



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

(530) 268 - 3452

Inspection # 1887

HOME INSPECTION REPORT

Client: **Mike & Debbie Homeowner**

Inspection Address: **1234 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 Contract titled: " What Your Inspection Includes" approved on or before the date of the inspection.

PREPARED BY: Michael A. Thomas
Date of Inspection: 11/6/2009





THOMAS REAL ESTATE INSPECTIONS, Inc.

12073 Wanderer Rd.

Auburn, Ca. 95602

Phone: (530) 268-3452

Fax: (530) 268-3452

E-mail: mike@thomasinspections.com

Web: www.thomasinspections.com

Home Inspection Report

Inspection Number: **1887**

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Date of Inspection: **6-Nov-09**

Report Data EXPIRES: **6-Dec-09**

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

Name: **Mike & Debbie Homeowner**

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: **1234 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 CONTRACT* 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. Any photos that are included in the report are done so as a courtesy only, and are used at the Inspector's discretion to help illustrate a condition. We do not photograph all conditions, and we do not necessarily use photographs as an indication of severity or importance.

IN THIS MANNER, ALL EVALUATIONS HEREIN ARE FACTORED BY THE AGE OF THE IMPROVEMENTS WHICH ARE APPROXIMATELY

Approximate age of Home: **N/A** YEARS OLD.
20 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 deficiencies and the components related to these deficiencies noted in this report should be reviewed and evaluated 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.

Energy Analysis

This energy analysis is not a certified energy rating.

- Yes Attic Insulation = R-19 minimum at ceiling Estimated "R": 19-21
- Yes Floor Insulation = R-11 or better
- Partial Exterior Wall Outlets & Switch Plate Cover = Gaskets
- Partial Exterior Caulking
- No Broken Windows (or other holes in building envelope)
- No Water Heater Blanket = R-6 minimum
- Partial Hot/Cold Water Supply Lines = R-4 minimum 5' above water heater
- Yes Duct & Plenum Insulation = R-5 minimum
- Partial Shower Heads = 3 gallons per minute maximum
- No Low Flush Toilets < or = 1.6 GPF
- Yes Dual Pane Windows
- N/A Solar Screens
- N/A 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
- Yes Water heater strapping
- Yes Anchor bolts at foundation
- N/A Chimney anchored to roof framing
- Yes Flexible lines used for gas and water (water heater, a/c, and appliances)
- N/A Cripple walls appear diagonally braced

Energy and Earthquake Rating

Energy Rating: **Good**

Earthquake Rating: **Good**

Home:	Occupied	Inspection Duration:	Start Time:	8:45	Stop Time:	12:15
Utilities:	Electric: On	Water: On	Gas: On			

Address Visible From Street:

Smoke Detectors

- Smoke Detector(s): **Yes** Hazard Smoke Detector Not Installed
- Functioned with test: **Did Not Test** Hazard Smoke Detector(s) Did Not Function
- Location(s): **Hallway** **Number installed: 2**

Remarks:

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 we Recommend a Carbon Monoxide Detector be installed . All smoke detectors should be tested with real or simulated smoke during final walkthrough prior to the close of escrow. Smoke detectors over ten years old should be replaced.

General Comments

People on site at time of inspection: **Buyer's Agent**

Client's Agent : **John Doe**
 Company: **AAA Realty**
 Address:

Opened Home: **Seller**

Phone #:

Weather

Weather Condition: **Cloudy**

Ambient Air Temp. (F): **50-60**

Snow/Accumulation: ("):

Topography

Soil Condition: **Dry**

Lot **Below Roadway**

Type Lot: **Moderate Hillside**

Lot Drainage Appears: **Good**

Water appears to drain away from foundation: **Yes**

Drainage systems used on lot: **UTD**

Negative Grade: **N/A**

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

Water may migrate from adjoining lots

Recommend improvement of drainage to direct water away from foundation

Retaining Walls: **N/A**

General Condition:

Type Construction:

Weep holes noted:

Remarks:

Positive grading noted around house directs water away from foundation. Downspouts are discharging roof run-off against foundation. Drain line extensions are recommended to help divert water away from house.

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: **Good-Fair**

RH Landscaping: **Good**

LH Landscaping: **Good**

Ponds/Fountain(s): **Front**

Functioning: Front: **Yes**

Rear: **N/A**

Sprinklers: Front **Automatic**

Rear **Automatic**

Yard and Garden Sprinkler Systems are not Tested for Operation

Remarks:

Fencing

N/A

General Condition Is:

Rails and Face Boards:

Type Material:

Posts:

Type:

Gate(s) Function :

Number:

Type:

Loose Post(s) at:

Remarks:

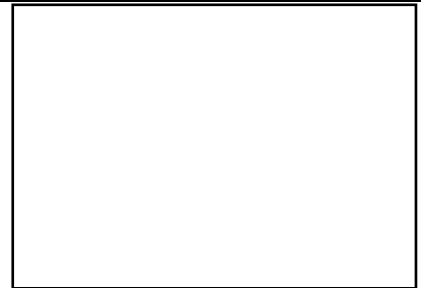
Pools/spas are not inspected as part of this home inspection. Only health & safety issues are addressed as part of the standard home inspection. For all concerns of the pool/spa, we recommend review of the pool/spa & the pool/spa equipment by a qualified outside pool/spa company.



Positive grading directs water around house.



Downspout are discharging run-off against house.



Driveway

General Condition Is: **Good-Fair** **Type Material:** **Concrete**

- 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:

Uplifting edges noted in driveway.

Walkways/Paths

General Condition Is: **Good-Fair** **Type Material:** **Concrete, Gravel**

- 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:

Uneven surfaces & uplifting edges noted at walkways & steps around house. Recommend consider a hand rail for right side yard steps.

Patios

Location: **Rear of home**

General Condition Is: **Good** **Type Construction:** **Concrete**

- 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 patio paving is about 40 to 50 years.
- NOTE: Uplifting of slab or expansion material/uneven surfaces may present a tripping HAZARD.
- NOTED significant cracks, (see remarks below)
- Built-in barbeque-Not inspected or tested

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

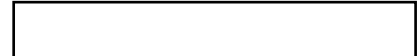
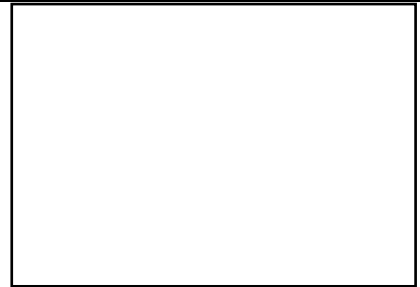
Remarks:



Uplifting edge noted at driveway.



Uneven step surfaces noted. Hand rail recommended.



Exterior-Structure

General Condition Is: **Good-Fair** Number of Stories: **Single**

Paint/Stain: **Good** Brick/Block/Stone: **Good**

Exterior Covering(s): **Good-Fair** Type of Siding: **Stucco**

Stucco cracks were noted on the exterior, most stucco cracks are common, although some may allow for water intrusion. All stucco cracks should be sealed. The inspector is unable to detect concealed conditions behind exterior finishes.

Moldings/Trim: **Good-Fair** Eaves and Overhangs: **Good**

Windows: **Good-Fair** Type Window(s): **Dual Pane**

Earth to Wood Clearance: **Good** Caulking and weather-stripping: **Fair**

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

Enclosed plant area or planter next to foundation may allow water intrusion into structure or foundation.

Vegetation limits access to exterior surfaces All exterior seams and cracks should be sealed

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

Upper Vent Screens: **Good**

Lower Vent Screens: **Good**

Remarks:

Partial use of caulking noted on exterior of house. All exterior exposed seams & edges in siding & along trim are recommended to be caulked/ sealed to help prevent water entry behind & into material. Recommend annual check of exterior caulking & re-apply as needed. Wear noted to exterior window & siding trim material. Gaps noted at trim to siding separation. Vegetation noted contacting siding may accelerate wear, trap moisture, & allow an entry point for pests. Recommend keeping vegetation trimmed off siding. Hairline cracking of stucco surfaces is common. Recommend caulking/ sealing larger cracks as needed. Failing thermo seal noted in kitchen eating nook window.

Entry Porch

Settling Cracks Noted

General Condition Is: **Good**

Type Construction: **Stone on Concrete**

Doorbell: **Functioning**

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

No Safety Handrail Installed-Potential Hazard

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

Deck: **N/A**

Type Surface: **N/A**

Piers fully bearing: **N/A**

Spacing of Railing Balusters 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:



Recommend keeping vegetation trimmed away from siding.



Worn & missing caulking noted along trim seams & edges.



Recommend sealing cracks in stucco surfaces.

General Electrical

Visible wiring Hazards: **Yes-See Remarks**

Electrical outlets are randomly tested throughout the home.

- Open Ground Circuit(s)
- Reverse Polarity Outlet(s)
- Wiring splices without junction box(s)
- GFCI(S) Not Functioning
- No Power to Outlet(s)
- Exposed Wire(s)
- Overfused Circuits
- Switch/Outlet covers not installed

GFCI /Arc Fault (Circuit Breakers/Outlets): Partial-Potential Hazard

- Locations: Exterior outlets
- Kitchen
- Circuit breaker
- Laundry
- Garage outlets
- Bathrooms
- Bedroom AFCI
- 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 /Arc Fault 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:

GFCI protection is recommended for all exterior outlets. Garage outlets are not GFCI protected. GFCI protection is recommended for all garage convenience outlets. Kitchen counter outlets located within 6 ft of sink are not GFCI protected - recommend upgrade. Laundry & wet bar sink counter outlets located within 6 ft of sink are not GFCI protected - recommend upgrade. Exposed uncovered wiring noted at right rear attic area. Open ground wiring noted at garage right side storage room wall outlets - recommend correction.

Additional Panel

Location: **Laundry Room**

Type: **Sub Panel**

Circuit breakers Labeled: **Yes**

Electrical Panel: **Circuit Breakers**

Bonding & Grounding: **Good**

15 & 20 Amp Circuits: **Copper**

Breaker ties installed: **Yes**

Number of circuits in panel:	12	15 amp	10	20 amp	25 amp	30 amp	120 Volt
		20 amp		30 amp	40 amp	50 amp	240 Volt

Remarks:



Sub panel is located in laundry area.



Open ground wiring noted at garage storage room outlets.



Exposed wiring noted in right rear attic.

Deck(s) Location: **Front & Rear of house**

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

- Spacing of Railing Balusters 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.
 C No Safety Handrail Installed-Potential Hazard

Remarks:

High edges noted off sides of front right deck porch. Wear & cracking noted to rear deck surface & step material. Surface fungus noted under rear decking. Deteriorated material under rear deck removed by pest inspector. Gap noted in rear deck step railing is insufficient for small children. Fall through hazard noted. Recommend correction.

Balconies Location: **Left Rear of Home**

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

- Spacing of Railing Balusters 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: **N/A** Uneven step height and/or tread ratio may present a tripping HAZARD.

Remarks:

Shed(s) Location: **N/A**

Miscellaneous Structures/Sheds:

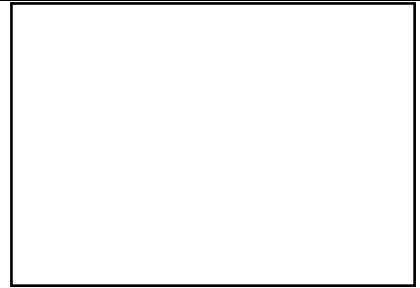
Remarks:



High edges noted off front decking.



Missing railing noted on rear deck steps - hazard.



General Condition Is: **Fair**

Approximate remaining life with proper maintenance..... **5** to **7** years

No leaks apparent at this time..... Evidence of leaks noted = (see Remarks below)

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. Roofs are not water tested for leaks. We recommend roofing to be reviewed & certified by a licensed roofing contractor prior to close of escrow.

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

Roof Type: **Hip & Valley**

Type Roofing Material: **Tab Composition**

Pitch: **8/12**

Roofing materials noted with the following conditions:

- Rotted Lifting Loose Deteriorated Missing Damaged
- 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: **Yes** Plumbing vents noted: **Yes** Skylights: **Yes**

Heat reflective: **Partial** Antenna/Dish: Roof metal/ Flashings: **Good**

Attic vents noted: **Yes** Eave Gable Ridge Turbine Vents

Attic Ventilation: **Adequate**

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 keeping vegetation trimmed off & away from roofing surfaces. Vegetation noted contacting roofing may accelerate wear, lift material, & allow an entry point for pests. Recommend clearing debris from roof valleys. Debris build-up may collect & back up water under shingles & flashing. Roof shingle surface minerals worn & loose. Recommend annual roof check & replace worn & cracked sealants as needed. Recommend replacing worn & cracked plumbing vent pipe weather collars. Gaps around worn collars may allow water entry into attic. Staining noted at plumbing vent pipe entries into attic.



Recommend keeping debris cleared from roof valleys.



Cracked weather collars may allow water entry into attic.



Recommend replacing worn & cracked sealant.



Recommend keeping vegetation trimmed off & away from roofing.

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: Yes
Evidence of leaks on: Gutter(s)		Splash Blocks Used: Partial

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:

Leaking noted at multiple gutter joints. Downspouts are discharging roof run-off against foundation. Drain line extensions are recommended to help divert water away from house.

Chimney(s)

Chimney #1 Location: **Right Rear**

Exterior condition: **Good-Fair** Type construction: **Stucco**
 Chimney flue: **Metal-Lined** Cap or spark arrester: **Yes**
 Chimney should be inspected for cleanliness

Remarks:

Worn caulk noted on chase exterior. Gaps along trim seams may allow water entry into chase material. Recommend keeping chase seams & edges caulked/ sealed.

Chimney #2 Location: **Left Rear**

Exterior condition: **Good-Fair** Type construction: **Stucco**
 Chimney flue: **Metal-Lined** Cap or spark arrester: **Yes**
 Chimney should be inspected for cleanliness

Remarks:

Worn caulk noted on chase exterior. Gaps along trim seams may allow water entry into chase material. Recommend keeping chase seams & edges caulked/ sealed.

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

Exterior condition: Type construction:
 Chimney flue: Cap or spark arrester:
 Chimney should be inspected for cleanliness

Remarks:



Leaking noted at multiple gutter joints.



Recommend keeping chimney chase exterior caulked/ sealed.



Garage/Carport

Settling cracks noted biological/organic growth noted
General Condition Is: Good **Type: Garage-Attached** **Size: 3-car**
 Fire wall between garage and house: **Yes** Holes and/or penetrations through fire wall should be sealed.
Solid core door to house: Yes **Self closing device: Yes-Not Functioning**
 Electrical wiring protected on walls to 7 ft.: **Yes** **Garage outlets at least 18" off floor: Yes**
Outlets protected by GFCI : Partial **Potential Hazard (outlets are not GFCI protected)**
Windows: Good **Type: Slider**
Sink: N/A **Type:**
Faucet Operating Condition: N/A **Lighting Functions: Yes**
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 outlets are partially GFCI protected. GFCI protection is recommended for all garage convenience outlets. Open ground wiring noted at garage storage room wall outlets. Storage room floor not level with garage floor. Storage room attic access opening reduces garage to house fire protection. Garage & house attics are not separated. House entry doors are recommended to self close & latch shut. High edge noted across garage vehicle entry.

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 Left Hand **Size: 2-car**

General Condition Is: Good **Construction: Wood** **Type: Roll-up**
Operation: Automatic Auto Reverse functions: Yes
 Recommend adjustment of auto reverse function.
 Safety Spring Retainers: Yes

Remarks:

Garage Door Right Hand **Size: 1-car**

General Condition Is: Good **Construction: Wood** **Type: Roll-up**
Operation: Automatic Auto Reverse functions: Yes
 Recommend adjustment of auto reverse function.
 Safety Spring Retainers: Yes

Remarks:



High edges noted across garage entry.



Attic access opening reduces garage to house fire protection.



Open ground wiring noted at storage room wall outlets.

Room

Settling cracks noted

biological/organic growth noted

Wall Finish: **Good**

Type: **Paint**

Flooring: **Good**

Type: **Wood**

Window(s): **Good**

Type: **Single Hung/Fixed**

Screens: **Good**

Door(s): **Good**

Type: **Double**

Screens: **N/A**

Ceiling Fan: **Functioning**

Ceiling/Wall Light: **N/A**

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

Remarks:

Heating /Cooling Device: **HVAC Duct**

Fireplace/Stove

Type Fireplace: **Built-in**

Fire box: **Good**

Damper: **Installed**

Gas Log: **N/A**

Damper not permanently secured open-**Potential Hazard**

Gas Lighter: **N/A**

Gas Shut-off valve: **N/A**

Chimney Clean: **Yes**

Evidence of smoke: **No**

Chimney should be inspected for cleanliness

Hearth Extension: **Good-Adequate**

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: **Laminate**

Sink: **Good**

Type: **Stainless Steel**

Faucet Operation: **Good**

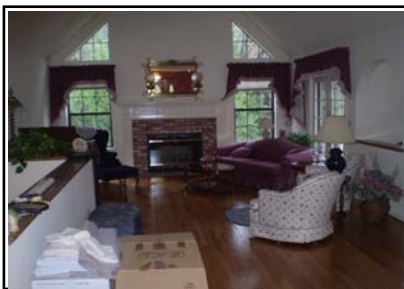
GFCI outlet near sink: **No-Potential Hazard**

Plumbing Leaks: **None Apparent**

Remarks:

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

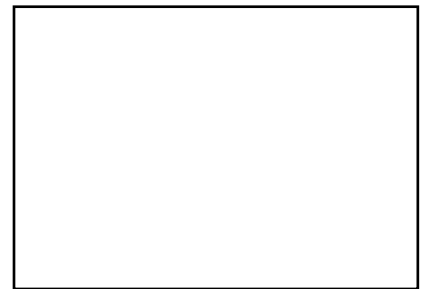
Counter outlet located within 6 ft of sink is not GFCI protected - recommend upgrade.



Living room



Wet bar counter outlet is not GFCI protected - recommended.



Entry Foyer

See Notes at Living Room Settling cracks noted

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

Flooring: **Good-Fair** Type: **Wood**

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

Door(s): **Good** Type: **Front Door Single** Screens: **N/A**

Closets/Cabinets: **Good**

Ceiling Light: **Functioning** Ceiling Fan: **N/A**

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

Shading noted to wood floor surface under area rug.

Hallways

Settling cracks noted Biological/organic growth noted

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

Flooring: **Good** Type:

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

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

Closets/Cabinets: **Good**

Ceiling/Wall Light: **Functioning** Ceiling Fan: **N/A**

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

Stairways/Landings (Interior)

Settling cracks noted Biological/organic growth noted

Riser/Tread Ratios: **Good** Head Clearance: **Poor**

Railing: Sturdy/Spacing: **Good** Stair Covering: **Wood**

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

Loose railings/posts noted Potential HAZARD

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

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

Low head clearance noted at bottom of stairs.

Other Items

Recommend a qualified alarm company test security and fire systems.

Central Vacuum: **Functioning**

Water Softener: **N/A**

Intercom: **Did Not Test**

Security System: **Did Not Test**

Lighting: **Appears Adequate**

Storage Space: **Appears Adequate**

Remarks:

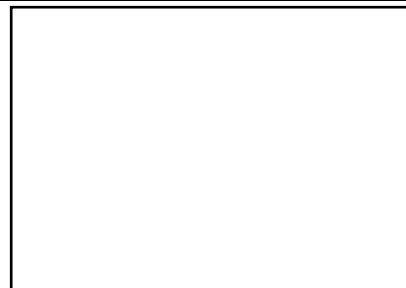
Central vacuum turned on at canister & wall receptacles. Attachments & coverage are not tested.



Front entry shading noted to flooring at area rug.



Low head clearance noted down stairs.



Kitchen

With Eating Area Settling cracks noted biological/organic growth noted

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

Flooring: **Good** Type: **Wood**

Window Condition: **Good** Type: **Single Hung** Screens: **Good**

Door(s): **Good** Type: **Single** Screens: **N/A**

Ceiling/Wall Light: **Functioning** Ceiling Fan: **Functioning**

Cabinets: **Good** Cabinet Hardware: **Good** Friction Catches on Cabinets: **Yes**

Countertop: **Good-Fair** Type: **Tile**

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

Faucet Operation: **Good** GFCI outlet near sink: **No-Potential Hazard**

Garbage Disposal Function: **Functioning** Unable to check all electrical outlets (in-use or not accessible)

Dishwasher: **Functioning** Anti-siphon device for dishwasher: **Yes**

Dishwasher is checked for ability to fill and drain only.

Trash Compactor: **Functioning**

Exhaust Fan: **Functioning** Type: **Downdraft**

Gas stove installed with recirculating or no exhaust fan, although kitchen stove exhaust fan may not be required, we recommend upgrading, ducting the exhaust to the exterior.

Built-in Microwave: **Functioning** Leakage exceeds 5mw/cm2

Stove (range): **Good** Type: **Induction**

Oven: **Good** Type: **Electric** Self Cleaning: **Yes-Did Not test**

Evaluations such as calibration/ operation of timers, clocks, heat settings, thermostat accuracy, temperature probes are beyond this report

Refrigerator space: **37 " Wide** **73 " High** **24 " Deep**

Refrigerator space = (typical minimums 36"x72"x24")

Plumbing leaks: **Yes-See Remarks**

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

Kitchen counter outlets located within 6 ft of sink are not GFCI protected - recommend upgrade. Surface crack noted in left rear counter tile. Compactor turned on, compaction not tested. Failing thermo seal noted in eating nook center window. Clearances behind wood stove to combustible walls at < 12" is insufficient unless stated for less by the manufacturer. Unable to access manufacturers information plate on back of unit to verify recommendations.

Dining Area

With Eating Area Settling cracks noted biological/organic growth noted

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

Flooring: **Good** Type: **Wood**

Window(s): **Good-Fair** Type: **Single Hung/Fixed** Screens: **Good**

Door(s): **Good** Type: **Pocket** Screens: **N/A**

Ceiling/Wall Light: **Functioning** Ceiling Fan: **N/A**

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

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

Single hung windows stick.



Kitchen counter outlets are not GFCI protected - recommended.



Failing thermo seal noted in eating nook window.



Unable to verify wood stove clearance recommendations.

Laundry Location: **Separate Rm**

Settling cracks noted biological/organic growth noted

Wall Finish: **Good** Type: **Paint**
 Flooring: **Good** Type: **Vinyl/Linoleum**
 Window(s): **NA** Type: Screens:
 Door(s): **Good** Type: **Single** Screens: **N/A**

Ceiling/Wall Light: **Functioning** Exhaust Fan: **Functioning**
 Heating /Cooling Device: **HVAC Duct** Ironing Outlet: **Functioning**
 Cabinets: **Good** Cabinet Hardware: **Good**
 Countertop: **Good** Type: **Tile**
 Sink: **Good** Type: **Enameled Steel** Size: **Single**
 Faucet Operation: **Good** GFCI outlet near sink: **No-Potential Hazard**
 Dryer Source: **Gas and Electric** Vented to outside: **Yes**

Washing Machine water valves and drains / standpipe are not tested for flow or operation

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

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

Gas & electric dryer supply noted. We recommend capping any un-used gas line. Laundry sink counter outlet located within 6 ft of sink is not GFCI protected - recommend upgrade.

Pantry Location: **N/A**

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: Size:

Faucet Operation: GFCI outlet near sink:

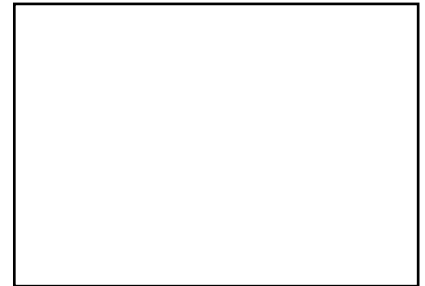
Plumbing leaks: Unable to check all electrical outlets (in-use or not accessible)



Laundry area



Sink counter outlet is not GFCI protected - recommended.



Settling cracks noted

Biological/organic growth noted

Wall Finish: **Good**

Type: **Paint**

Ceiling/Wall Light: **Functioning**

Flooring: **Good**

Type: **Carpet**

Ceiling Fan: **Functioning**

Window(s): **Good**

Type: **Single Hung**

Screens: **Good**

Door(s): **Good**

Type: **Single**

Screens: **N/A**

Closet Storage: **Appears Adequate**

Type: **Walk-in**

Light in closet: **Functioning**

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

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

Sitting Area

Settling cracks noted

Biological/organic growth noted

Wall Finish: **Good**

Type: **Paint**

Ceiling/Wall Light: **Functioning**

Flooring: **Good**

Type: **Carpet**

Ceiling Fan: **Functioning**

Window(s): **Good-Fair**

Type: **Single Hung**

Screens: **Good**

Door(s): **Good**

Type: **Single**

Closet Storage: **N/A**

Type:

Light in closet:

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: **HVAC Duct**

Windows sticking in frame.

Fireplace/Stove N/A

Type Fireplace:

Fire box:

Damper:

Gas Log:

Damper not permanently secured open - **Potential Hazard**

Gas Lighter:

Gas Shut-off valve:

Chimney Clean:

Evidence of smoke:

Chimney should be inspected for cleanliness

Hearth Extension:

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".

Settling cracks noted

Biological/organic growth noted

Wall Finish: **Good**

Type: **Paint**

Ceiling/Wall Light: **Functioning**

Flooring: **Good**

Type: **Carpet**

Exhaust Fan: **N/A**

Window(s): **NA**

Type:

Screens:

Door(s): **NA**

Type:

Heating /Cooling Device: **HVAC Duct**

Bath Fixtures: **Separate Shower & Tub**

Shower/Tub Door/Curtain: **Hinged Door**

Condition: **Good**

Tub Condition: **Good**

Material Type: **Enameled Steel**

Jetted Tub: **No**

Tub Enclosure: **Good**

Material Type: **Tile**

Faucet Operation: **Good**

Shower Pan:

Low flow showerhead: **No**

Shower Condition: **Good**

Material Type:

Shower Enclosure: **Good**

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: **Tile**

Sink Condition: **Good**

Type: **Enameled Steel**

Size: **Double**

Faucet Operation: **Good**

GFCI Outlet(s) at sink: **Yes**

Toilet Condition: **Good**

Water saver type tank: **No**

Plumbing leaks: **None Apparent**

Remarks:

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

Safety glass emblem noted on shower door. Recommend keeping all seams & edges around tub/shower caulked/ sealed. Flat tile surfaces noted are prone to leaking into cavity under tile. Recommend regular application of tile sealant on all flat tile surfaces. Shower door opens against tile wall. Bathroom entry door opens against toilet.

Located in separate room: **Toilet/Shower/Tub**

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

Settling cracks noted

Biological/organic growth noted

Wall Finish: **Good**

Type: **Paint**

Ceiling/Wall Light: **Functioning**

Flooring: **Good**

Type: **Carpet & Tile**

Exhaust Fan: **Functioning**

Window(s): **Good**

Type: **Single Hung/Fixed**

Screens: **Good**

Door(s): **Good-Fair**

Type: **Double**

Heating /Cooling Device: **HVAC Duct**

Remarks:

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



Master bathroom - recommend regular tile sealant application.



Shower door opens against wall. Keep seams & edges sealed.



Bathroom door opens against toilet.

Define: **Bedroom** # **2** Location: **Upper front left**

<input type="checkbox"/> Settling cracks noted	<input type="checkbox"/> biological/organic growth noted
Wall Finish: Good Type: Paper	Ceiling/Wall Light: Functioning
Flooring: Good Type: Carpet	Ceiling Fan: N/A
Window(s): Good Type: Single Hung/Fixed	Screens: Good
Door(s): Good Type: Single	
Closet Storage: Appears Adequate Type: Reach-in	
Light in closet: N/A	<input checked="" type="checkbox"/> Unable to check all electrical outlets (in-use or not accessible)

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

Define: **Bedroom** # **3** Location: **Upper center left**

<input type="checkbox"/> Settling cracks noted	<input type="checkbox"/> biological/organic growth noted
Wall Finish: Good Type: Paper	Ceiling/Wall Light: Functioning
Flooring: Good Type: Carpet	Ceiling Fan: N/A
Window(s): Good Type: Single Hung	Screens: Good
Door(s): Good Type: Single	
Closet Storage: Appears Adequate Type: Reach-in	
Light in closet: N/A	<input checked="" type="checkbox"/> Unable to check all electrical outlets (in-use or not accessible)

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

Define: **Bedroom** # **4** Location: **Upper front right**

<input type="checkbox"/> Settling cracks noted	<input type="checkbox"/> biological/organic growth noted
Wall Finish: Good Type: Paper	Ceiling/Wall Light: Functioning
Flooring: Good Type: Carpet	Ceiling Fan: Functioning
Window(s): Good Type: Single Hung	Screens: Good
Door(s): Good Type: Single	
Closet Storage: Appears Adequate Type: Reach-in	
Light in closet: N/A	<input checked="" type="checkbox"/> Unable to check all electrical outlets (in-use or not accessible)

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



Bedroom # 2



Bedroom # 3



Bedroom # 4

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".

Settling cracks noted

Biological/organic growth noted

Wall Finish: **Good**

Type: **Paper**

Ceiling/Wall Light: **Functioning**

Flooring: **Good**

Type: **Carpet**

Exhaust Fan: **N/A**

Window(s): **Good**

Type: **Slider**

Screens: **Good**

Door(s): **Good**

Type: **Single**

Heating /Cooling Device: **HVAC Duct**

Bath Fixtures: **Shower/Tub Combo**

Shower/Tub Door/Curtain: **Curtain**

Condition: **Good**

Tub Condition: **Good**

Material Type: **Enameled Steel**

Jetted Tub: **No**

Tub Enclosure: **Good**

Material Type: **Tile**

Faucet Operation: **Good**

Shower Pan:

Low flow showerhead: **Yes**

Shower Condition: **See tub**

Material Type:

Shower Enclosure: **See tub**

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: **Tile**

Sink Condition: **Good**

Type: **Enameled Steel**

Size: **Single**

Faucet Operation: **Good**

GFCI Outlet(s) at sink: **Yes**

Toilet Condition: **Good**

Water saver type tank: **No**

Plumbing leaks: **None Apparent**

Remarks:

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

Recommend keeping all seams & edges around tub/shower caulked/ sealed. GFCI reset for sink outlet is located in master bathroom.

Located in separate room: **N/A**

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

Settling cracks noted

Biological/organic growth noted

Wall Finish:

Type:

Ceiling/Wall Light:

Flooring:

Type:

Exhaust Fan:

Window(s):

Type:

Screens:

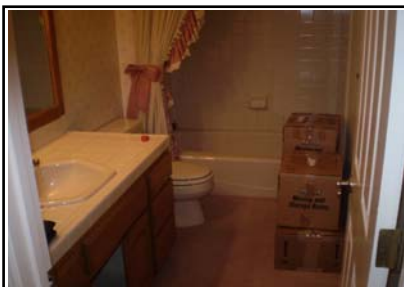
Door(s):

Type:

Heating /Cooling Device:

Remarks:

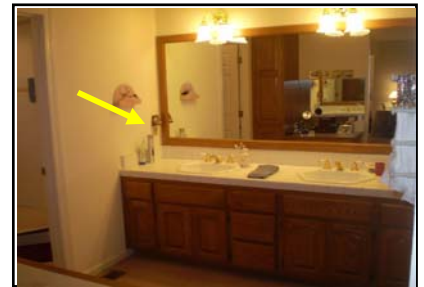
Unable to check all electrical outlets (in-use or not accessible)



Bathroom # 2



Recommend keeping seams & edges sealed.



Bathroom # 2 GFCI reset is located in master bathroom.

Settling cracks noted

Biological/organic growth noted

Wall Finish: **Good**

Type: **Paint**

Ceiling/Wall Light: **Functioning**

Flooring: **Good**

Type: **Vinyl/Linoleum**

Exhaust Fan: **Functioning**

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

Type:

Screens:

Door(s): **Good**

Type: **Single**

Heating /Cooling Device: **HVAC Duct**

Bath Fixtures: **Shower Only**

Shower/Tub Door/Curtain: **Hinged Door**

Condition: **Good**

Tub Condition: **NA**

Material Type:

Jetted Tub:

Tub Enclosure: **NA**

Material Type:

Faucet Operation: **NA**

Shower Pan: **Tile**

Low flow showerhead: **No**

Shower Condition: **Good**

Material Type: **Tile**

Shower Enclosure: **Good**

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: **Tile**

Sink Condition: **Good**

Type: **Enameled Steel**

Size: **Single**

Faucet Operation: **Good**

GFCI Outlet(s) at sink: **Yes**

Toilet Condition: **Fair**

Water saver type tank: **No**

Plumbing leaks: **None Apparent**

Remarks:

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

Safety glass emblem noted on shower door. Toilet is loose, not secured to floor. Recommend review of sub flooring when replacing toilet wax seal. Recommend keeping all seams & edges around tub/shower caulked/ sealed.

Located in separate room: **N/A**

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

Settling cracks noted

Biological/organic growth noted

Wall Finish:

Type:

Ceiling/Wall Light:

Flooring:

Type:

Exhaust Fan:

Window(s):

Type:

Screens:

Door(s):

Type:

Heating /Cooling Device:

Remarks:

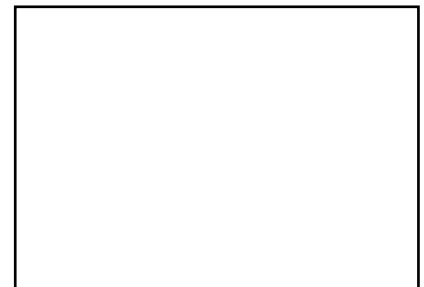
Unable to check all electrical outlets (in-use or not accessible)



Bathroom # 3 - toilet is not secured to floor.



Recommend keeping shower seams & edges sealed.



Heating & Air Conditioning Inspection

Visual Condition Is: **Fair**

Operational Condition: **Good**

Recommend further evaluation of:

R 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: **Cooling System not tested due to low outside air temperature**

Equipment Location: **Side Yard**

Cooling: Return Air Temperature: **Not Tested** Degrees (F)

Supply air temperature: Degrees (F)

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

Supply air temperature: **95 -102** Degrees (F)

Heating Unit: Make: **Amana**

Model #:

Air Conditioning Unit: Make: **Amana**

Model #:

Number of return filters locations: **3** Location: **Hallway Ceiling**

Filter Condition: **Clean**

Location: **Living Rm**

Filter Condition: **Clean**

Programmable Thermostat: **No**

Control: **Single Zone**

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

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: **No**

Ducts disconnected: **No**

Ducts collapsed: **No**

Heat Pump

Emergency heat: **N/A**

Functions:

Furnaces

Combustion Venting: **Good**

Exhaust Venting: **Good**

Flue condition: **N/A**

Inadequate clearance maintained around flue

Flue construction: **N/A**

Flame Condition: **Unable to view**

Gas Shut-off Valve: **Yes**

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

Condensate drains onto roof surface

Attic Units

No Solid floor from access min. 24" wide

No 30" deep platform in front of firebox

Lighting in Attic: **N/A**

Remarks:

LP gas conversion sticker noted on heating units. No drip leg/ sediment traps noted on furnaces gas supply connectors as recommended by the manufacturer. 50 amp breakers noted at AC condensers disconnects are within manufacturers recommendations stated on units.



Right side unit gas shut-off & AC disconnect.



Left side unit gas shut-off & AC disconnect.



Water Heater General

General Condition Is: **Poor** Approximate Age: **20 Years** Gallons: **50**
 Location: **Basement** Water Heater Type: **N.Gas**
 Make: **American** Model #:

Solar or water heater assisted systems are not inspected.

According to industry experts, the average water heater life in the U.S. is 10 to 14 years.

C Safety Relief Valve (SRV): **Yes** Raised Platform (Garage): **N/A**
 SRV drained to the outside: **No-Recommended**
 Supply Pipes Insulated: **Partial** Insulating Blanket (external): **No**
 Earthquake Strapping: **Installed**
 Bollards in place to protect from vehicle damage: **N/A**

Fuel Burning Water Heaters

Combustion Venting: **Good** Exhaust Venting: **Good**
 Flue condition: **Good** Inadequate clearance maintained around flue
 Flue construction: **Metal Double wall**
 Flame Condition: **Good** Fuel Shut-off Valve: **Yes**
 Brass or copper pipe used for gas connection: Recommend replacement-**Potential Hazard**

Electric Water Heaters Feed wire in conduit: **N/A** Water heater timer:

Remarks:

Water heater # 1 - older unit noted. No drip leg/ sediment trap noted on gas supply connector as recommended by the manufacturer. Did not locate bonding jumper connection on water supply line. SRV is not drained to building exterior - recommended. WH # 2 - Bradford White unit. 3 yrs old, 40 gal. Unit 2 SRV is not drained to building exterior - recommended.

Plumbing

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

General Condition Is: **Good** All exposed pipes should be insulated to protect from freeze damage
 Gas: **Natural** Shut-off valve location: **Front right**
 Water Supply: **Public** Potable Water Pipe Material: **Copper**
 Potable Water pipe leaks: **None Observed** Water main shut-off location: **Front right**
 Exterior hose bibs#: **4** Exterior hose bibs have anti-siphon device: **Not installed**
 Decrease in water volume when more than one fixture is in use.
 Waste treatment: **Septic** Waste Water Pipe Material: **ABS**
 Waste pipe leaks: **None Observed** Clean-out plugs accessible: **Yes**

C Dissimilar metals used without dielectric couplings and bonding may reduce service life
 ABS sewer piping in this home was manufactured by a company that experienced failure of their product. An effort was made to visibly determine any current failure and no visible indications existed at the time of the inspection. Pipes concealed in walls and floors or other areas are beyond the scope of this inspection. Brand/ Date: **Apache 1984-1990**

Remarks:

Septic inspections are by others.



WH # 1 - older unit. SRV is not drained to building exterior.



WH # 2 - newer unit. SRV is not drained to building exterior.



House main gas & water shut-off valves.

Attic Area **Full**

Insulation is not removed during the inspection. Attic was not accessed or inspected in areas with less than 36 " clearances

Location Of Access: **Master Bedroom Closet, garage**

Access limited to: of area due to inadequate clearance caused by:

Visual Condition of structure: **Good** Biological/Organic Growth Noted

Roof Framing: **Collar ties/Strongbacks** Roof Sheathing: **Solid-Plywood**

Rafters visibly sagging: **None Observed** Ceiling joists sagging: **None Observed**

Chimney anchored to roof framing: **N/A** Vaulted Ceiling: **Partial**

Attic Floor: **No**

Attic Insulation: **Fiberglass- Batting** Insulation Thickness: **5-6 "+/-**

Powered Attic Fan: **No** Whole House Fan: **No**

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

Staining noted at plumbing vent pipe entry through roofing. Recommend replacing worn & cracked weather collars at roof jacks. Exposed uncovered wiring noted at right rear attic area.

Crawl Space **Full**

Soil Condition: **Dry**

Access limited to: of area due to inadequate clearance caused by:

Location Of Access: **Exterior of home**

Crawl Space ventilation: **Adequate**

Piers fully Bearing: **Yes**

Type sub floor: **Plywood**

Sub floor visual condition: **UTD**

Girder/Joists Sagging: **No**

Cripple walls appear diagonally braced: **N/A**

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

Water ponds to: "+/- deep during wet weather in crawl space Biological/Organic Growth Noted

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

Basement **N/A**

Stairways/Landings (Interior):

Riser/Tread Ratios:

Head Clearance:

Railing: **Sturdy/Spacing:**

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

Loose railings/posts **Potential HAZARD**

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

Type Foundation: **Raised-Stem wall/pier post**

Evidence of moisture entry to home (see remarks)

Foundation Material: **Poured Concrete**

Foundation Cracks: **Yes-Typical Hairline**

Anchor Bolts Noted: **Yes**

Remarks:



Center attic



Staining noted at vent pipe entry through roofing.



Center crawl

GLOSSARY OF COMMON TERMS

TERM	DEFINITION
ABS	acrylonitrile-butadiene-styrene-plastic pipe and fittings used for plumbing waste drains and vents.
ampere (amp)	a unit of electrical current, circuit breakers, wiring and appliances are normally rated by amperage.
anchor bolt	bolts used to fasten the building framing to concrete or masonry foundation.
anti-siphon	a device to prevent the back-flow of waste water into a system.
baluster	a small spindle or vertical member that supports a rail or banister. Balusters form the main support for the handrails along a stairway or around a balcony. Also called a banister.
balustrade	a row of balusters supporting a handrail along a stairway.
bollards	normally a metal post placed in front of equipment to protect against vehicle impact.
breaker tie	a clip or bar that connects two circuit breakers.
BX/MC cable	a trade name for a type of residential electrical wiring in which the wire bundle, consisting of individually insulated conductors, is covered by a flexible spiral-wound metal armor. Also called metal clad (MC) cable.
cap	the top part of a column, pilaster, etc.
caulking	using a sealant to fill small gaps in surfaces or between joints.
ceiling joist	a horizontal structural member spanning the top plates and to which the ceiling covering is attached.
circuit breaker	an automatic electrical switch that interrupts an electrical circuit when the current exceeds safe limits.
combustion venting	fresh air taken from the outside to aid in the complete combustion of a gas appliance.
condensate	water that is ejected from the heating and air system.
crawl space	the space within the foundation perimeter under a building's flooring that allows access to plumbing pipes and other systems.
cripple wall	a short framed wall extending between a concrete or masonry foundation and the floor.
damper	adjustable air-flow control device in a duct or flue vent pipe.
dielectric	a material that is an electrical insulator; a non-conductor.
double lugging	two wires to one circuit breaker.
drywall	wall coverings that are applied dry, or without mortar. The term is most often used in reference to gypsum wallboard (sheetrock).
escutcheon	a circular trim piece which fits around a pipe and covers the hole where the pipe passes through the wall or floor.
fire box	the combustion area of a fireplace, furnace, or boiler.

GLOSSARY OF COMMON TERMS

TERM	DEFINITION
fire wall	a wall rated to withstand the effects of a fire for a period of time, and prevent the further spread of the fire beyond the wall for that length of time.
flashing	waterproof sheets, often of corrosion-resistant metal or plastic, installed with exterior finishing material to prevent water leakage in places where it is likely to occur, such as at the intersection of a wall and roof or in the valley of a roof.
flue	the chimney passageway for smoke and combustion produced in a fuel burning appliance.
friction catch	a mechanism which holds a cabinet door closed using friction, such as a latch.
gable roof	a roof design in which all rafters are cut to the same length and joined in the center to form a peak, with the two sides of the roof sloping down from that peak.
gambrel roof	a roof style in which the rafters are at two different slopes from the ridge to the eaves.
GFCI	ground fault circuit interrupter-a circuit breaker designed to protect people from electrical shock.
girder	a structural beam used to support concentrated loads at points along its length.
hearth extension	a fireproof section of flooring extending out from a fireplace opening.
heat exchanger	a device for transferring heat from one fluid to another in cooling systems.
hip roof	a style of roof which slopes on the ends as well as the sides, so that the eave line formed is constant on all walls.
hose bib	a faucet with a threaded outlet to which a hose can be connected.
HVAC	heating, ventilation and air conditioning.
joist	a horizontal structural member that supports the load of a floor or ceiling.
junction box	a metallic or non-metallic box, designed with knockouts in the sides and back, used to support and protect electrical wire connections or conductor splices.
knob and tube	an obsolete form of house wiring in which the conductors are strung between porcelain knobs and porcelain tubes are used to line holes in structural members through which the wires pass.
negative grade	a condition in which the surrounding soil slopes toward the foundation.
mortar	a mixture of portland cement, lime and sand used to fill voids in masonry units, bond them together, and add support.
open circuit	an electrical circuit that has a break, or is "open," so that the current cannot flow through.
open hot	the wire coming from the circuit breaker has a break, or is "open," so that the current cannot flow through.
open neutral	normally the white wire has a break, or is "open," so that the current cannot flow through.
reverse polarity	the hot (black wire) and neutral (white wire) connections are reversed at the receptacle.
riser	vertical boards between stairway treads.

GLOSSARY OF COMMON TERMS

TERM	DEFINITION
<i>roof sheathing</i>	the structural covering of the rafters or trusses, usually plywood or hardboard panels or closely-spaced boards.
<i>safety relief valve (SRV) or (T&P)</i>	a pressure and/or temperature-relieving device, used to limit the pressure and/or temperature in a vessel or system to within a safe value.
<i>scupper</i>	a drain installed through a roof or deck surface to allow for drainage of water.
<i>sediment trap</i>	a short piece of pipe normally installed vertically in a horizontal section of pipe to trap particles.
<i>spalling</i>	flaking and deterioration of a masonry surface.
<i>spark arrestor</i>	a screen or expanded metal covering on the outlet of an exhaust or a chimney which allows smoke to pass through but prevents sparks from exiting and creating a fire hazard.
<i>strike plate</i>	a metal plate, recessed flush with a door jam, into which a lock bolt latches.
<i>thermal seal</i>	the seal between the panes of glass on dual pane windows.
<i>tread</i>	the horizontal boards on stairs which make up the steps.
<i>UFER</i>	a metal rod imbedded in the foundation used to complete the home electrical grounding system.
<i>weather strip</i>	a seal used around doors and windows which prevents drafts, dust, noise and moisture from entering the building.
<i>weep hole</i>	a hole in masonry walls which permit the passage of water and prevent it from building up behind the wall and possibly undermining the foundation.
<i>wiring splice</i>	joining two wires together.



THOMAS REAL ESTATE INSPECTIONS, Inc. INSPECTION SERVICES Inc.

12073 Wanderer Rd.

Phone: (530) 268-3452 Fax: (530) 268-3452

E-mail: mike@thomasinspections.com Web: www.thomasinspections.com

Homes are built to last for a lifetime, but there are certain systems or components that wear out periodically, and will need to be replaced on a fairly regular time cycle. The following life cycles are derived from a number of sources as well as the manufacturers suggested service-life. The life-expectancy of some components will vary with the severity of local weather, the design, quality of installation, and the level of maintenance it has received.

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	10-14
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