream of the trap. This is the proper positioning to ensure sewer gases do not enter the appliance.

#### 4. Doors

Good	Fair	Poor	N/A	None
X				

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

#### 5. Garbage Disposal

Good	Fair	Poor	N/A	None
X				

Observations:  
 • Operated - appeared functional at time of inspection.  
 • No leaks were detected at time of inspection.

#### 6. Microwave

Good	Fair	Poor	N/A	None
X				

Observations:  
 • Built-in microwave ovens are tested using normal operating controls. Unit was tested and appeared to be serviceable at time of inspection. Leak and/or efficiency testing is beyond the scope of this inspection. If concerned, client should seek further review by qualified technician prior to closing.

#### 7. Cook top condition

Good	Fair	Poor	N/A	None
X				

Observations:  
 • Electric cook top noted.  
 • All heating elements operated when tested.

#### 8. Oven & Range

Good	Fair	Poor	N/A	None
X				

Observations:  
 • Oven: Electric radiant heating coils or infrared halogen  
 • All heating elements operated when tested.

#### 9. Sinks

Good	Fair	Poor	N/A	None
X				

Observations:  
 • No leaks detected from drain.  
 • No leaks detected from faucet.

### 10. Vent Condition

Good	Fair	Poor	N/A	None
			X	

Materials: No exhaust vent noted in kitchen.

### 11. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: Vinyl framed sliding window noted.

Observations:

- Windows and screens were in good order at time of inspection.

### 12. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: Hardwood flooring is noted.

Observations:

- Normal scratches observed for age of floor.

### 13. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

Observations:

- Ceilings appeared to be in good condition at time of inspection.

### 14. Security Bars

Good	Fair	Poor	N/A	None
			X	

### 15. Patio Doors

Good	Fair	Poor	N/A	None
			X	

### 16. Screen Doors

Good	Fair	Poor	N/A	None
			X	

### 17. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:

- Some outlets were not accessible due to furniture and or stored personal items in the way.
- No major system safety or function concerns noted at time of inspection.

### 18. GFCI

Good	Fair	Poor	N/A	None
X				

Observations:

- GFCI in place and operational

### 19. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: Drywall walls noted.

Observations:

- Some areas not accessible due to stored personal items. Areas that were visible were in good condition at time of inspection.

Laundry

1. Locations

Locations: Located on first floor at South end of home.

2. Cabinets

Good	Fair	Poor	N/A	None
X				

Observations:

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

3. Counters

Good	Fair	Poor	N/A	None
X				

Observations:

- There is normal wear noted for the age of the counter tops.

4. Dryer Vent

Good	Fair	Poor	N/A	None
X				

Observations:

- Dryer is vented to the exterior.

5. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:

- Some outlets not accessible due to furniture and or stored personal items. Outlets that were tested were in good working order.

6. GFCI

Good	Fair	Poor	N/A	None
X				

Observations:

- GFCI in place and operational

7. Exhaust Fan

Good	Fair	Poor	N/A	None
				X

8. Gas Valves

Good	Fair	Poor	N/A	None
			X	

9. Wash Basin

Good	Fair	Poor	N/A	None
X				

Observations:

- Drains worked well at time of inspection.
- No leaks in plumbing observed at time of inspection.
- No leaks at faucet observed at time of inspection.

10. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: Aluminum framed sliding window noted.

Observations:

- Windows in good working order at time of inspection.
- Screen were in good condition at time of inspection.

11. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: Sheet vinyl flooring is noted.

Observations:

- Floors appear to be in good condition at time of inspection.

**12. Wall Condition**

Good	Fair	Poor	N/A	None
X				

Materials: Drywall walls noted.

Observations:

- Some areas not accessible due to stored personal items. Areas that were visible were in good condition at time of inspection.

**13. Ceiling Condition**

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

Observations:

- Ceilings appeared in good condition at time of inspection.

**14. Security Bars**

Good	Fair	Poor	N/A	None
			X	

**15. Doors**

Good	Fair	Poor	N/A	None
X				

Observations:

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