



**THOMAS REAL ESTATE
Inspections, Inc.
Inspection Report**

(530) 268 - 3452

Inspection # **1303**

MOBILE/MODULAR HOME INSPECTION REPORT

Client: **Joe & Jane Buyer**

Inspection Address: **12345 W. Main St. Anytown, Ca.**



This report is intended as a "Check List" of pertinent questions regarding the conditions of the items included in the report. All evaluations have been factored by the age of the property and other relevant conditions, such as weather, on the date of the inspection. Our Service is NOT a warranty on the integrity of the systems of the property. Home warranty insurance policies are available from other sources. No maintenance services, removal of cowlings, or destructive discovery have been performed. Our Liability is limited by the inspection agreement titled: "What Your Inspection Includes" approved on or before the date of the inspection.

PREPARED BY: Michael A. Thomas
Date of Inspection: 09/12/06



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Inspection Number: **1303**

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Date of Inspection: **12-Sep-06**

Report Data EXPIRES: **12-Oct-06**

THIS REPORT IS FOR THE EXCLUSIVE USE OF AND HAS BEEN PREPARED FOR:

Name: **Joe & Jane Buyer**

Client: **Buyer**

Address:

City:

State:

Zip:

To prepare the following report, we have made a visual inspection of the visible and accessible areas of the building(s) on the PROPERTY LOCATED AT:

Address: **12345 W. Main St. Anytown, Ca.**

Type Unit: **Single Family**

This report is for the exclusive use in determining the physical condition of the property inspected. Although a thorough inspection of the property was made, we wish to CAUTION you that conditions may change and equipment may become defective. The report should not be construed as a guarantee or warranty of the premises or equipment, or future uses thereof. Our *CONTRACT FOR SERVICES* or *INSPECTION AGREEMENT* titled "**What Your Inspection Includes**" provides additional details:

PLEASE READ IT CAREFULLY.

The inspection, by definition, deals with an existing structure which may have older types of plumbing or wiring. It is very probable these systems would **not** meet present standards, although the system did meet requirements at the time it was installed.

Although they are sometimes mentioned as a courtesy, "cosmetic" issues are not generally addressed in this report. These issues are subjective in nature and generally do not affect the durability or serviceability of the components of a home.

IN THIS MANNER, ALL EVALUATIONS HEREIN ARE FACTORED BY THE AGE OF THE IMPROVEMENTS WHICH ARE APPROXIMATELY **N/A** YEARS OLD.

Approximate age of Home: **22** YEARS OLD.

DEFINITIONS: "Good"= Appears Durable and Serviceable; "Fair"= Appears Durable or Serviceable;

"Poor"= Does Not Appear Durable or Serviceable; "LH"= Left Hand; "RH"= Right Hand; "DNT"= Did Not Test or Evaluate; "(x3)"= Number of times the Condition was noted; "UTD" =Unable to determine

ALL ORIENTATIONS ARE FROM THE STREET FACING THE STRUCTURE

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Legend for Inspection Report



Not Applicable



Inspected, item condition GOOD or FAIR, or item presence noted.



Recommend a licensed contractor evaluate further for any needed repairs or replacements. (see 2 below)



Inspected, reportable condition exists and/or condition of POOR, may require repair. May also represent a potential hazard.



Inspected, condition POOR and IMMINENT HAZARD exists that may require immediate attention. Condition may exist where system or component should not be operated until repaired.

1 **PLEASE NOTE . . .** This report is prepared for the sole and exclusive use of the Client named on page 1 and 2. The acceptance and use of this report by any person other than the Client named on page 1 and 2 shall be deemed to be a retention of this firm for the purpose of providing an evaluation of this property at a fee equal to the original fee for the service provided on the date of this inspection.

2 All recommendations for further evaluation, repair or replacement of any component noted in this report should be completed by a licensed contractor, technician or engineer qualified to make such evaluations or repairs. All inspections and bids for repair should be completed by the close of Escrow.

3 The inspector is not required to perform any of the following as part of a real estate inspection: Obtain or review information from any third-parties including, but not limited to: government agencies (such as permits), component or system manufactures including product defects, recalls or similar notices.

4 Stains and/or discolorations or drywall separations may be an indication of conditions conducive to biological/organic growth. Water intrusion is a frequent indicator of unseen biological/organic growth. Since different people have differing sensitivities to these types of growths , we recommend that the client contact an experienced Environmental Inspector to conduct a survey to establish the presence of and identify and quantify the growth prior to the close of escrow.

5 Hazardous materials are beyond the scope of this inspection report and the inspector is not an environmental expert. If asbestos, electro-magnetic fields, fiberglass, formaldehyde, hazardous wastes, lead, radon, soil contamination, biological/organic growth, or the quality of drinking water, air or waste disposal are a concern, please contact an appropriate expert. Although the inspector may note material deterioration or insect infestation the "Wood Destroying Pest and Organism Report" should be referred to for those occurrences that affect the structure. Dual pane windows that do not show obvious evidence of moisture between panes at the time of inspection are beyond the scope of the inspection.

Home Energy/Earthquake Analysis and Comments

Energy Analysis

This energy analysis is not a certified energy rating.

UTD Attic Insulation = R-19 minimum at ceiling Estimated "R": **UTD**
Yes Floor Insulation = R-11 or better
Yes Exterior Wall Outlets & Switch Plate Cover = Gaskets
Yes Exterior Caulking
No Broken Windows (or other holes in building envelope)
No Water Heater Blanket = R-6 minimum
Yes Hot/Cold Water Supply Lines = R-4 minimum 5' above water heater
Yes Duct & Plenum Insulation = R-5 minimum
No Shower Heads = 3 gallons per minute maximum
No Low Flush Toilets < or = 1.6 GPF
Yes Dual Pane Windows
No Solar Screens
No Solar Heating or Solar Hot Water Heating
Yes Mini-Blinds or Window Coverings

For information on energy programs contact:

California Energy Commission www.energy.ca.gov SMUD Peak Corps Program www.smud.org
Pacific Gas & Electric www.pge.com 1-888-742-7683
1-800-933-9555

Earthquake Analysis

Yes Friction catches on cabinets
No Water heater strapping
No Seismic restrants at foundation
N/A Chimney anchored to roof framing
Yes Flexible lines used for gas and water (water heater, a/c, and appliances)
No Cripple walls appear diagonally braced

Energy and Earthquake Rating

Energy Rating: **Good**

Earthquake Rating: **Fair**

Home: **Occupied**

Inspection Duration: Start Time: **8:31**

Stop Time: **11:00**

Utilities: Electric: **On**

Water: **On**

Gas: **On**

Address Visible From Street: **Yes**

Smoke Detectors

Smoke Detector(s): **Yes**



Hazard Smoke Detector Not Installed

Functioned with test: **NO**



Hazard Smoke Detector(s) Did Not Function

Location(s): **Hallway**

Number installed: **1**

Remarks:

Smoke alarm test button did not function.

Smoke detectors tied into an alarm system are not checked. If not installed, for safety smoke detectors should be installed in all bedrooms. If not installed, and gas appliances are present, for safety Recommend Carbon Monoxide Detector be installed. All smoke detectors should be tested each month and batteries replaced.

Smoke detectors over ten years old should be replaced.

General Comments

Attended Inspection and/or Presentation

Inspector: **Michael A. Thomas**

Other:

Seller:

Buyer: **X**

Sellers Agent: **X**

Buyers Agent: **John Best**

Comments:

Landscaping

Weather

Weather Condition: **Sunny**

Ambient Air Temp. (F): **75 - 85**

Snow/Accumulation: ("):

Topography

Soil Condition: **Dry**

Lot **Above Roadway**

Type Lot: **Moderate Hillside**

Lot Drainage Appears: **Good-Fair**

Water appears to drain away from foundation: **No**

Drainage systems used on lot: **No**

Negative Grade: **Right Hand Side**

Water May Pond At: **N/A**

Water may migrate from adjoining lots

C

Recommend improvement of drainage to direct water away from foundation

Retaining Walls: **Yes**

General Condition: **Good**

Type Construction: **Block**

Weep holes noted: **No**

Remarks:

Negative grade noted along right side of unit - grading is below sidewalk & sloped towards crawl area.

Underground and/or concealed pipes and drainage systems are beyond the scope of this inspection. Note: If soil stability or expansive soil is a concern, please contact a soils engineer.

Landscaping

General Condition Is: **Good**

Trees/Shrubs: **Good**

Exposed tree roots may pose tripping hazard:

Front

Rear

Front Landscaping: **Good**

Rear Landscaping: **N/A**

RH Landscaping: **Good**

LH Landscaping: **Good**

Fountain(s): **N/A**

Functioning: Front:

Rear:

Sprinklers: Front **No**

Rear **No**

Yard and Garden Sprinkler Systems are not Tested for Operation

Remarks:

Drip lines noted are not tested - recommend review operation & coverage of irrigation with owner.

Fencing

General Condition Is: **N/A**

Rails and Face Boards:

Type Material:

Posts:

Type:

Gate(s) Function :

Number:

Type:

Loose Post(s) at:

Remarks:



Negative grade noted along right side of unit.

Driveway/Walkways/Patios

Driveway

General Condition Is: **Fair**

Type Material: **Concrete**

Normal settling cracks noted. All concrete, asphalt, and masonry crack, (it's just a matter of degree), the cracks observed appear to be normal. The life expectancy of driveway paving is about 15-50 years.

C NOTE: Uplifting of slab or expansion material/uneven surfaces may present a tripping HAZARD.

NOTED significant cracks, (see remarks below).

Remarks:

Cracking & uneven surfaces noted to driveway material - watch for uplifting edges.

Walkways/Paths

General Condition Is: **Good-Fair**

Type Material: **Concrete**

Normal settling cracks noted. All concrete, asphalt, and masonry crack, (it's just a matter of degree), the cracks observed appear to be normal. The life expectancy of walkway & path paving is about 20 years.

C NOTE: Uplifting of slab or expansion material/uneven surfaces may present a tripping HAZARD.

NOTED significant cracks, (see remarks below)

Remarks:

Cracking noted to walkway material. Watch for uplifted edge on rear walk.

Cabana/Awning

Location: **Front**

General Condition Is: **Good**

Type Construction: **Metal**

Supports

General Condition Is: **Good**

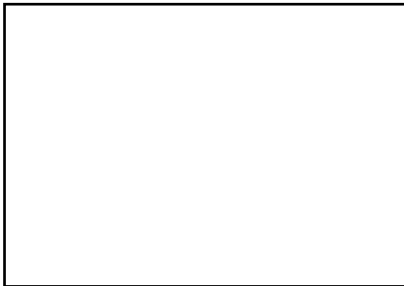
Type Construction: **Metal**

NOTED significant cracks, (see remarks below)

Cabana/Awning supports not secure

Leaks noted at roof (see remarks)

Remarks:



Cracking & uplifting noted to driveway material.



Uplifted edge noted along rear walk.

Exterior Structure and Entry

Exterior-Structure

General Condition Is: **Good**

Paint/Stain: **Good**

Exterior Covering(s): **Good**

Moldings/Trim: **Good**

Skirting: **Good-Fair**

Windows: **Good**

Earth to Wood Clearance: **Poor**

Brick/Block/Stone: **N/A**

Type of Siding: **Wood Siding**

Eaves and Overhangs: **Fair**

Type of Skirting: **Wood Siding**

Type Window(s): **Dual Pane**

Caulking and weather-stripping: **Good**

Normal Settling Cracks Noted

Material deterioration (MD) Noted: **C** Refer to "Wood Destroying Pest and Organism Report"

Vegetation limits access to exterior surfaces:

Holes noted on exterior surface should be sealed (pipe, conduit, cable entry points).

Manufacturer Insignia Present: **UTD**

Manufacturer:

Year Built:

Serial#: **UTD**

Remarks:

No clearances & earth to wood contact noted to wood skirting material. Wear noted along bottom edges of wood skirting. Louvered crawl area vent covers restrict air flow & reduce crawl space ventilation - recommend consider installation of open mesh screens for crawl vent openings. Exterior caulking noted along window & siding trim - recommend annual check of exterior caulking & re-apply as needed. Manufacturers insignia & serial # plate painted over - unable to read.

Entry Porch

Normal settling cracks noted

General Condition Is: **Good**

Type Construction: **Wood Deck**

Doorbell: **Functioning**

Stair/Steps-Condition: **Good-Fair**

Steps: Riser/Tread Ratios: **Good**

Potential Hazard

No Safety Handrail Installed-Potential Hazard

NOTE: Uplifting of slab or expansion material/uneven surfaces may present a tripping HAZARD.

Deck: **Good-Fair**

Type Surface: **Plywood**

Piers fully bearing: **Yes**

Potential HAZARD

C Spacing of Railing Balustrades exceeds 4" which may present a HAZARD to infants/children.

Loose railings/posts noted at: See Remarks

Potential HAZARD

Earth to Wood contact noted at decks, a common condition which may moderately accelerate deterioration.

Remarks:

Front entry deck surface covered by carpet - unable to access. Openings under railings exceed 4 " recommended maximum - openings may be insufficient for infants & toddlers. Deterioration noted to front entry bottom step material.



Earth to wood contact to wood skirting.



Recommend replacing louvered covers with open mesh screens.



Openings under railings exceed 4 " recommended maximum.

Electrical Main and Exterior

Main Electrical Service

Service entrance: **Underground**

Utility District: **PG&E**

Location of Main Service Panel: **Right side exterior**

Inadequate clearance around electrical service panel-Potential Hazard

Recommend a Licensed Electrician evaluate further for any needed repairs or replacements.

Main breaker/disconnect size amps: **100**

Disconnect service cable: **Aluminum**

Electrical Feeder Assembly: **Cable**

Earth Contact-Potential Hazard

Potential Hazard-Cord used when main breaker exceeds 50 Amps

Wiring Type: **3-Wire**

Wiring Conductors: **Aluminum**

Wiring Methods: Nonmetallic cable

BX/AC/MC Cable

Knob and Tube

Conduit

House Ground: **Ground Rod**

Type Electrical Panel: **Circuit Breakers**

Circuit breakers Labeled: **N/A**

15 & 20 Amp Circuits: **N/A**

Breaker ties installed: **Yes**

Potential HAZARD

Number of circuits in panel:

15 amp

20 amp

25 amp

30 amp 120 Volt

20 amp

30 amp

40 amp

50 amp 240 Volt

240 Volt Wiring located at:

Garage

Laundry

Kitchen

Exterior

Other:

Main service circuit breaker size may be inadequate for number of circuits in use.

Remarks:

Exterior Lighting and Electrical

Front porch light: **Functioning**

Back porch Light: **Functioning**

Side garage door light: **N/A**

Garden Lights: Front: **N/A**

Rear: **N/A**

Flood Lighting: Front: **DNT-controlled by sensor/timer**

Rear: **N/A**

Exterior Outlet(s) front: **Not Installed**

Location:

Potential HAZARD

Exterior Outlet(s) rear: **Functioning-Not all outlets are GFCI protected**

Location: **Right & left sides**

Potential HAZARD

Remarks:

Unable to check all electrical outlets (in-use or not accessible)

Right side exterior outlet is not GFCI protected - recommended.



Main electrical disconnect.

General Electrical-Sub-Panels

General Electrical

Recommend a Licensed Electrician evaluate further for any needed repairs or replacements.

Visible wiring Hazards: Yes-See Remarks

Electrical outlets are randomly tested throughout the home.

- OpenGround Circuit(s) Open Wiring GFCI(S) Not Functioning
- Open Hot Outlet(s) Open Neutral Outlet(s) Reverse Polarity Outlet(s)
- Wiring splice(s) without junction boxes and/or covers Switch/Outlet covers not installed

GFCI /Arc Fault (Circuit Breakers/Outlets): Partial

Potential HAZARD

- Locations:
- Exterior outlets Kitchen Circuit breaker Laundry
 - Garage outlets Bathrooms Basement
 - Home has 2-wire system typical of era, which do not provide for a ground receptacle.
 - Home has 3 wire receptacles installed with 2 wire system-No ground installed.

Boxes marked "Yellow" should have outlets protected by GFCI for Safety

Note: GFCI protected outlets may not have been required at time of construction but are recommended as a safety upgrade.

Review of all low voltage wiring, including telephone, TV antenna, alarm, computer, intercom, and stereo wiring is not within the scope of our inspection. Consult the appropriate service technician for full evaluation of their operating conditions.

Remarks:

Dining room light fixture wall switch became hot to the touch after fixture turned on - recommend further review. Above outlets are recommended to be GFCI protected to include all outlets within 6 ft of kitchen sink.

Additional Panel

Location: **Right side exterior**

Type: **Sub Panel**

Circuit breakers Labeled: **Yes**

Electrical Panel: **Circuit Breakers**

Bonding & Grounding: **Good**

15 & 20 Amp Circuits: **Copper**

Breaker ties installed: **Yes**

Potential HAZARD

Number of circuits in panel:	7	15 amp	5	20 amp	25 amp	30 amp	120 Volt	
		20 amp	2	30 amp	2	60 amp	2	100 amp 240 Volt

Remarks:



Decks/Balconies/Sheds

Deck(s)/Patio(s) Location: **Front of Home, Right side entry**

General Condition Is: **Good, Fair** Type of Surface: **Wood**
Sub-Structure Support: **Pier & Post**
Piers fully Bearing: **Yes**

- Spacing of Railing Balustrades exceeds 4" which may present a HAZARD to infants/children.
 Loose railings/posts noted at:
 NOTE: Uplifting of deck or expansion material/uneven surfaces may present a tripping HAZARD.
 Earth to Wood contact noted at decks, (a common condition which may moderately accelerate deterioration).

Stairs: Riser/Tread Ratios: **Good** Uneven step height and/or tread ratio may present a tripping HAZARD.
 No Safety Handrail Installed-Potential Hazard

Remarks:

Unable to access front entry decking surface - covered by carpet. Openings under deck railings exceed 4 " recommended maximum. Deterioration noted to right side entry step & landing railing material. Railing openings exceed 4 " recommended maximum - openings may be insufficient for small children.

Balconies Location: **N/A**

General Condition Is: Type of Surface:
Sub-Structure Support:
Piers fully Bearing:

- Spacing of Railing Balustrades exceeds 4" which may present a HAZARD to infants/children.
 Loose railings/posts noted at:
 NOTE: Uplifting of deck or expansion material/uneven surfaces may present a tripping HAZARD.

Stairs: Riser/Tread Ratios: Uneven step height and/or tread ratio may present a tripping HAZARD.

Remarks:

Shed(s) Location: **Left Side**

Miscellaneous Structures/Sheds: **Fair, Poor**

Remarks:

Unable to access shed interior. Deterioration noted to shed exterior siding & trim material. Earth to wood contact noted.



Front deck - earth to wood contact noted.



Deterioration noted to side entry railing material.



Deterioration noted to shed exterior siding & trim.

Roofing

General Condition Is: **Good-Fair**

- No leaks apparent at this time..... Evidence of leaks noted = (see Remarks below)
 Recommend a Licensed Roofing Contractor evaluate further for any needed repairs or replacements.

Estimate Life is based on maintenance and/or repairs of the conditions noted. Opinions stated herein concerning the roof are in regard to the general condition of the roof surface as evidenced by a visual inspection and does not constitute an opinion or warranty as to whether the roof leaks or may be subject to future leakage.

Number of layers of roofing is at least: **1** Roof pitch may be inadequate for the roofing materials used.

Roof Type: **Gable**

Type Roofing Material: **Tab Composition**

Est. Pitch (slope): **3/12**

Roofing materials noted with the following conditions:

- Rotted Curled Loose Deteriorated Lifting Missing
 Torn/Split Cracked/Chipped Rusted through

In some cases the tar paper below is showing through roofing material.

In some places water ponds on the roof surface.

Roof deflection noted appears: Cosmetic Structural

Vegetation overhangs the roof which may cause early deterioration of the roofing surface, recommend trimming.

Evidence of routine roof maintenance: **No**

Plumbing vents noted: **Yes**

Skylights: **No**

Heat reflective: **Yes**

Antenna/Dish: **N/A**

Roof metal/ Flashings: **Good**

Attic vents noted: **Yes**

Eave

Gable

Roof

Turbine Vents

Note: If turbine vents are used they should be covered in winter to prevent excess moisture entry to attic space.

ROOF-INSPECTED FROM: **Walking on roof surface**

Patio Roof Covers: and/or flat roofs are not included in the data listed above.

Remarks:

Recommend clearing debris off roofing surfaces. Rolled comp paper noted for center roofing covering material. Wear & deterioration noted to upper front siding trim & fascia material. Exposed nail heads at vent flashing are recommended to be sealed.

Awning/Cabana

Location: **N/A**

Type Construction:

Support:

Loose posts/support-Potential Hazard

Condition:

Remarks:



Debris noted on rolled comp roofing surface.



Deterioration noted to front siding trim & fascia material.



Caulking is recommended on exposed nail heads.

Gutters/Downspouts

Gutter Condition: **Good-Fair** Use of Gutters: **Good** Debris noted in gutters: **Yes**
Scupper Condition: **N/A** Use of Scuppers: Debris noted at scuppers:
Downspout Condition: **Good** Use of Downspouts: **Good** Rust noted in gutters: **No**
Evidence of leaks on: **N/A** Splash Blocks Used: **Yes**

Use of splash blocks and/or drainage systems are recommended to divert water away from home.

Scuppers are used on low pitch roofs for draining water from roof (gutters are not used).

Remarks:

Debris noted in left side & rear gutter interiors.

Chimney(s)

Chimney #1 Location: **N/A**

Exterior condition:

Type construction:

Chimney flue:

Cap or spark arrestor:

Potential HAZARD

Chimney should be inspected for cleanliness

Remarks:

Chimney #2 Location: **N/A**

Exterior condition:

Type construction:

Chimney flue:

Cap or spark arrestor:

Potential HAZARD

Chimney should be inspected for cleanliness

Remarks:

Chimney #3 Location: **N/A**

Exterior condition:

Type construction:

Chimney flue:

Cap or spark arrestor:

Potential HAZARD

Chimney should be inspected for cleanliness

Remarks:



Debris noted in gutters.

Garage

Garage/Carport

Normal settling cracks noted biological/organic growth noted
General Condition Is: **Good** **Type:** **Carpport-Detached** **Size:** **2-car**
Fire wall between garage and house: **N/A** Holes and/or penetrations through fire wall should be sealed.
Solid core door to house: **N/A** **Self closing device:**
Electrical wiring protected on walls to 7 ft.: **N/A** **Garage outlets at least 18" off floor:** **N/A**
Outlets protected by GFCI : **N/A** **Potential Hazard (outlets are not GFCI protected)**
Windows: **N/A** **Type:**
Sink: **N/A** **Type:**
Faucet Operating Condition: **N/A** **Lighting Functions:** **N/A**
Side/back garage door: **N/A** Limited access to garage Garage attic not intended for storage
 Evidence of moisture entry (see remarks)
Remarks: **Unable to check all electrical outlets (in-use or not accessible)**

Garage Door(s)

Remote control devices are not tested.

Note: Openers with electric eye or door edge sensors are now available which can be retrofitted for safety.

Garage Door **N/A** **Size:**
General Condition Is: **Construction:** **Type:**
Operation: **Electric....Auto Reverse functions:** **Potential HAZARD**
 Recommend adjustment of auto reverse function.
Safety Spring Retainers: **Potential HAZARD**

Remarks:

Garage Door **N/A** **Size:**
General Condition Is: **Construction:** **Type:**
Operation: **Electric....Auto Reverse functions:** **Potential HAZARD**
 Recommend adjustment of auto reverse function.
Safety Spring Retainers:

Remarks:



Detached carport

Living Room

Living Room

Normal settling cracks noted biological/organic growth noted
Wall Finish: **Good** Type: **Paint**
Flooring: **Good, Fair** Type: **Carpet**
Window(s): **Good** Type: **Single Hung** Screens: **Good**
Door(s): **N/A** Type: Screens:
Ceiling Fan: **Not Installed** Ceiling/Wall Light: **Not Installed**

Unable to check all electrical outlets (in-use or not accessible)
Heating /Cooling Device: **HVAC Duct**

Remarks:

Loose & squeaking sub floor noted at right center of living room.

Fireplace/Stove

Type Fireplace: **N/A**
Fire box: Damper: Damper not permanently secured open-Potential Hazard
Gas Log: Gas Shut-off valve: Potential HAZARD
Gas Lighter: Evidence of smoke:
Chimney Clean: Chimney should be inspected for cleanliness
Hearth Extension: Inadequate, (Less than Typical Min. of 16") Potential Hazard

Remarks:

Wet Bar

Located In: **Living Room**
Cabinets: **Good** Friction Catches on Cabinets: **Yes**
Countertop: **Good** Type: **Formica**
Sink: **Good** Type: **Stainless Steel**
Faucet Operation: **Good** FCI outlet near sink: **No** Potential HAZARD
 Plumbing Leaks: **None Apparent**

Remarks: Unable to check all electrical outlets (in-use or not accessible)

Wall outlet at wet bar is not GFCI protected - recommended.



Living room - loose & squeaking sub floor noted.



Recommend upgrading sink outlet to GFCI.

Family Room

Family Room

Normal settling cracks noted

Biological/organic growth noted

Wall Finish: **Good**

Type: **Paint**

Flooring: **Good**

Type: **Carpet**

Window(s): **Good**

Type: **Slider**

Screens: **Good**

Door(s): **Not Installed**

Type:

Screens:

Ceiling Fan: **Not Installed**

Ceiling/Wall Light: **Not Installed**

Unable to check all electrical outlets (in-use or not accessible)

Heating /Cooling Device: **HVAC Duct**

Remarks:

Fireplace/Stove

Type Fireplace: **N/A**

Fire box:

Damper:

Gas Log:

Damper not permanently secured open-Potential Hazard

Gas Lighter:

Gas Shut-off valve:

Potential HAZARD

Chimney Clean:

Evidence of smoke:

Chimney should be inspected for cleanliness

Hearth Extension:

Inadequate, (Less than Typical Min. of 16") Potential Hazard

Remarks:

Wet Bar

Located In: **N/A**

Cabinets:

Friction Catches on Cabinets:

Countertop:

Type:

Sink:

Type:

Faucet Operation:

GFCI outlet near sink:

Potential HAZARD

Plumbing Leaks:

Remarks:

Unable to check all electrical outlets (in-use or not accessible)



Family/ Sitting room

Laundry/Pantry

Laundry Location: **Hallway**

Normal settling cracks noted biological/organic growth noted

Wall Finish: **Good** Type: **Paint**

Flooring: **Good** Type: **Vinyl/Linoleum**

Window(s): **N/A** Type:

Screens:

Door(s): **Good** Type: **Side Door-Single**

Screens: **Good**

Ceiling/Wall Light: **Functioning** Exhaust Fan: **Not Installed**

Heating /Cooling Device: **HVAC Duct** Ironing Outlet: **Functioning**

Cabinets: **Good** Cabinet Hardware: **Good**

Countertop: **Good** Type: **Formica**

Sink: **Good** Type: **Stainless Steel** Size: **Single**

Faucet Operation: **Good** GFCI outlet near sink: **No** C Potential HAZARD

Dryer Source: **Electric** Vented to outside: **Yes**

Plumbing leaks: **None Observed** Dryer gas line not capped-Potential Hazard

Remarks: Unable to check all electrical outlets (in-use or not accessible)

Counter outlet located within 6 ft of sink is not GFCI protected - recommend upgrade.

Pantry Location: **N/A**

Normal settling cracks noted biological/organic growth noted

Wall Finish: Type:

Flooring: Type:

Window(s): Type:

Screens:

Door(s): Type:

Screens:

Ceiling Light: Exhaust Fan:

Heating Device: Ironing Outlet:

Cabinets: Cabinet Hardware:

Countertop: Type:

Sink: Type:

Faucet Operation: GFCI outlet near sink: Potential HAZARD

Plumbing leaks:

Remarks: Unable to check all electrical outlets (in-use or not accessible)



Laundry area



Laundry sink outlet not GFCI protected.

Master Bedroom

Location: Left rear	<input type="checkbox"/> Normal settling cracks noted	<input type="checkbox"/> Biological/organic growth noted
Wall Finish: Good	Type: Paint	Ceiling/Wall Light: Not Installed
Flooring: Good	Type: Carpet	Ceiling Fan: Not Installed
Window(s): Good	Type: Slider	Screens: Good
Door(s): Good	Type: Single	Screens: N/A
Closet Storage: Appears Adequate	Type: Walk-in	
Light in closet: Functioning	<input checked="" type="checkbox"/> Unable to check all electrical outlets (in-use or not accessible)	

Remarks: **Heating /Cooling Device: HVAC Duct**

Sitting/Dressing Area

	<input type="checkbox"/> Normal settling cracks noted	<input type="checkbox"/> Biological/organic growth noted
Wall Finish: N/A	Type:	Ceiling/Wall Light:
Flooring:	Type:	Ceiling Fan:
Window(s):	Type:	Screens:
Door(s):	Type:	
Closet Storage:	Type:	
Light in closet:	<input type="checkbox"/> Unable to check all electrical outlets (in-use or not accessible)	

Sinks and cabinets located in this area see Master Bathroom for evaluation

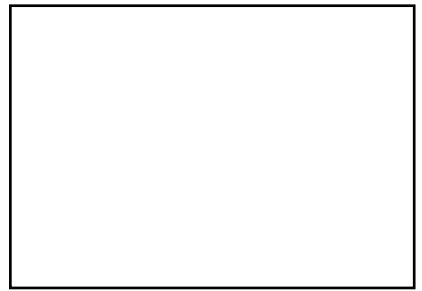
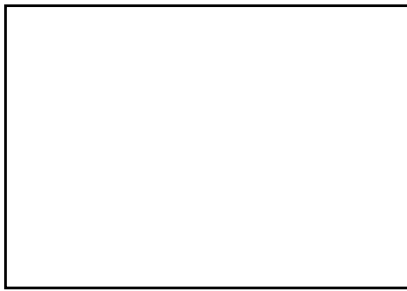
Remarks: **Heating /Cooling Device:**

Fireplace/Stove

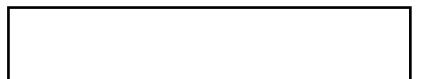
Type Fireplace: **N/A**

Fire box:	Damper:	<input type="checkbox"/> Damper not permanently secured open - Potential Hazard
Gas Log:	Gas Shut-off valve:	<input type="checkbox"/> Potential HAZARD
Gas Lighter:	Evidence of smoke:	
Chimney Clean:	<input type="checkbox"/> Chimney should be inspected for cleanliness	
Hearth Extension:	<input type="checkbox"/> Inadequate, (Less than Typical Min. of 16") Potential Hazard	

Remarks:



Master bedroom



Note: Although 48" was the former maximum window sill height, current standards are 42" maximum sill height to allow children & elderly emergency egress in the event of fire. We suggest a dresser or chair be placed in front of window if higher than 42".

Bathroom #: Master

Location:

Normal settling cracks noted

Biological/organic growth noted

Wall Finish: Good

Type: Paint

Ceiling/Wall Light: Functioning

Flooring: Good

Type: Vinyl/Linoleum

Exhaust Fan: Not Installed

Window(s): Fair

Type: Slider

Screens: Good

Door(s): Good

Type: Single

Heating /Cooling Device: HVAC Duct

Bath Fixtures: Separate Shower & Tub

Shower/Tub Door/Curtain: Hinged Door

Condition: Good

Tub Condition: Good

Material Type: Fiberglass

Jetted Tub: N/A

Tub Enclosure: Fair

Material Type: Paint/Drywall

Faucet Operation: Good

Shower Pan: Fiberglass

Low flow showerhead: No

Shower Condition: Good

Shower Enclosure: Good

Material Type: Fiberglass

Faucet Operation: Good

The waterproof integrity of ceramic tubs and showers is beyond the scope of this report.

Vanity Cabinet(s): Good

Countertop Condition: Good

Type: Acrylic

Sink Condition: Fair

Type: Acrylic

Size: Single

Faucet Operation: Good

GFCI Outlet(s) at sink: Yes

Potential HAZARD

Toilet Condition: Good

Water saver type tank: No

Plumbing leaks: None Observed

Remarks:

Unable to check all electrical outlets (in-use or not accessible)

Wear noted to cabinet & door surfaces. Staining noted on shelving surface above tub faucet - plants noted on shelving. Sink overflow drain did not drain. Shower door material appears to be non-glass, unable to determine material.

Located in separate room: N/A

NOTE: See above for evaluation of toilet/bathtub/shower

Normal settling cracks noted

Biological/organic growth noted

Wall Finish:

Type:

Flooring:

Type:

Exhaust Fan:

Window(s):

Type:

Screens:

Door(s):

Type:

Heating /Cooling Device:

Remarks:

Unable to check all electrical outlets (in-use or not accessible)



Master bathroom - sink overflow drain not draining.



Master toilet/ shower.

Bedrooms

Bedroom# **2** **Location:** **Right rear**

Normal settling cracks noted biological/organic growth noted

Wall Finish: **Good** **Type:** **Paint** **Ceiling/Wall Light:** **Not Installed**

Flooring: **Good** **Type:** **Carpet** **Ceiling Fan:** **Not Installed**

Window(s): **Good** **Type:** **Slider** **Screens:** **Good**

Door(s): **Good** **Type:** **Single**

Closet Storage: **Appears Adequate** **Type:** **Reach-in**

Light in closet: **Not Installed** Unable to check all electrical outlets (in-use or not accessible)

Remarks: **Heating /Cooling Device:** **HVAC Duct**

Bedroom# **Location:**

Normal settling cracks noted biological/organic growth noted

Wall Finish: **Type:** **Ceiling/Wall Light:**

Flooring: **Type:** **Ceiling Fan:**

Window(s): **Type:** **Screens:**

Door(s): **Type:**

Closet Storage: **Type:**

Light in closet: Unable to check all electrical outlets (in-use or not accessible)

Remarks: **Heating /Cooling Device:**

Bedroom# **Location:**

Normal settling cracks noted biological/organic growth noted

Wall Finish: **Type:** **Ceiling/Wall Light:**

Flooring: **Type:** **Ceiling Fan:**

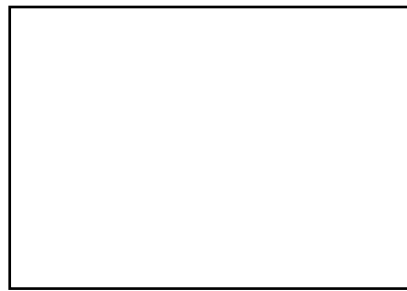
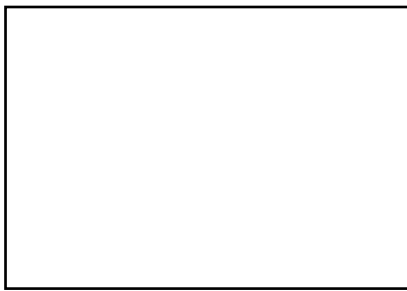
Window(s): **Type:**

Door(s): **Type:**

Closet Storage: **Type:**

Light in closet: Unable to check all electrical outlets (in-use or not accessible)

Remarks: **Heating /Cooling Device:**



Bedroom # 2

Note: Although 48" was the former maximum window sill height, current standards are 42" maximum sill height to allow children & elderly emergency egress in the event of fire. We suggest a dresser or chair be placed in front of window if higher than 42".

Bathroom #: 2

Location:

Rear hallway

Normal settling cracks noted

Biological/organic growth noted

Wall Finish: Good

Type: Paper

Ceiling/Wall Light: Functioning

Flooring: Good

Type: Vinyl/Linoleum

Exhaust Fan: Not Installed

Window(s): Good

Type: Awning

Screens: Good

Door(s): Good

Type: Single

Heating /Cooling Device: HVAC Duct

Bath Fixtures: Shower/Tub Combo

Shower/Tub Door/Curtain: Sliding Glass Doors

Condition: Fair

Tub Condition: Good

Material Type: Fiberglass

Jetted Tub: N/A

Tub Enclosure: Good

Material Type: Fiberglass

Faucet Operation: Good

Shower Condition: See tub

Shower Pan:

Low flow showerhead: No

Shower Enclosure: See tub

Material Type:

Faucet Operation: See tub

The waterproof integrity of ceramic tubs and showers is beyond the scope of this report.

Vanity Cabinet(s): Good

Countertop Condition: Good

Type: Acrylic

Sink Condition: Fair

Type: Acrylic

Size: Single

Faucet Operation: Good

GFCI Outlet(s) at sink: Yes

Potential HAZARD

Toilet Condition: Good

Water saver type tank: No

Plumbing leaks: None Observed

Remarks:

Unable to check all electrical outlets (in-use or not accessible)

Did not locate safety glass emblem on shower doors. Sink overflow drain does not drain.

Located in separate room: N/A

NOTE: See above for evaluation of toilet/bathtub/shower

Normal settling cracks noted

Biological/organic growth noted

Wall Finish:

Type:

Exhaust Fan:

Flooring:

Type:

Screens:

Window(s):

Type:

Door(s):

Type:

Heating /Cooling Device:

Remarks:

Unable to check all electrical outlets (in-use or not accessible)



Bathroom # 2 - safety glass recommended for shower doors.

Heating & Cooling Systems

Heating & Air Conditioning Inspection

Visual Condition Is: **Good**

Operational Condition: **Good**

Recommend further evaluation of:

Due to age of heating system, heat exchanger should be checked for cracks.

Recommend cleaning of :

Note: According to industry experts, the average life of the furnace heat exchanger in the U.S. is 15 years. As with all mechanical equipment, our inspection is a visual evaluation of the operation. If heating or a/c equipment is a concern, please have a licensed HVAC technician perform a maintenance inspection. Capacity or adequacy of system to heat or cool the home is beyond the scope of the inspection.

Type Unit: **Central Heating/Cooling**

Add'l Units: **N/A**

Systems Not Tested: **N/A**

Equipment Location: **Side yard/Closet**

Cooling: Return Air Temperature: **74-76** Degrees (F)

Supply air temperature: **65 - 68** Degrees (F)

Heating: Return Air Temperature: **77-80** Degrees (F)

Supply air temperature: **108 - 117** Degrees (F)

Heating Unit: Make: **Coleman**

Model #: **DGAA090BDTA**

Air Conditioning Unit: Make: **UTD**

Model #: **GS3BA-036KA**

Number of return filters locations: **1** Location: **Furnace Cabinet**

Filter Condition: **Clean**

Location: Filter Condition:

Programmable Thermostat: **No**

Control: **Single Zone**

Thermostat functions on Fan Only Setting: **Functioning**

Heat Pump Emergency heat: **N/A**

Functions:

Condensate drain: **Yes-Primary**

Drain pan in attic: **N/A**

Condensate drains into crawl area Condensate pump installed not tested

Heating Energy: **LP Gas** Solar Assisted

Solar Systems are beyond the scope of this inspection and are not included

HVAC Ducting: Air flow to all rooms: **Yes**

Insulation torn: **UTD**

Ducts disconnected: **UTD**

Ducts collapsed: **UTD**

Furnaces

Combustion Venting: **Good**

Exhaust Venting: **Good**

Potential HAZARD

Flue condition: **Good**

Inadequate clearance maintained around flue

Flue construction: **Metal Single wall**

Flame Condition: **Good**

Gas Shut-off Valve: **Yes**

Potential HAZARD

Brass or copper pipe used for gas connection: Recommend replacement-Potential Hazard

Roof top or ground units Gas pipe flashing not sealed

Gas pipe has no protective coating

Electrical flashing not sealed

Exterior unit pad not above grade

Attic Units No Solid floor from access min. 24" wide

No 30" deep platform in front of firebox

Lighting in Attic: **N/A**

Remarks:

30 amp max fuse noted at AC disconnect as recommended by the manufacturer. Insufficient working clearance noted behind AC condenser. No drain pan noted under furnace for an interior location. LP gas conversion tag not displayed on furnace, unable to confirm conversion.



AC condenser & disconnect.



Furnace - return air filter located behind top panel.



Furnace gas shut-off valve located behind bottom panel.

Water Heater/Plumbing

Water Heater General

General Condition Is: **Good** Approximate Age: **3 Years** Gallons: **40**
Location: **Exterior of Home** Water Heater Type: **LP Gas**
Make: **State** Model #: **PR640POCT52**

Solar or water heater assisted systems are not inspected.

According to industry experts, the average water heater life in the U.S. is 8 to 12 years.

Recommend licensed plumbing contractor evaluate further for any needed repairs or replacements.

Safety Relief Valve (SRV): **Yes** Potential HAZARD Raised Platform (Garage): **N/A** Potential HAZARD

SRV drained to the outside: **Did not locate termination**

Supply Pipes Insulated: **Partial** Insulating Blanket (external): **No**

Earthquake Strapping: **No** Installed strapping not approved **C** Potential HAZARD

Bollards in place to protect from vehicle damage: **N/A** Potential HAZARD

Fuel Burning Water Heaters

Combustion Venting: **Good** Exhaust Venting: **Good** Potential HAZARD

Flue condition: **Good** Inadequate clearance maintained around flue

Flue construction: **Metal Single wall**

Flame Condition: **Good** Fuel Shut-off Valve: **Yes** Potential HAZARD

Brass or copper pipe used for gas connection: Recommend replacement-**Potential Hazard**

Electric Water Heaters

Feed wire in conduit:

Water heater timer:

Remarks:

Staining noted on water heater closet ceiling around flue entry. Although not required by HUD - we recommend upgrading the EQ strapping to a 2-strap EQ kit when possible. Drain pans are recommended under units in closets next to living space walls.

Plumbing

General Condition Is: **Good** Recommend plumbing contractor evaluate further for any needed repairs/ replacements.

Gas: **UTD** Shut-off valve location: **Front**

Flexible Gas Connector<=6 ft. **Yes** Potential HAZARD

Note: Supply and Waste Lines which are not visible are not part of these conclusions.

Water Supply: **Public**

Potable Water Pipe Material: **PVC**

C Potable Water pipe leaks: Water main shut-off location: **Right Side**

Exterior hose bibs#: **2** Exterior hose bibs have anti-siphon device: **Not installed**

Decrease in water volume when more than one fixture is in use.

Waste treatment: **Sewer** Waste Water Pipe Material: **ABS**

Flexible waste Connector: **Yes**

C Waste pipe leaks: Clean-out plugs accessible: **Yes**

Dissimilar metals used without dielectric couplings and bonding may reduce service life

Remarks:

Gas supply is marked as LP gas on inlet regulator at main gas shut-off meter. Leaking noted under bathroom # 2- unable to determine source.



Water heater gas shut-off valve.



Main gas shut-off - left. Water shut-off valve - right.



Leaking noted under bathroom # 2.

Attic/Crawl Space or Basement/Foundation

Attic Area

Location Of Access: **No Access**

Access limited to:

of area due to inadequate clearance caused by:

Visual Condition of structure:

Biological/Organic Growth Noted

Roof Framing:

Roof Sheathing:

Rafters visibly sagging:

Ceiling joists sagging:

Chimney anchored to roof framing:

Vaulted Ceiling:

Attic Floor:

Attic Ventilation:

Attic Insulation:

Insulation Thickness: "+/-"

Powered Attic Fan:

Whole House Fan:

Recessed Lights or Knob/Tube Wiring are covered with insulation-This may present a **Fire HAZARD**

Water Stains noted on the framing members which appear to be from Past Current Leak

Remarks:

Electrical: line splices in wiring without wire nuts; without J-box and/or cover

Maunufactured enclosed attic - no access.

Crawl Space/Basement-Foundation

Access limited to:

of area due to inadequate clearance caused by:

Location Of Access: **Through skirting**

Recommend a licensed foundation contractor evaluate further for any needed repairs or replacements.

If Soil Stability or expansive soil is a concern, contact a soils engineer.

Basement

Stairways/Landings (Interior):

Head Clearance:

Riser/Tread Ratios:

Railing: **Sturdy/Spacing:**

Spacing of Railing Balustrades exceeds 4" which may present a HAZARD to infants/children.

Loose railings/posts **Potential HAZARD**

Foundation

Type Foundation(Footings): **N/A**

Pier Type: **Concrete Block/Wood**

Piers fully Bearing: **Yes**

Pier Condition: **Good**

Seismic restraints: **No**

Sub floor visual condition: **UTD**

Crawl Space ventilation: **Adequate**

Type sub floor: **Plywood**

Wheels Removed: **Yes**

Tongue Removed: **No**

Water ponds to:

" +/- deep during wet weather in crawl space

Biological/Organic Growth Noted

Under floor Insulation: **Yes**

Sump pump installed (not inspected for operation)

Water Stains noted on the framing members which appear to be from Past Current Leak

Electrical: line splices in wiring without wire nuts without J-box and/or cover

Remarks:

House foundation support is concrete blocks on wood bases - as with all block & steel pier foundation systems - periodic re-leveling may be required as house & soil settle which will cause un-level flooring & doors to open/ close by themselves.



Steel jack piers noted under decking.



House supports are concrete block on wood bases.



Leaking noted under bathroom # 2.



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Life Expectancy of Home Components (based on 2002 data)

Landscaping	Years	Roofing	Years	Interior(con't)	Years
Decks		Asphalt composition rolled	12-20	Counter Tops	
Wood	15	Asphalt composition shingle	15-30	Acrylic	15+
Driveways		Built-up roofing	12-30	Ceramic	100+
Asphalt	15	Concrete or Clay Tile	30-100+	Corian	20+
Concrete	50	Gutters & Downspouts (copper)	50+	Granite	20+
Fencing		Gutters & Downspouts (galv)	15-20	Laminated/Formica	10-15
Wood	12	Gutters & Downspouts (vinyl)	8-10	Wood	20
Chain Link	30	Shake & Wood Shingles	15-30	Bath	
Patio		Sheet Metal	25-50+	Cast Iron Bathtub	50
Brick/Stone	20	Slate	50-100	Fiberglass Bathtub/Shower	10-15
Concrete	24	Spray Foam	Unknown	Toilet	50
Sprinkler Systems	12	Wood Composition Tile	Unknown	Sinks	
Swimming Pool		Electrical	Years	Acrylic	10+
Vinyl Above ground	10	Aluminum branch circuit wiring	Need Inspect.	Cast Iron or Porcelain	25-30
Built-in Plaster	18	Fused Service Panel	Outdated	Concrete	50+
Walkways		GFCI circuit breaker or outlet	5-10	Corian	20+
Brick/Stone	15	Knob & Tube wiring	Outdated	Enamel Steel	5-10
Concrete	24	Service Panel	40	Faucet	15-20
Loose Aggregate	4	Plumbing	Years	Fiberglass	15-20
Exterior Structure	Years	Cast Iron sewer pipe	50-100	Appliances	
Doors		Concrete sewer pipe	50-100	Compactor	10
Door with roof over it	80-100	Copper potable water pipe	50+	Dishwasher	5-12
Main Garage Door	20-50	Copper sewer pipe	50+	Disposal	5-12
Siding		Galvanized potable water pipe	30-50	Freezer	16
Aluminum or Vinyl Siding	20-50	Plastic potable water pipe	Unknown	Microwave oven	11
Brick chimney & fireplace	100+	Plastic sewer pipe	Unknown	Refrigerator	15-20
Brick or stone walls	100+	Interior	Years	Septic tank & System	15-25
Caulking for sealer	8-10	Doors		Stove/Oven	15-20
Composite pressed wood siding	Unknown	Hollow core door	5-30	Sump Pump	10-12
Exterior Paint	7-10	Solid core door	30+	Washer/ Dryer	8-12
Metal Coping	20-40	Steel door	50+	Well	10-12
Mortar(walls)	25+	Floors		Water Heaters	
Steel siding	50-100	Carpeting	8-12	Gas/Oil	8-12
Stucco 2-coat	Unknown	Marble	100+	Electric	10-15
Stucco 3-coat	50-200	Slate flagstone	100+	Heat Extractor	8-12
Stucco EIFS	Unknown	Solid oak or pine	100+	Air Conditioning	Years
Wood Siding	10-100+	Terrazzo	100+	Attic Fan	18-20
Windows		Vinyl	20-30	Boilers	30-50
Window Glazing	20	Wood Laminate	20+	Burner & Heat Exchanger	21-24
Aluminum Casement	20-50	Interior Walls & Finish		Central Air Conditioning	8-15
Dual Pane thermo-seals	10-20	Ceramic Tile	100+	Damper	18-20
Wood Casement	20-50	Drywall & Plaster	30-70	Electric Heat Air Handler	8-12
Shutters		Wall & Trim Paint	5-10	Electric Radiant Heater	10-12
Wood Exterior	4-5	Wallpaper	7	Fiberglass Ducting	14-16
Vinyl Exterior	7-8	Wood Paneling	20+	Flexible Plastic Ducting	14-16
Aluminum Exterior	3-5	Stairs		Furnace Gas/Oil	8-18
Foundation	Years	Railings	30-40	Furnace High Efficiency	Unknown
Poured footing/foundation	200	Stairs	50-100	Galvanized Ducting	28-30
Concrete Block	100	Cabinets		Heat Pump	8-12
Cement	50	Medicine cabinet	20+	Humidifier	6-8
Post-tension Slab on Grade	50+	Kitchen cabinet	15-20	Whole House Fan	14-16
				Window Air Conditioner	8-10