

# *Green Valley Inspections*

## Property Inspection Report



, Yucaipa, CA 92399  
Inspection prepared for:    &  
Real Estate Agent: Sarah Hayworth - Century 21 Osborne

Date of Inspection: 2/15/2013 Time: 10:00 AM  
Age of Home: 1979 Size: 2982  
Weather: Clear

Inspector: Eric Richards  
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**GREEN VALLEY**  
**INSPECTIONS**

## 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 5 Item: 6	Stairs & Handrail	<ul style="list-style-type: none"> <li>• There were no railings installed at the steps. Location: . Front steps and steps at the pool gate</li> <li>• wood rot noted</li> </ul>
Page 5 Item: 8	GFCI	<ul style="list-style-type: none"> <li>• Outdoor receptacles are not GFCI protected, need to be updated.</li> </ul>
Page 6 Item: 14	Balcony	<ul style="list-style-type: none"> <li>• Reverse Grading.</li> <li>• Unstable railings.</li> <li>• Loose fasteners observed. Review all and secure as needed.</li> <li>• Recommend removing carpet on all exterior decks. carpet retains water and could lead to moisture intrusion and microbial growth. Recommend inspecting deck under carpet for wood rot</li> <li>• Balcony roof off of the front bedroom has failed and caused the ceiling in the garage to fail. Recommend repair of the balcony and repair of the garage ceiling drywall and inspection of the wood between for microbial growth.</li> </ul>
Page 7 Item: 17	Fence Condition	<ul style="list-style-type: none"> <li>• Retaining wall is separating in the back</li> </ul>
Page 7 Item: 18	Sprinkler heads	<ul style="list-style-type: none"> <li>• Sprinkler heads zone 1,2 and 3, 1 bad each zone</li> </ul>
Exterior Areas		
Page 8 Item: 2	Window Condition	<ul style="list-style-type: none"> <li>• Some window screens missing. Check with seller to determine if they are on the property.</li> </ul>
Roof		
Page 10 Item: 1	Roof Condition	<ul style="list-style-type: none"> <li>• Recommend Roofing contractor to inspect and estimate repairs. broken tiles. mis aligned tiles, missing concrete seals and water stains on attic structure. second story roof at the rear is sagging recommend when roofing contractor evaluates roof and that he also includes the roof frame</li> </ul>
Electrical		
Page 12 Item: 1	Electrical Panel	<ul style="list-style-type: none"> <li>• In the sub panel, the bathroom GFCI breaker does not work, Wire sheathing on the pool dryer breaker shows signs of damage, recommend repair</li> </ul>
Page 12 Item: 5	Breakers	<ul style="list-style-type: none"> <li>• GFCI breaker noted in sub panel and it does not work</li> </ul>
Water Heater		
Page 13 Item: 10	Overflow Condition	<ul style="list-style-type: none"> <li>• The discharge tube discharges above six inches from slab, this should be lowered due to the possibility of scalding should a discharge situation happen.</li> </ul>
Interior Areas		
Page 15 Item: 9	Stairs & Handrail	<ul style="list-style-type: none"> <li>• Guard rail at stairs leading from kitchen is loose</li> </ul>

Page 16 Item: 15	Fireplace	<ul style="list-style-type: none"> <li>• **Wood Fireplaces There is a build up of Cresol that needs to be cleaned before use recommend a chimney sweep to clean and inspect the chimney liner for cracks</li> </ul>
Kitchen		
Page 18 Item: 1	Cabinets	<ul style="list-style-type: none"> <li>• Live wires found under cabinet recommend installing j-box</li> </ul>
Page 18 Item: 3	Dishwasher	<ul style="list-style-type: none"> <li>• The dishwasher did not operate when tested, No power to outlet</li> </ul>
Page 19 Item: 5	Garbage Disposal	<ul style="list-style-type: none"> <li>• Disposal does not operate sounds like it is in a bind</li> </ul>
Page 19 Item: 14	Plumbing	<ul style="list-style-type: none"> <li>• Drain line from the garbage disposal to the p-trap has reverse flow</li> </ul>
Page 20 Item: 19	GFCI	<ul style="list-style-type: none"> <li>• No GFCI protection present, suggest installing GFCI protected receptacles for safety.</li> </ul>
Bedrooms		
Page 22 Item: 13	Window Condition	<ul style="list-style-type: none"> <li>• Missing screens on 2nd story bedroom windows</li> </ul>
Master Bathroom		
Page 23 Item: 9	Floor Condition	<ul style="list-style-type: none"> <li>• Recommend sealing tile where it meets the tub</li> </ul>
Bathroom		
Page 24 Item: 3	Ceiling Condition	<ul style="list-style-type: none"> <li>• water stain noted in downstairs bath. this could be related to the leaking deck above this bath is next to the garage which has a sever ceiling leak. Recommend evaluation when garage ceiling is repaired</li> </ul>
Page 24 Item: 6	Electrical	<ul style="list-style-type: none"> <li>• Down stairs bath has no power</li> </ul>
Page 24 Item: 7	GFCI	<ul style="list-style-type: none"> <li>• No GFCI protection present in , suggest installing GFCI protected receptacles for safety.</li> </ul>
Page 25 Item: 8	Exhaust Fan	<ul style="list-style-type: none"> <li>• Exhaust fan is inoperable. in down stair bath</li> </ul>
Page 25 Item: 12	Plumbing	<ul style="list-style-type: none"> <li>• 2nd floor hallway bath shower fixture leaks. this could lead to leaking behind wall</li> </ul>
Laundry		
Page 26 Item: 6	GFCI	<ul style="list-style-type: none"> <li>• No GFCI protection present, suggest installing GFCI protected receptacles for safety.</li> </ul>
Page 26 Item: 7	Exhaust Fan	<ul style="list-style-type: none"> <li>• The exhaust fan did not operate</li> </ul>
Attic		
Page 27 Item: 2	Structure	<ul style="list-style-type: none"> <li>• Evidence of past or present leaks, dry at time of the inspection. Monitor for leaks &amp;/or have roofing contractor evaluate.</li> </ul>
Page 28 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> </ul>
Page 29 Item: 8	Insulation Condition	<ul style="list-style-type: none"> <li>• Missing insulation over kitchen area</li> </ul>
Garage		
Page 30 Item: 5	Rafters & Ceiling	<ul style="list-style-type: none"> <li>• Ceiling was saturated form the leaking deck</li> </ul>
Page 30 Item: 7	GFCI	<ul style="list-style-type: none"> <li>• No GFCI protection present, suggest installing GFCI protected receptacles for safety.</li> </ul>
Page 30 Item: 14	Garage Door's Reverse Status	<ul style="list-style-type: none"> <li>• No eye beam system present. This appears to be an older unit when these safety features were not included with openers. We recommend upgrading to a newer model with all safety features included.</li> </ul>
Pool		

Page 31 Item: 1	Air Booster Pump	<ul style="list-style-type: none"><li>• The air pump did not operate properly.</li></ul>
Page 32 Item: 4	Filter	<ul style="list-style-type: none"><li>• Did not operate n/a. system was cut</li></ul>
Page 32 Item: 6	Pool Heater Condition	<ul style="list-style-type: none"><li>• did not operate Heater was removed and could not inspect</li><li>• Recommend pool tech. to advise on repairs</li></ul>
Page 33 Item: 8	Pressure Gauge	<ul style="list-style-type: none"><li>• damaged</li></ul>
Page 33 Item: 9	Pumps	<ul style="list-style-type: none"><li>• no ground rod present</li></ul>

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process. Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFI outlets may not be installed; **this report will focus on safety and function, not current code.** This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair. For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. **Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.**

## Inspection Details

### 1. Attendance

In Attendance: Client present • Buyer Agent present • Selling Agent present

### 2. Home Type

Home Type: Single Family Home

### 3. Occupancy

Occupancy: Vacant

### Grounds

#### 1. Driveway and Walkway Condition

Good	Fair	Poor	N/A	None
X				

Materials: Concrete driveway noted.

Observations:

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

#### 2. Grading

Good	Fair	Poor	N/A	None
X				

#### 3. Vegetation Observations

Good	Fair	Poor	N/A	None
X				

#### 4. Gate Condition

Good	Fair	Poor	N/A	None
X				

Materials: Wrought iron

#### 5. Patio and Porch Deck

Good	Fair	Poor	N/A	None
X				

Observations:

- Appeared functional at time of inspection.

6. Stairs & Handrail

Good	Fair	Poor	N/A	None

Observations:

- There were no railings installed at the steps. Location: . Front steps and steps at the pool gate
- wood rot noted



7. Grounds Electrical

Good	Fair	Poor	N/A	None
X				

8. GFCI

Good	Fair	Poor	N/A	None
		X		

Observations:

- Outdoor receptacles are not GFCI protected, need to be updated.

9. Main Gas Valve Condition

Good	Fair	Poor	N/A	None
X				

Materials: West side.

10. Plumbing

Good	Fair	Poor	N/A	None
X				

Materials: Copper piping noted.

11. Water Pressure

Good	Fair	Poor	N/A	None
X				

12. Pressure Regulator

Good	Fair	Poor	N/A	None
X				

13. Exterior Faucet Condition

Good	Fair	Poor	N/A	None
X				



### 14. Balcony

Good	Fair	Poor	N/A	None
		X		

**Observations:**

- Rotted Wood.
- Reverse Grading.
- Unstable railings.
- Loose fasteners observed. Review all and secure as needed.
- Recommend removing carpet on all exterior decks. carpet retains water and could lead to moisture intrusion and microbial growth. Recommend inspecting deck under carpet for wood rot
- Balcony roof off of the front bedroom has failed and caused the ceiling in the garage to fail. Recommend repair of the balcony and repair of the garage ceiling drywall and inspection of the wood between for microbial growth.



Missing bolts at Multiple locations



15. Patio Enclosure

Good	Fair	Poor	N/A	None
			X	

16. Patio and Porch Condition

Good	Fair	Poor	N/A	None

17. Fence Condition

Good	Fair	Poor	N/A	None
		X		

Materials: Block

Observations:

- Retaining wall is separating in the back



18. Sprinkler heads

Good	Fair	Poor	N/A	None
		X		

Observations:

- Sprinkler heads zone 1,2 and 3, 1 bad each zone





Sprinkler does not turn



Exterior Areas

1. Doors

Good	Fair	Poor	N/A	None
X				

2. Window Condition

Good	Fair	Poor	N/A	None
	X			

Observations:

• Some window screens missing. Check with seller to determine if they are on the property.

3. Siding Condition

Good	Fair	Poor	N/A	None
X				

Materials: Stucco veneer noted.

4. Eaves & Fascia

Good	Fair	Poor	N/A	None
X				

**5. Exterior Paint**

Good	Fair	Poor	N/A	None
X				

**6. Stucco**

Good	Fair	Poor	N/A	None
X				

**Foundation**

**1. Slab Foundation**

Good	Fair	Poor	N/A	None
X				

**2. Foundation Perimeter**

Good	Fair	Poor	N/A	None
X				

**3. Foundation Walls**

Good	Fair	Poor	N/A	None
			X	

**4. Cripple Walls**

Good	Fair	Poor	N/A	None
			X	

**5. Ventilation**

Good	Fair	Poor	N/A	None
			X	

**6. Vent Screens**

Good	Fair	Poor	N/A	None
			X	

**7. Access Panel**

Good	Fair	Poor	N/A	None
			X	

**8. Post and Girders**

Good	Fair	Poor	N/A	None
			X	

**9. Sub Flooring**

Good	Fair	Poor	N/A	None
			X	

10. Anchor Bolts

Good	Fair	Poor	N/A	None
	X			

Observations:  
 • The anchor bolts were not visible.

11. Foundation Electrical

Good	Fair	Poor	N/A	None
			X	

12. Foundation Plumbing

Good	Fair	Poor	N/A	None
			X	

13. Sump Pump

Good	Fair	Poor	N/A	None
			X	

14. Ducting

Good	Fair	Poor	N/A	None
			X	

Roof

1. Roof Condition

Good	Fair	Poor	N/A	None
		X		

Materials: Roofing is the same as main structure.  
 Materials: Concrete tiles noted.

Observations:

- Recommend Roofing contractor to inspect and estimate repairs. broken tiles. mis aligned tiles, missing concrete seals and water stains on attic structure. second story roof at the rear is sagging recommend when roofing contractor evaluates roof and that he also includes the roof frame





2. Flashing

Good	Fair	Poor	N/A	None
	X			

3. Chimney

Good	Fair	Poor	N/A	None
	X			

4. Sky Lights

Good	Fair	Poor	N/A	None
			X	

5. Spark Arrestor

Good	Fair	Poor	N/A	None
	X			

6. Vent Caps

Good	Fair	Poor	N/A	None
	X			

7. Gutter

Good	Fair	Poor	N/A	None
			X	

Observations:

- Recommend installing gutters to divert water from decks and foundation

Electrical

1. Electrical Panel

Good	Fair	Poor	N/A	None
		X		

Location: Main Location: • East side of the house.

Location: Sub Panel Location: • Located in the family room

Observations:

- In the sub panel, the bathroom GFCI breaker does not work, Wire sheathing on the pool dryer breaker shows signs of damage, recommend repair



2. Main Amp Breaker

Good	Fair	Poor	N/A	None
X				

Observations:  
 • 200 amp

3. Breakers in off position

Good	Fair	Poor	N/A	None
X				

Observations:  
 • 0

4. Cable Feeds

Good	Fair	Poor	N/A	None
X				

Observations:  
 • There is an underground service lateral noted.

5. Breakers

Good	Fair	Poor	N/A	None
		X		

Materials: Copper non-metallic sheathed cable noted.  
 Observations:  
 • GFCI breaker noted in sub panel and it does not work

6. Fuses

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	

### 3. Combustion

Good	Fair	Poor	N/A	None
X				

### 4. Venting

Good	Fair	Poor	N/A	None
X				

### 5. Water Heater Condition

Good	Fair	Poor	N/A	None
	X			

Heater Type: Gas

Location: The heater is located in the garage.

Observations:

- Tank appears to be in satisfactory condition The gas was off at the unit

### 6. TPRV

Good	Fair	Poor	N/A	None
X				

### 7. Number Of Gallons

Good	Fair	Poor	N/A	None
X				

Observations:

- 50 gallons

### 8. Gas Valve

Good	Fair	Poor	N/A	None
X				

### 9. Plumbing

Good	Fair	Poor	N/A	None
X				

Materials: Copper

### 10. Overflow Condition

Good	Fair	Poor	N/A	None
		X		

Materials: Copper

Observations:

- The discharge tube discharges above six inches from slab, this should be lowered due to the possibility of scalding should a discharge situation happen.





### 11. Strapping

Good	Fair	Poor	N/A	None

### Interior Areas

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

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

#### 1. Bar

Good	Fair	Poor	N/A	None
			X	

#### 2. Cabinets

Good	Fair	Poor	N/A	None
X				

#### 3. Ceiling Fans

Good	Fair	Poor	N/A	None
X				

#### 4. Closets

Good	Fair	Poor	N/A	None
X				

#### 5. Door Bell

Good	Fair	Poor	N/A	None
	X			

6. Doors

Good	Fair	Poor	N/A	None
X				

7. Electrical

Good	Fair	Poor	N/A	None
X				

8. Smoke Detectors

Good	Fair	Poor	N/A	None
X				

9. Stairs & Handrail

Good	Fair	Poor	N/A	None

Observations:

- Guard rail at stairs leading from kitchen is loose



10. Window-Wall AC or Heat

Good	Fair	Poor	N/A	None
			X	

11. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

12. Patio Doors

Good	Fair	Poor	N/A	None
X				

13. Screen Doors

Good	Fair	Poor	N/A	None
X				

14. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: Drywall walls noted.

15. Fireplace

Good	Fair	Poor	N/A	None
		X		

Materials: Living Room  
Materials: Masonry fireplace noted.

Observations:

- **\*\*Wood Fireplaces** There is a build up of Cresol that needs to be cleaned before use recommend a chimney sweep to clean and inspect the chimney liner for cracks



16. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: Aluminum framed sliding window noted.

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 garage  
Materials: Gas fired forced hot air.

Observations:

- **Fuel Furnace:** Last service date is over one year ago, or is unable to be determined. Although this unit appears to be operating properly from controls, I do recommend a service by a HVAC Tech. there is evidence of moisture in the burner chamber and rust build up.

### 2. Heater Base

Good	Fair	Poor	N/A	None
X				

### 3. Enclosure

Good	Fair	Poor	N/A	None
X				

### 4. Venting

Good	Fair	Poor	N/A	None
X				

### 5. Gas Valves

Good	Fair	Poor	N/A	None
X				

### 6. Refrigerant Lines

Good	Fair	Poor	N/A	None
X				

### 7. AC Compress Condition

Good	Fair	Poor	N/A	None
X				

Compressor Type: Electric  
 Location: The compressor is located on the exterior grounds.  
 Observations:  
 • Appeared functional at the time of inspection.

### 8. Air Supply

Good	Fair	Poor	N/A	None
X				

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

### 9. Registers

Good	Fair	Poor	N/A	None
X				

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

### 10. Filters

Good	Fair	Poor	N/A	None
X				

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

### 11. Thermostats

Good	Fair	Poor	N/A	None
X				

Observations:  
 • hallway  
 • Analog, non-programmable type.

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:

- Live wires found under cabinet recommend installing j-box



2. Counters

Good	Fair	Poor	N/A	None
X				

Observations:

- Solid Surface tops noted.

3. Dishwasher

Good	Fair	Poor	N/A	None
		X		

Observations:

- The dishwasher did not operate when tested, No power to outlet



4. Doors

Good	Fair	Poor	N/A	None
X				

### 5. Garbage Disposal

Good	Fair	Poor	N/A	None
		X		

Observations:

- Disposal does not operate sounds like it is in a bind

### 6. Microwave

Good	Fair	Poor	N/A	None
X				

### 7. Cook top condition

Good	Fair	Poor	N/A	None
X				

Observations:

- Gas cook top noted.

### 8. Oven & Range

Good	Fair	Poor	N/A	None
X				

### 9. Sinks

Good	Fair	Poor	N/A	None
X				

### 10. Trash Compactor

Good	Fair	Poor	N/A	None
			X	

### 11. Vent Condition

Good	Fair	Poor	N/A	None
X				

Materials: Recirculating

### 12. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: Aluminum framed sliding window noted.

### 13. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: Ceramic tile is noted.

### 14. Plumbing

Good	Fair	Poor	N/A	None
		X		

Observations:

- Drain line from the garbage disposal to the p-trap has reverse flow





15. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

16. Patio Doors

Good	Fair	Poor	N/A	None
			X	

17. Screen Doors

Good	Fair	Poor	N/A	None
			X	

18. Electrical

Good	Fair	Poor	N/A	None
X				

19. GFCI

Good	Fair	Poor	N/A	None
		X		

Observations:

- No GFCI protection present, suggest installing GFCI protected receptacles for safety.

20. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: Drywall walls noted.

Bedrooms

The main area of inspection in the bedrooms is the structural system. This means that all walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Personal items in the bedroom may prevent all areas to be inspected as the inspector will not move personal items.

1. Locations

### 2. Cabinets

Good	Fair	Poor	N/A	None
			X	

### 3. Ceiling Fans

Good	Fair	Poor	N/A	None
X				

### 4. Closets

Good	Fair	Poor	N/A	None
X				

### 5. Doors

Good	Fair	Poor	N/A	None
X				

### 6. Electrical

Good	Fair	Poor	N/A	None
X				

### 7. Fireplace

Good	Fair	Poor	N/A	None
			X	

### 8. Floor Condition

Good	Fair	Poor	N/A	None
X				

Flooring Types: Carpet is noted.

### 9. Security Bars

Good	Fair	Poor	N/A	None
			X	

### 10. Smoke Detectors

Good	Fair	Poor	N/A	None
X				

### 11. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: Drywall walls noted.

### 12. Window-Wall AC or Heat

Good	Fair	Poor	N/A	None
			X	

### 13. Window Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Aluminum framed sliding window noted.

Observations:

- Missing screens on 2nd story bedroom windows

14. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

15. Patio Doors

Good	Fair	Poor	N/A	None
X				

16. Screen Doors

Good	Fair	Poor	N/A	None
X				

Master Bathroom

1. Locations

Locations: Master Bathroom

2. Cabinets

Good	Fair	Poor	N/A	None
X				

3. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

4. Counters

Good	Fair	Poor	N/A	None
X				

Observations:  
• Solid Surface tops noted.

5. Doors

Good	Fair	Poor	N/A	None
X				

6. Electrical

Good	Fair	Poor	N/A	None
X				

7. GFCI

Good	Fair	Poor	N/A	None
X				

8. Exhaust Fan

Good	Fair	Poor	N/A	None
X				

9. Floor Condition

Good	Fair	Poor	N/A	None
	X			

Observations:  
• Recommend sealing tile where it meets the tub



**10. Heating**

Good	Fair	Poor	N/A	None
X				

Observations:

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

**11. Mirrors**

Good	Fair	Poor	N/A	None
X				

**12. Plumbing**

Good	Fair	Poor	N/A	None
X				

**13. Showers**

Good	Fair	Poor	N/A	None
X				

**14. Shower Walls**

Good	Fair	Poor	N/A	None
X				

Observations:

- Fiberglass surround noted.

**15. Bath Tubs**

Good	Fair	Poor	N/A	None
X				

Observations:

- Tub

**16. Enclosure**

Good	Fair	Poor	N/A	None
			X	

**17. Sinks**

Good	Fair	Poor	N/A	None
X				

18. Toilets

Good	Fair	Poor	N/A	None
X				

19. Window Condition

Good	Fair	Poor	N/A	None
			X	

Bathroom

Bathrooms can consist of many features from jacuzzi tubs and showers to toilets and bidets. Because of all the plumbing involved it is an important area of the house to look over. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring..

1. Locations

Locations: Main Floor Bathroom • Upstairs#1

2. Cabinets

Good	Fair	Poor	N/A	None
X				

3. Ceiling Condition

Good	Fair	Poor	N/A	None
		X		

Materials: There are drywall ceilings noted.

Observations:

- water stain noted in downstairs bath. this could be related to the leaking deck above this bath is next to the garage which has a sever ceiling leak. Recommend evaluation when garage ceiling is repaired

4. Counters

Good	Fair	Poor	N/A	None
X				

5. Doors

Good	Fair	Poor	N/A	None
X				

6. Electrical

Good	Fair	Poor	N/A	None
		X		

Observations:

- Down stairs bath has no power

7. GFCI

Good	Fair	Poor	N/A	None
		X		

Observations:

- No GFCI protection present in , suggest installing GFCI protected receptacles for safety.

8. Exhaust Fan

Good	Fair	Poor	N/A	None
		X		

Observations:

- Exhaust fan is inoperable. in down stair bath

9. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: Ceramic tile is noted.

10. Heating

Good	Fair	Poor	N/A	None
X				

Observations:

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

11. Mirrors

Good	Fair	Poor	N/A	None
X				

12. Plumbing

Good	Fair	Poor	N/A	None
	X			

Observations:

- 2nd floor hallway bath shower fixture leaks. this could lead to leaking behind wall



13. Showers

Good	Fair	Poor	N/A	None
X				

Observations:

- functional

14. Shower Walls

Good	Fair	Poor	N/A	None
X				

Observations:

- Fiberglass surround noted.

15. Bath Tubs

Good	Fair	Poor	N/A	None
X				

Observations:

- Tub

16. Enclosure

Good	Fair	Poor	N/A	None
	X			



17. Sinks

Good	Fair	Poor	N/A	None
X				

18. Toilets

Good	Fair	Poor	N/A	None
X				

19. Window Condition

Good	Fair	Poor	N/A	None
			X	

Laundry

1. Locations

2. Cabinets

Good	Fair	Poor	N/A	None
X				

3. Counters

Good	Fair	Poor	N/A	None
			X	

4. Dryer Vent

Good	Fair	Poor	N/A	None
	X			

5. Electrical

Good	Fair	Poor	N/A	None
X				

6. GFCI

Good	Fair	Poor	N/A	None
		X		

Observations:

- No GFCI protection present, suggest installing GFCI protected receptacles for safety.

7. Exhaust Fan

Good	Fair	Poor	N/A	None
		X		

Observations:

- The exhaust fan did not operate

8. Gas Valves

Good	Fair	Poor	N/A	None
X				

9. Wash Basin

Good	Fair	Poor	N/A	None
			X	

10. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: Ceramic tile is noted.

11. Plumbing

Good	Fair	Poor	N/A	None
X				

12. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: Drywall walls noted.

13. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

14. Doors

Good	Fair	Poor	N/A	None
X				

15. Window Condition

Good	Fair	Poor	N/A	None
			X	

Attic

1. Access

Good	Fair	Poor	N/A	None
X				

Observations:  
 • **\*\*Location of access\*\*** kitchen pantry and second floor hallway

2. Structure

Good	Fair	Poor	N/A	None
		X		

Observations:  
 • **Evidence of past or present leaks, dry at time of the inspection. Monitor for leaks &/or have roofing contractor evaluate.**



### 3. Ventilation

Good	Fair	Poor	N/A	None
X				

### 4. Vent Screens

Good	Fair	Poor	N/A	None
X				

### 5. Duct Work

Good	Fair	Poor	N/A	None
X				

### 6. Electrical

Good	Fair	Poor	N/A	None
		X		

**Observations:**

- Electrical Box Covers missing or damaged, which is a potential shock or electrocution hazard.



### 7. Attic Plumbing

Good	Fair	Poor	N/A	None
			X	

### 8. Insulation Condition

Good	Fair	Poor	N/A	None
		X		

Materials: Loose fill insulation noted.  
 Depth: Insulation averages 3 to 4 inches. Recommend installing more.  
 Observations:

- Missing insulation over kitchen area



### 9. Chimney

Good	Fair	Poor	N/A	None
X				

### 10. Exhaust Vent

Good	Fair	Poor	N/A	None
			X	

## Garage

### 1. Roof Condition

Good	Fair	Poor	N/A	None
X				

Materials: Roofing is the same as main structure.  
 Materials: Concrete tiles noted.  
 Observations:  
 • No major system safety or function concerns noted at time of inspection.

### 2. Walls

Good	Fair	Poor	N/A	None
X				

### 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.

### 5. Rafters & Ceiling

Good	Fair	Poor	N/A	None
		X		

Observations:

- Ceiling was saturated from the leaking deck

### 6. Electrical

Good	Fair	Poor	N/A	None
X				

### 7. GFCI

Good	Fair	Poor	N/A	None
		X		

Observations:

- No GFCI protection present, suggest installing GFCI protected receptacles for safety.

### 8. 240 Volt

Good	Fair	Poor	N/A	None
X				

Observations:

- There are no 240 volt outlets visible in this room.

### 9. Exterior Door

Good	Fair	Poor	N/A	None
X				

### 10. Fire Door

Good	Fair	Poor	N/A	None
X				

### 11. Garage Door Condition

Good	Fair	Poor	N/A	None
X				

Materials: Roll-up door noted.

Observations:

- No deficiencies observed.

### 12. Garage Door Parts

Good	Fair	Poor	N/A	None
X				

Observations:

- The garage door appeared functional during the inspection.

### 13. Garage Opener Status

Good	Fair	Poor	N/A	None
X				

### 14. Garage Door's Reverse Status

Good	Fair	Poor	N/A	None
	X			

Observations:

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

### 15. Ventilation

Good	Fair	Poor	N/A	None
X				

### 16. Vent Screens

Good	Fair	Poor	N/A	None
X				

### 17. Cabinets

Good	Fair	Poor	N/A	None
			X	

### 18. Counters

Good	Fair	Poor	N/A	None
			X	

### 19. Wash Basin

Good	Fair	Poor	N/A	None
X				

## Pool

### 1. Air Booster Pump

Good	Fair	Poor	N/A	None
		X		

Observations:

- The air pump did not operate properly.

### 2. Deck Condition

Good	Fair	Poor	N/A	None
	X			

Observations:

- Appears in satisfactory and functional condition with normal wear for its age. Appears to be sound structure. recommend sealing between brick and concrete





Trip hazard, bolts for diving board

### 3. Gate & Fence Condition

Good	Fair	Poor	N/A	None
			X	

Materials: See grounds page.

Observations:

- Recommend installing a safety fence around the pool

### 4. Filter

Good	Fair	Poor	N/A	None

Observations:

- Did not operate n/a. system was cut

### 5. Skimmer and Basket

Good	Fair	Poor	N/A	None
	X			

### 6. Pool Heater Condition

Good	Fair	Poor	N/A	None
		X		

Materials: Gas.

Observations:

- did not operate Heater was removed and could not inspect
- Recommend pool tech. to advise on repairs





7. Lights

Good	Fair	Poor	N/A	None
	X			

8. Pressure Gauge

Good	Fair	Poor	N/A	None
		X		

Observations:

- damaged



9. Pumps

Good	Fair	Poor	N/A	None
		X		

Observations:

- operated for 1 second water started pumping from cut pipes
- no ground rod present



10. Jets

Good	Fair	Poor	N/A	None

11. Structure Condition

Good	Fair	Poor	N/A	None
	X			

Type: below ground  
Materials: plaster



12. Tile

Good	Fair	Poor	N/A	None
	X			

13. Timer

Good	Fair	Poor	N/A	None
	X			

14. Water Condition

Good	Fair	Poor	N/A	None
	X			

Observations:  
• dirty

15. Water Fill Unit

Good	Fair	Poor	N/A	None
			X	

Observations:  
• none

16. Electrical

Good	Fair	Poor	N/A	None
	X			

17. GFCI

Good	Fair	Poor	N/A	None
	X			