

Home Inspection Report



1019 Wensleydale, El Centro , CA 92243

Inspection Date:

Friday, February 10, 2017

Prepared For:

Merilee Moore

Prepared By:

Home Pro Inspections

P.O. Box 1018

Seeley, CA 92273

(760) 427-5357

Report Number:

266

Inspector:

James Taylor

License/Certification #:

911186

Report Summary

Items Not Operating

Please read the entire Report. This Summary is just a sampling of the highlights. Without reading the Report in its entirety, you will miss valuable information that will aid in your decision making.

Major Concerns

- Large areas of mud under the home
- Both bathrooms floors are not level and are spongy.

Potential Safety Hazards

- Many two prong old-style receptacles without a ground
- GFCI missing: exterior, kitchen, bathroom
- Exposed wiring under the home and on exterior wall
- All bedrooms lack smoke sensors
- Home lacks smoke sensor.
- Water heater lacks drain pipe
- North bedroom lacks window egress
- Trip hazard on the sidewalk
- Handyman wiring on the exterior of the home.
- South steps are eroding and uneven.
- AC is lacking a ground

Deferred Cost Items

- Peeling paint: exterior walls, fascia, eaves, trim
- Broken stucco at the base of the exterior walls
- Multiple leaking pipes under the home.
- West shower has multiple cracks in the tile
- Bathtub has sunk and is not level.
- Bathtub and kitchen faucets need repair
- SE bedroom floor has sunk.
- Kitchen counters are damaged
- Earth to wood contact on the storage shed
- Kitchen floor has damage.
- Both toilets are not attached well.

Report Overview

Scope of Inspection

All components designated for inspection in the CREIA Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report. It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind. Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.

This is a Visual Inspection Only

This inspection is a "snap shot" in time of what the condition of the home was that day. It is not a prediction of what will be in the future.

Main Entrance Faces

North

State of Occupancy

Occupied
Many personal items

Weather Conditions

Sunny

Recent Rain

No

Ground Cover

Dry

Approximate Age

Unknown
Older

Receipt/Invoice

Home Pro Inspections
P.O. Box 1018
Seeley, CA 92273
(760) 427-5357

Date: Fri. Feb. 10, 2017 2:00

Inspected By: James Taylor

Client: Merilee Moore

Property Address
1019

Wensleydale
El Centro , CA 92243

Inspection Number: 266

Payment Method:

Inspection	Fee
Standard Home < 2000 Sq Ft	\$350.00

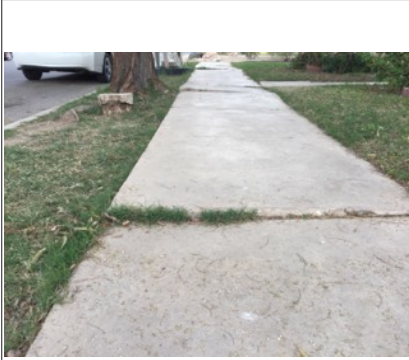
Total	\$350.00
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Grounds

Service Walks

☐ None ☐ Not Visible
Material ☒ Concrete ☐ Flagstone ☐ Gravel ☐ Brick Other: .
Condition ☐ Satisfactory ☐ Marginal ☒ Poor ☒ Trip hazard ☒ Typical cracks ☐ Pitched towards home
☐ Settling cracks ☒ Public sidewalk needs repair

Comments
Photos



This is a potential trip hazard. I
 recommend repair.
 Multiple locations.

Driveway/Parking

☐ None ☐ Not Visible
Material ☒ Concrete ☐ Asphalt ☐ Gravel/Dirt ☐ Brick Other: .
Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Settling Cracks ☒ Typical cracks ☐ Pitched towards home
☐ Trip hazard ☐ Fill cracks and seal

Comments
Photos



Surface crack noted that does not
 appear to be structural. Cement
 may crack due to thermal
 expansion.

Porch

☐ None ☐ Not Visible
Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Railing/Balusters recommended
Support Pier ☒ Concrete ☐ Wood Other: .
Floor ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Safety Hazard
Comments

Grounds

Stoops/Steps

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

Comments

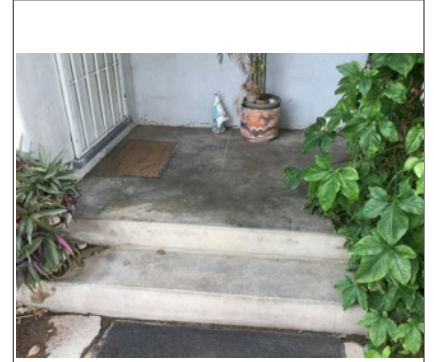
Photos



South steps are crumbling. I recommend repair by a qualified tradesman.



South. Uneven steps. This is a potential trip hazard. I recommend repair.



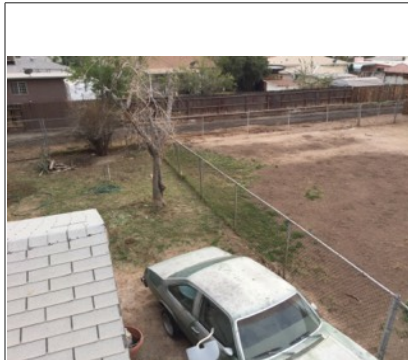
No defects are noted in this picture.

Fence/Wall

☐ Not evaluated ☐ None
☐ Brick ☐ Block ☒ Wood ☐ Metal ☒ Chain Link ☐ Rusty ☐ Vinyl
Type
Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Typical cracks ☐ Loose Blocks/Caps
Gate ☐ N/A ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Planks missing/damaged Operable: ☒ Yes ☐ No
Comments
Photos



East. No defects are noted in this picture.



West. No defects are noted in this picture.

Landscaping affecting foundation

☒ N/A
Negative Grade ☐ East ☐ West ☐ North ☐ South ☒ Satisfactory ☐ Recommend additional backfill
☐ Recommend window wells/covers ☐ Trim back trees/shrubberies
☐ Wood in contact with/improper clearance to soil

Comments

Hose bibs

☐ N/A

Grounds

Hose bibs cont.

Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ No anti-siphon valve ☐ Recommend Anti-siphon valve
Operable ☒ Yes ☐ No ☐ Not Tested ☐ Not On
Comments

Roof

General

Visibility ☐ None ☒ All ☐ Partial Limited By: .
Inspected From ☒ Roof ☐ Ladder at eaves ☐ Ground ☐ With Binoculars

Style of Roof

Type ☒ Gable ☐ Hip ☐ Mansard ☒ Shed ☐ Flat Other: .
Pitch ☒ Low ☐ Medium ☒ Steep ☐ Flat
Roof #1 Type:
 Asphalt shingles
 Layers:
 Unknown
 1+ Layers
 Age:
 Unknown
 5-10+
 Location:
 Main home
 Porch

Comments

Photos



This is a gable style roof. Also a shed roof.



Storage. This is a gable style roof.

Ventilation System

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

Photos

This is a gable vent. This is where the hot air in the attic is vented outside.



This is a gable vent. This is where the hot air in the attic is vented outside.

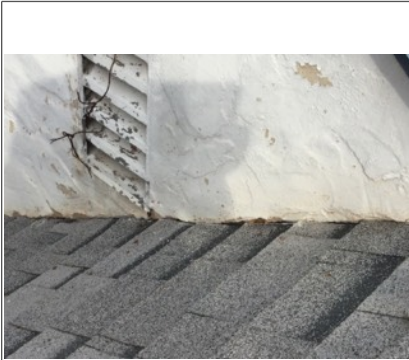
Flashing**Material**

☒ Not Visible ☐ Galv/Alum ☐ Asphalt ☐ Copper ☐ Foam ☐ Rubber ☐ Lead Other: .

Condition

☒ Not Visible ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Rusty ☒ Missing

☐ Separated from chimney/roof ☐ Recommend Sealing Other: .

Comments**Photos**

No flashing visible.

Valleys

☐ N/A

Material

☐ Not Visible ☒ Galv/Alum ☐ Asphalt ☐ Lead ☐ Copper Other: .

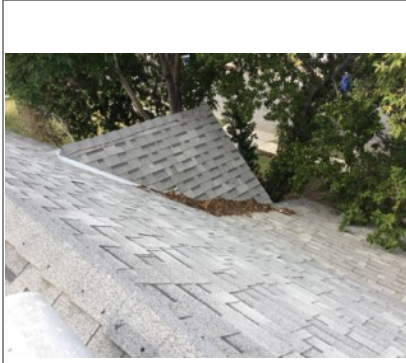
Condition

☐ Not Visible ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Holes ☐ Rusty ☐ Recommend Sealing

Comments

Photos

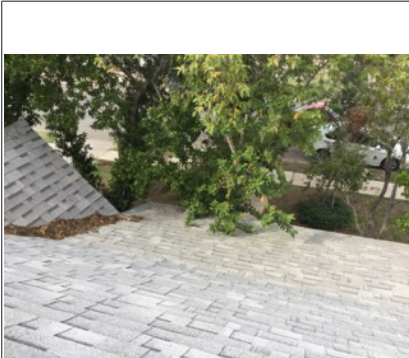
The roof valley should be cleaned in order to function correctly. A build up of debris could lead to water damage.



The roof valley should be cleaned in order to function correctly. A build up of debris could lead to water damage.

Condition of Roof Coverings**Roof #1**

- ☒ **Satisfactory**
☐ Marginal
 ☐ Poor
 ☐ Curling
 ☐ Cracking
 ☐ Ponding
 ☐ Burn Spots
☐ Broken/Loose Tiles/Shingles
 ☐ Nail popping
 ☐ Granules missing
 ☐ Alligatoring
 ☐ Blistering
☐ Missing Tabs/Shingles/Tiles
 ☐ Moss buildup
 ☐ Exposed felt
 ☐ Cupping
☐ Incomplete/Improper Nailing
 ☐ Recommend roofer evaluate
 ☐ Evidence of Leakage

Comments**Photos**

Trees may damage roofing when they are in contact. I recommend trimming the trees away from the home.

Plumbing Vents

- ☐ Not Visible
 ☐ Not Present
Condition ☒ **Satisfactory**
☐ Marginal
 ☐ Poor
Comments

Exterior

Siding

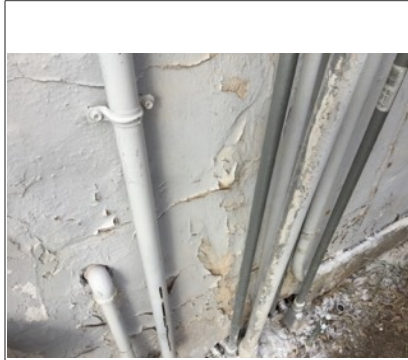
Material

☐ Stone
 ☐ Slate
 ☐ Block/Brick
 ☐ Fiberboard
 ☐ Fiber-cement
 ☒ Stucco
 ☐ EIFS* Not Inspected
☐ Asphalt
 ☐ Wood
 ☐ Metal/Vinyl
 Other: ☒ Typical cracks
 ☒ Peeling paint
 ☐ Monitor
 ☐ Wood rot
☒ Loose/Missing/Holes

Condition Comments Photos



East. The paint is losing its adhesion and starting to peel. I recommend scraping and painting.



South. The paint is losing its adhesion and starting to peel. I recommend scraping and painting.



Stucco is falling off. I recommend repair by a qualified tradesman. South



Stucco is falling off. I recommend repair by a qualified tradesman. West



SW. Door and siding. The paint is losing its adhesion and starting to peel. I recommend scraping and painting.



Storage. There is earth to wood contact here. This can cause wood rot and provide a pathway for termites.



West The paint is losing its adhesion and starting to peel. I recommend scraping and painting.



North. The paint is losing its adhesion and starting to peel. I recommend scraping and painting.



Stucco repair needed NW corner.

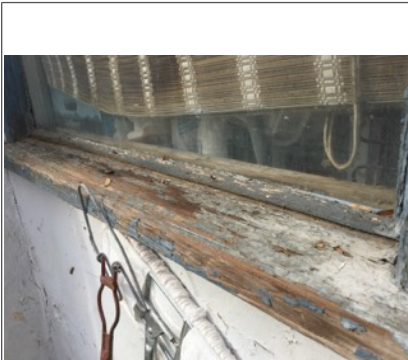
Trim

Material ☒ Wood ☐ Fiberboard ☐ Aluminum/Steel ☐ Vinyl ☐ Stucco ☒ Recommend repair/painting

☐ Damaged wood Other:

Condition ☐ Satisfactory ☐ Marginal ☒ Poor

Comments
Photos



South. The paint is losing its adhesion and starting to peel. I recommend scraping and painting.



North. The paint is losing its adhesion and starting to peel. I recommend scraping and painting.

Soffit

Material ☐ None ☒ Wood ☐ Fiberboard ☐ Aluminum/Steel ☐ Vinyl ☐ Stucco ☒ Recommend repair/painting

☐ Damaged wood Other:

Condition ☐ Satisfactory ☒ Marginal ☐ Poor

Fascia

Material ☐ None ☒ Wood ☐ Fiberboard ☐ Aluminum/Steel ☐ Vinyl ☐ Stucco ☒ Recommend repair/painting

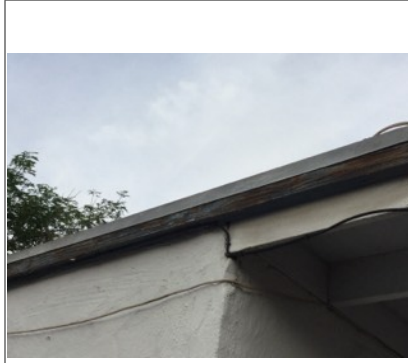
☐ Damaged wood Other:

Condition ☐ Satisfactory ☒ Marginal ☐ Poor

Comments

Photos

South. The paint is losing its adhesion and starting to peel. I recommend scraping and painting.



West. The paint is losing its adhesion and starting to peel. I recommend scraping and painting.

Flashing

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

Caulking

Condition ☐ None ☒ Satisfactory ☐ Marginal ☐ Poor
☒ Recommend around windows/doors/masonry ledges/corners/utility penetrations
Comments

Windows/Screens

Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Wood rot ☐ Recommend repair/painting
☐ Recommend repair/replace damaged screens ☐ Failed/fogged insulated glass
Material ☐ Wood ☒ Metal ☐ Vinyl ☐ Aluminum/Vinyl clad
Screens ☐ Torn ☐ Bent ☐ Not installed ☒ Satisfactory
Comments
Photos



The windows are single pane metal. Metal windows typically transfer heat more than wooden or vinyl windows.

Service Entry

Location ☐ Underground ☒ Overhead

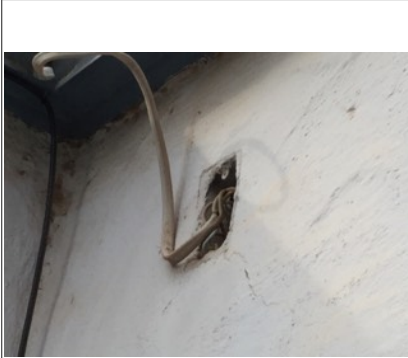
Exterior

Service Entry cont.

Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Weather head/mast needs repair ☐ Overhead wires too low
Exterior receptacles ☒ Yes ☐ No Operable: ☒ Yes ☐ No Condition: ☒ Satisfactory ☐ Marginal ☐ Poor
GFCI present ☒ Yes ☐ No Operable: ☒ Yes ☐ No ☐ Safety Hazard ☐ Reverse polarity ☐ Open ground(s)
☐ Recommend GFCI Receptacles

Comments

Photos



SE. Exposed wiring. Potential for shock or electrocution. This is a safety hazard.



Location of the unit is: South



The electrical panel is not labeled adequately. Labeling is important to be able to use the panel safely and quickly in the case of an emergency.



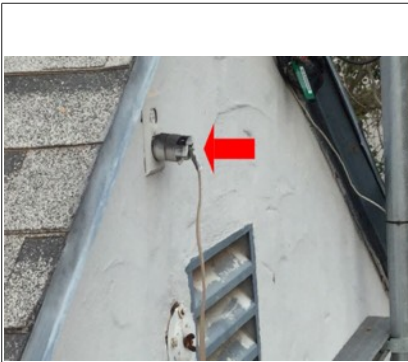
200 a, The main breaker size should be adequate for this size home with its current appliances.



The wiring appears to be correct. No defects are noted in this picture.



South. This receptacle is lacking GFCI protection. This is a safety hazard. GFCI protects against shock. For maximum safety use GFCI receptacles in any potentially wet area.



South. There is handyman wiring that is unsafe. This is a safety hazard. I recommend having a licensed electrician further evaluate the wiring.



South. There is handyman wiring that is unsafe. This is a safety hazard. I recommend having a licensed electrician further evaluate the wiring.

Building(s) Exterior Wall Construction

Type ☒ Not Visible ☒ Framed ☐ Masonry Other: .
Condition ☒ Not Visible ☒ Satisfactory ☐ Marginal ☐ Poor
Comments

Exterior Doors

Main Entrance ☐ N/A Weatherstripping: ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Missing ☐ Replace
 Door condition: ☒ Satisfactory ☐ Marginal ☐ Poor
Patio ☐ N/A Weatherstripping: ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Missing ☐ Replace
 Door condition: ☒ Satisfactory ☐ Marginal ☐ Poor
Rear door ☐ N/A Weatherstripping: ☐ Satisfactory ☒ Marginal ☐ Poor ☐ Missing ☐ Replace
 Door condition: ☐ Satisfactory ☐ Marginal ☒ Poor

Comments

Exterior A/C - Heat pump

Unit #1 ☐ N/A
 Location:
 SE exterior
 Brand:
 Ruud
 Model #:
 Refer to photo
 Serial #: Refer to photo
 Approximate Age:
 1999
Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Cabinet/housing rusted
Energy source ☒ Electric ☐ Gas Other: .
Unit type ☒ Air cooled ☐ Water cooled ☐ Geothermal ☐ Heat pump
Outside Disconnect ☒ Yes ☐ No Maximum fuse/breaker rating (amps): 60 Fuses/Breakers installed (amps): 50
☐ Improperly sized fuses/breakers
Level ☒ Yes ☐ No ☐ Recommend re-level unit
Condenser Fins ☐ Damaged ☐ Need cleaning ☐ Damaged base/pad ☐ Damaged Refrigerant Line ☒ Satisfactory
Insulation ☒ Yes ☐ No ☐ Replace
Improper Clearance (air flow) ☐ Yes ☒ No
Comments When buying a home, I recommend that you have the AC/heater serviced because you dont know its history and it is very important to keep it clean.
 The AC is a heat pump which provides cooling and heating for the home.

Photos



Rudd, 5 ton, 1999, Maximum breaker allowed is: 60 a



AC breaker 50 a. Ok
AC is not grounded. The ground wire is there to prevent shock and maintain safety. This is a safety hazard.

Storage

Type

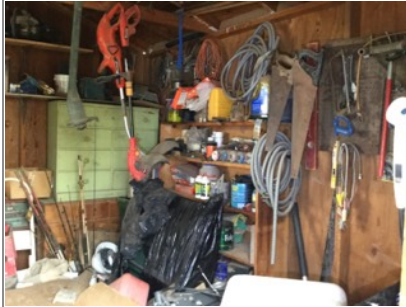
Type
Comments
Photos

☐ None

☐ Attached ☒ Detached ☐ 1-Car ☐ 2-Car ☐ 3-Car ☐ 4-Car ☐ Carport



There is earth to wood contact here. This can cause wood rot and provide a pathway for termites.



Personal items limited the inspection. I cannot inspect what I cannot see.



Personal items limited the inspection. I cannot inspect what I cannot see.



Eave The paint is losing its adhesion and starting to peel. I recommend scraping and painting.



Siding. The paint is losing its adhesion and starting to peel. I recommend scraping and painting.

Kitchen

Countertops

Condition
Comments
Photos

☐ Satisfactory ☒ Marginal ☒ Recommend repair/caulking



Counters are damaged. Old and worn



This is the old style receptacle with only two prongs and no ground. This is a safety hazard.



Counter has damage

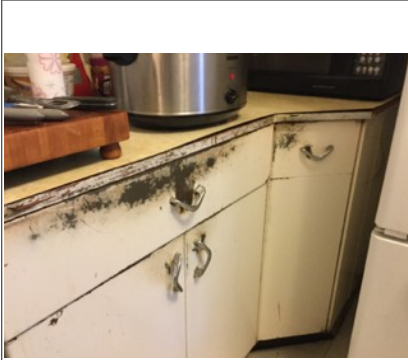


Counter has damage

Cabinets

Condition
Comments

☐ Satisfactory ☒ Marginal ☒ Recommend repair/adjustment

Photos

Damage. Old and worn

Plumbing**Faucet Leaks** ☐ Yes ☒ No**Pipes leak/corroded** ☐ Yes ☒ No**Sink/Faucet** ☒ Satisfactory ☐ Corroded ☐ Chipped ☐ Cracked ☐ Recommend repair**Functional drainage** ☒ Satisfactory ☐ Marginal ☐ Poor**Functional flow** ☒ Satisfactory ☐ Marginal ☐ Poor**Comments****Photos**

Sink view. No leaks



View of the plumbing under the sink. There were no leaks during the inspection. No defects noted.



Faucet does not function well. Have to turn to just the right spot to shut off.

Walls & Ceiling**Condition** ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Typical cracks ☐ Moisture stains**Comments**

Photos

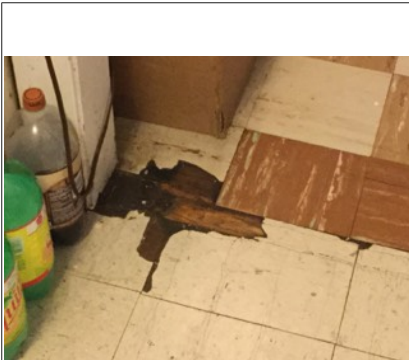
Personal items limited the inspection. I cannot inspect what I cannot see.

Heating/Cooling Source

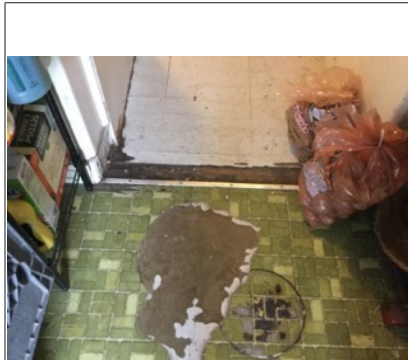
☒ Yes ☐ No

Comments**Floor**

Condition ☐ Satisfactory ☐ Marginal ☒ **Poor** ☐ Sloping ☐ Squeaks

Comments**Photos**

Floor has damage.



Floor damage.

Appliances

Disposal ☒ N/A ☐ Not tested Operable: ☐ Yes ☐ No

Oven ☐ N/A ☐ Not tested Operable: ☒ Yes ☐ No

Range ☐ N/A ☐ Not tested Operable: ☒ Yes ☐ No

Dishwasher ☒ N/A ☐ Not tested Operable: ☐ Yes ☐ No

Trash Compactor ☒ N/A ☐ Not tested Operable: ☐ Yes ☐ No

Exhaust fan ☐ N/A ☐ Not tested Operable: ☒ Yes ☐ No

Refrigerator ☐ N/A ☐ Not tested Operable: ☒ Yes ☐ No

Microwave ☒ N/A ☐ Not tested Operable: ☐ Yes ☐ No

Other : Operable: ☐ Yes ☒ No

Dishwasher airgap ☐ Yes ☒ No

Dishwasher drain line looped ☐ Yes ☒ No

Receptacles present ☒ Yes ☐ No Operable: ☒ Yes ☐ No

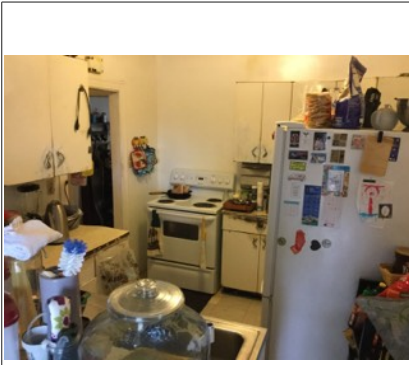
GFCI ☐ Yes ☒ No Operable: ☐ Yes ☒ No Recommend GFCI Receptacles: ☒ Yes ☐ No

☒ Potential Safety Hazard(s)

Open ground/Reverse polarity: ☒ Yes ☐ No ☒ Potential Safety Hazard

Comments

Photos



Appliances in the kitchen.

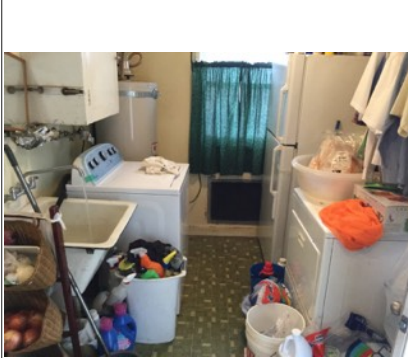
Laundry Room

Laundry

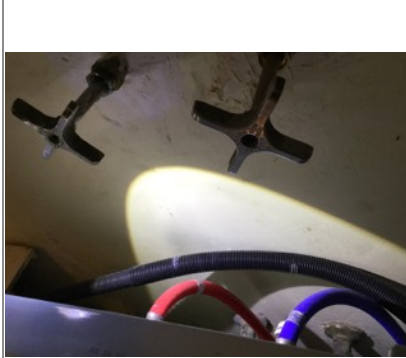
Laundry sink ☒ Yes
Faucet leaks ☐ Yes ☒ No
Pipes leak ☐ Yes ☒ No ☐ Not Visible
Cross connections ☐ Yes ☒ No ☐ Potential Safety Hazard
Heat source present ☒ Yes ☐ No
Room vented ☒ Yes ☐ No
Dryer vented ☐ N/A ☒ Wall ☐ Ceiling ☐ Floor ☐ Not vented ☐ Plastic dryer vent not recommended
☐ Not vented to exterior ☐ Recommend repair ☐ Safety hazard
Electrical Open ground/reverse polarity: ☒ Yes ☐ No ☒ Safety hazard
GFCI present ☐ Yes ☒ No Operable: ☐ Yes ☒ No ☐ Recommend GFCI Receptacles
Appliances ☒ Washer ☒ Dryer ☒ Water heater ☐ Furnace/Boiler
Washer hook-up lines/valves ☒ Satisfactory ☐ Leaking ☐ Corroded ☐ Not Visible
Gas shut-off valve ☐ N/A ☒ Yes ☐ No ☐ Cap Needed ☐ Safety hazard ☐ Not Visible

Comments

Photos



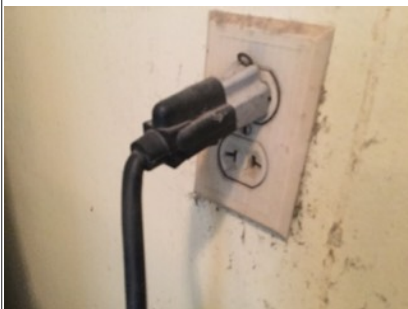
No defects are noted in this picture. Window is ok. There is no fan.



The washer hookups appear to be in good condition.



Dryer hookups appear to be ok. No defects are noted in this picture.



This is the old style receptacle with only two prongs and no ground. This is a safety hazard.

Bathroom 1

Bath

Location South middle

Sinks Faucet leaks: ☐ Yes ☒ No Pipes leak: ☐ Yes ☒ No

Tubs ☐ N/A Faucet leaks: ☐ Yes ☒ No Pipes leak: ☐ Yes ☒ No ☐ Not Visible

Showers ☐ N/A Faucet leaks: ☐ Yes ☒ No Pipes leak: ☐ Yes ☒ No ☐ Not Visible

Toilet Bowl loose: ☒ Yes ☐ No Operable: ☒ Yes ☐ No ☐ Cracked bowl ☐ Toilet leaks

Whirlpool ☐ Yes ☒ No Operable: ☐ Yes ☒ No ☐ Not tested ☐ No access door GFCI: ☐ Yes ☒ No

☐ GFCI Recommended

Shower/Tub area ☒ Ceramic/Plastic ☐ Fiberglass ☐ Masonite Other: .

Condition: ☐ Satisfactory ☐ Marginal ☒ Poor ☒ Rotted floors

Caulk/Grouting needed: ☐ Yes ☒ No

Where:

☐ N/A

Drainage ☒ Satisfactory ☐ Marginal ☐ Poor

Water flow ☒ Satisfactory ☐ Marginal ☐ Poor

Moisture stains present ☒ Yes ☐ No ☒ Walls ☒ Ceilings ☐ Cabinetry

Doors ☒ Satisfactory ☐ Marginal ☐ Poor

Window ☒ None ☐ Satisfactory ☐ Marginal ☐ Poor

Receptacles present ☐ Yes ☒ No Operable: ☐ Yes ☒ No

GFCI ☐ Yes ☒ No Operable: ☐ Yes ☒ No ☐ Recommend GFCI

Open ground/Reverse polarity ☐ Yes ☒ No ☐ Potential Safety Hazard

Heat source present ☒ Yes ☐ No

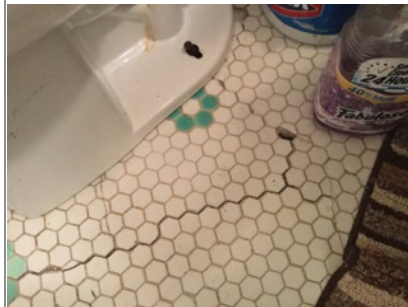
Exhaust fan ☒ Yes ☐ No Operable: ☒ Yes ☐ No ☐ Noisy

Comments I recommend that you contact a licensed contractor for further evaluation of the floor and plumbing.

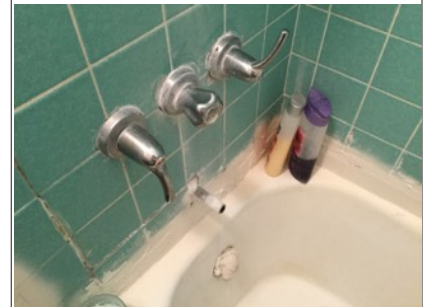
Photos



Toilet is loose. Floor has damage.



Floor has cracked and settled by toilet. I recommend repair by a qualified tradesman.



Valve and spout need repairs.



Ceiling and wall are discolored. I recommend more ventilation.



Bathtub has sank and is not level. I recommend repair by a qualified tradesman.



Floor is not level. I recommend repair by a qualified tradesman.

Bathroom 2

Bath

Location SW

Sinks Faucet leaks: ☐ Yes ☒ No Pipes leak: ☐ Yes ☒ No

Tubs ☐ N/A Faucet leaks: ☐ Yes ☒ No Pipes leak: ☐ Yes ☒ No ☐ Not Visible

Showers ☐ N/A Faucet leaks: ☐ Yes ☒ No Pipes leak: ☐ Yes ☒ No ☐ Not Visible

Toilet Bowl loose: ☒ Yes ☐ No Operable: ☒ Yes ☐ No ☐ Cracked bowl ☐ Toilet leaks

Whirlpool ☐ Yes ☒ No Operable: ☐ Yes ☒ No ☐ Not tested ☐ No access door GFCI: ☐ Yes ☒ No
☐ GFCI Recommended

Shower/Tub area ☒ Ceramic/Plastic ☐ Fiberglass ☐ Masonite Other: .
 Condition: ☐ Satisfactory ☐ Marginal ☒ Poor ☒ Rotted floors
 Caulk/Grouting needed: ☒ Yes ☐ No
 Where:
☐ N/A

Drainage ☒ Satisfactory ☐ Marginal ☐ Poor

Water flow ☒ Satisfactory ☐ Marginal ☐ Poor

Moisture stains present ☒ Yes ☐ No ☒ Walls ☐ Ceilings ☐ Cabinetry

Doors ☒ Satisfactory ☐ Marginal ☐ Poor

Window ☐ None ☒ Satisfactory ☐ Marginal ☐ Poor

Receptacles present ☒ Yes ☐ No Operable: ☒ Yes ☐ No

GFCI ☐ Yes ☒ No Operable: ☐ Yes ☒ No ☒ Recommend GFCI

Open ground/Reverse polarity ☐ Yes ☒ No ☐ Potential Safety Hazard

Heat source present ☒ Yes ☐ No

Exhaust fan ☐ Yes ☒ No Operable: ☐ Yes ☒ No ☐ Noisy

Comments I recommend that you contact a licensed contractor for further evaluation of the floor and plumbing.

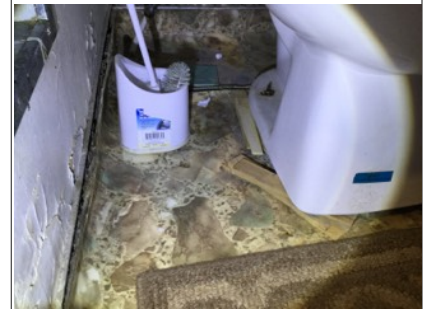
Photos



Shower tile is cracked in multiple areas. Floor is soft next to shower. I recommend that you contact a licensed contractor for further evaluation.



No defects are noted in this picture. Window is ok. There is no fan.



Toilet is loose. Floor is curling and damaged.. Signs of water leaks. I recommend that you contact a licensed contractor for further evaluation.

I recommend that you contact a licensed contractor for further evaluation of the floor and plumbing.

Floor is not level.



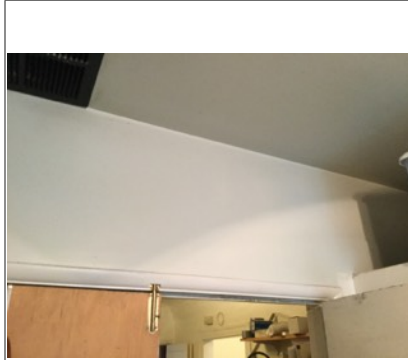
This receptacle is lacking GFCI protection. This is a safety hazard. GFCI protects against shock. For maximum safety use GFCI receptacles in any potentially wet area.

Bedroom 1

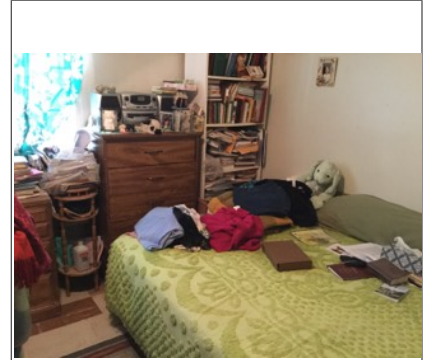
Room	
Location	South mid.
Type	Bedroom
Walls & Ceiling	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Typical cracks <input type="checkbox"/> Damage
Moisture stains	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Where:	
Floor	<input type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input checked="" type="checkbox"/> Poor <input type="checkbox"/> Squeaks <input type="checkbox"/> Slopes <input type="checkbox"/> Tripping hazard
Ceiling fan	<input type="checkbox"/> None <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Recommend repair/replace
Electrical	Switches: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Operable Receptacles: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Operable
	Open ground/Reverse polarity: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Safety hazard <input type="checkbox"/> Cover plates missing
Heating source present	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Holes: <input type="checkbox"/> Doors <input type="checkbox"/> Walls <input type="checkbox"/> Ceilings
Bedroom Egress restricted	<input type="checkbox"/> N/A <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Doors	<input type="checkbox"/> None <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Cracked glass <input type="checkbox"/> Broken/Missing hardware
Windows	<input type="checkbox"/> None <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Cracked glass <input type="checkbox"/> Evidence of leaking insulated glass
	<input type="checkbox"/> Broken/Missing hardware
Comments	
Photos	



No defects are noted in this picture. Fan and window are ok.



This bedroom is lacking a smoke sensor. Every bedroom needs a working smoke sensor. This is a safety hazard.

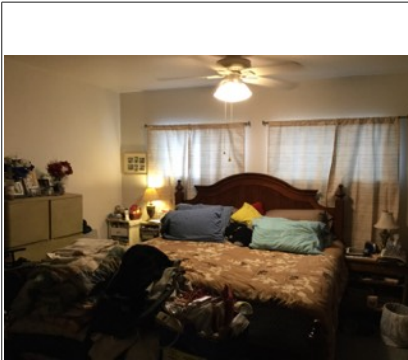


Personal items limited the inspection. I cannot inspect what I cannot see.

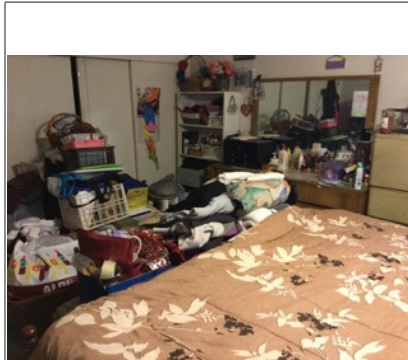
Tenant stated that the floor has sank under the bed.

Bedroom 2

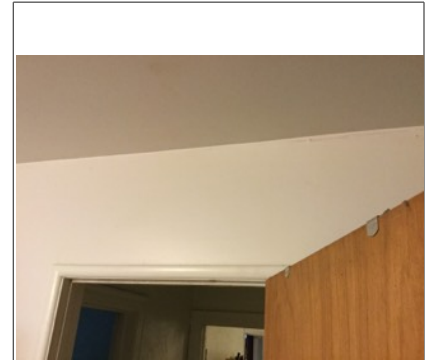
Room	
Location	West
Type	Bedroom master bedroom
Walls & Ceiling	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Typical cracks <input type="checkbox"/> Damage
Moisture stains	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Where:	
Floor	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Squeaks <input type="checkbox"/> Slopes <input type="checkbox"/> Tripping hazard
Ceiling fan	<input type="checkbox"/> None <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Recommend repair/replace
Electrical	Switches: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Operable Receptacles: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Operable
	Open ground/Reverse polarity: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Safety hazard <input type="checkbox"/> Cover plates missing
Heating source present	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Holes: <input type="checkbox"/> Doors <input type="checkbox"/> Walls <input type="checkbox"/> Ceilings
Bedroom Egress restricted	<input type="checkbox"/> N/A <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Doors	<input type="checkbox"/> None <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Cracked glass <input type="checkbox"/> Broken/Missing hardware
Windows	<input type="checkbox"/> None <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Cracked glass <input type="checkbox"/> Evidence of leaking insulated glass
	<input type="checkbox"/> Broken/Missing hardware
Comments	
Photos	



No defects are noted in this picture. Fan and window are ok.



Personal items limited the inspection. I cannot inspect what I cannot see.



This bedroom is lacking a smoke sensor. Every bedroom needs a working smoke sensor. This is a safety hazard.



Bedroom closet. Personal items limited the inspection. I cannot inspect what I cannot see.

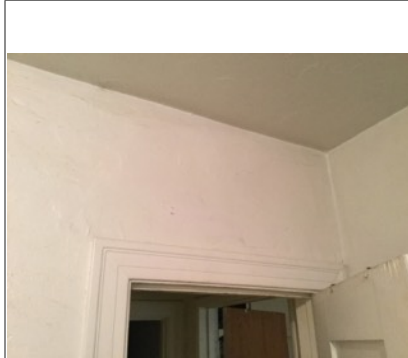
Bedroom 3

Room	
Location	North mid
Type	Bedroom
Walls & Ceiling	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Typical cracks <input type="checkbox"/> Damage
Moisture stains	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Where:	
Floor	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Squeaks <input type="checkbox"/> Slopes <input type="checkbox"/> Tripping hazard
Ceiling fan	<input checked="" type="checkbox"/> None <input type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Recommend repair/replace
Electrical	Switches: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Operable Receptacles: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Operable
	Open ground/Reverse polarity: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Safety hazard <input type="checkbox"/> Cover plates missing
Heating source present	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Holes: <input type="checkbox"/> Doors <input type="checkbox"/> Walls <input type="checkbox"/> Ceilings
Bedroom Egress restricted	<input type="checkbox"/> N/A <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Doors	<input type="checkbox"/> None <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Cracked glass <input type="checkbox"/> Broken/Missing hardware
Windows	<input type="checkbox"/> None <input type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input checked="" type="checkbox"/> Poor <input type="checkbox"/> Cracked glass <input type="checkbox"/> Evidence of leaking insulated glass
	<input type="checkbox"/> Broken/Missing hardware
Comments	
Photos	

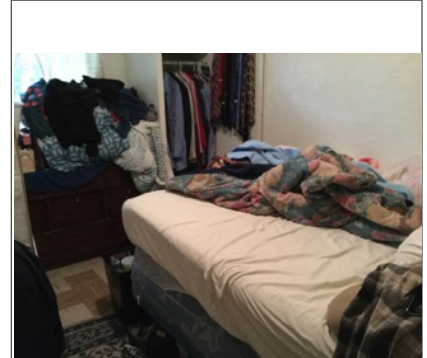


No fan. Window does not open. This window could restrict egress during a fire. This is a safety hazard.

Personal items limited the inspection. I cannot inspect what I cannot see.



This bedroom is lacking a smoke sensor. Every bedroom needs a working smoke sensor. This is a safety hazard.



Personal items limited the inspection. I cannot inspect what I cannot see.

Interior

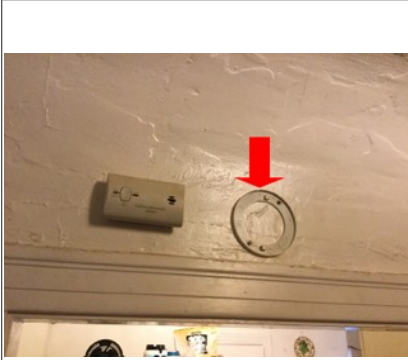
Smoke/Carbon Monoxide detectors

Smoke Detector ☐ Present ☒ Not Present Operable: ☐ Yes ☒ No ☐ Not tested ☒ Recommend additional
☒ Safety Hazard

CO Detector ☒ Present ☐ Not Present Operable: ☒ Yes ☐ No ☐ Not tested ☐ Recommend additional
☐ Safety Hazard

Comments No smoke sensors in the home.

Photos



CO sensor is present and working. No smoke sensor. This is a safety hazard.

Attic/Structure/Framing/Insulation

☐ N/A
Access ☐ Stairs ☐ Pulldown ☒ Scuttlehole/Hatch ☐ No Access Other: .
 Access limited by:
Inspected from ☐ Access panel ☒ In the attic ☐ Other
Location ☒ Hallway ☐ Bedroom Closet ☐ Garage ☐ Other
Flooring ☐ Complete ☐ Partial ☒ None
Insulation ☒ Fiberglass ☐ Batts ☒ Loose ☐ Cellulose ☐ Foam ☐ Other ☐ Vermiculite ☐ Rock wool
 Depth: 4-12"+ ☐ Damaged ☐ Displaced ☐ Missing ☐ Compressed
☒ Recommend additional insulation
Installed in ☐ Rafters/Trusses ☐ Walls ☒ Between ceiling joists ☐ Underside of roof deck ☐ Not Visible
Vapor barriers ☐ Kraft/foil faced ☐ Plastic sheeting ☒ Not Visible ☐ Improperly installed
Ventilation ☒ Ventilation appears adequate ☐ Recommend additional ventilation ☐ Recommend baffles at eaves
Fans exhausted to Attic: ☐ Yes ☒ No ☐ Recommend repair Outside: ☒ Yes ☐ No ☐ Not Visible
HVAC Duct ☐ N/A ☒ Satisfactory ☐ Damaged ☐ Split ☐ Disconnected ☐ Leaking ☐ Repair/Replace
☐ Recommend Insulation
Chimney chase ☒ N/A ☐ Satisfactory ☐ Needs repair ☐ Not Visible
Structural problems observed ☐ Yes ☒ No ☐ Recommend repair ☐ Recommend structural engineer
Roof structure ☒ Rafters ☐ Trusses ☒ Wood ☐ Metal ☐ Collar ties ☐ Purlins ☐ Knee wall ☐ Not Visible Other: .
Ceiling joists ☒ Wood ☐ Metal ☐ Not Visible
Sheathing ☒ Plywood ☐ OSB ☐ Planking ☐ Rotted ☐ Stained ☐ Delaminated
Evidence of condensation ☐ Yes ☒ No
Evidence of moisture ☐ Yes ☒ No
Evidence of leaking ☐ Yes ☒ No
Firewall between units ☒ N/A ☐ Yes ☐ No ☐ Needs repair/sealing
Electrical ☒ No apparent defects ☐ Open junction box(es) ☐ Handyman wiring
☐ Knob and tube covered with insulation ☐ Safety Hazard

Comments

Photos



West. This is a gable vent. This is where the hot air in the attic is vented outside.



This is a view of the attic structure. It is important that the structural members are intact to support the weight of the roof. No defects noted in this picture.



This is a view of the attic structure. It is important that the structural members are intact to support the weight of the roof. No defects noted in this picture.



This is a view of the attic structure. It is important that the structural members are intact to support the weight of the roof. No defects noted in this picture.



View of the attic structure, AC ducts, and ceiling insulation. No defects noted in this picture.



This is a view of the attic structure. It is important that the structural members are intact to support the weight of the roof. No defects noted in this picture.



This is a view of the attic structure. It is important that the structural members are intact to support the weight of the roof. No defects noted in this picture.



View of the attic structure, AC ducts, and ceiling insulation. No defects noted in this picture.



View of the attic structure, AC ducts, and ceiling insulation. No defects noted in this picture.



View of an interior vent passing through the attic to the exterior. This is the correct method to vent. No defects noted in this picture.



View of the attic structure, AC ducts, and ceiling insulation. No defects noted in this picture.



Attic insulation. No defects are noted in this picture.



East. This is a gable vent. This is where the hot air in the attic is vented outside.

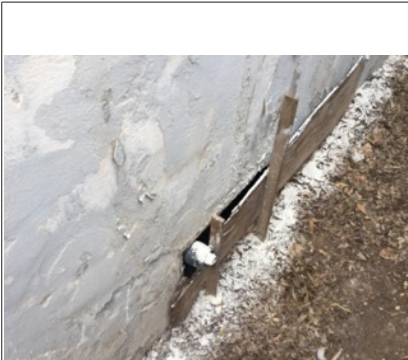
Crawl Space

Crawl space

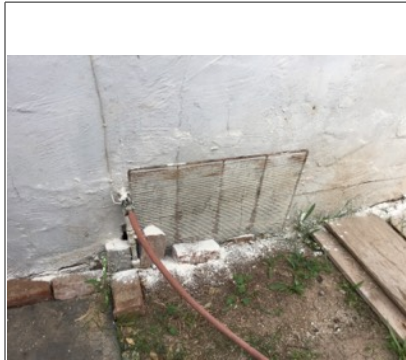
☐ N/A
Type ☒ Full crawlspace ☐ Combination basement/crawl space/slab
Conditioned (heated/cooled) ☐ Yes ☒ No
Comments

Access

Location ☒ Exterior ☐ Interior hatch/door ☐ Via basement ☐ No access
Inspected from ☐ Access panel ☒ In the crawl space
Comments
Photos



East access. Where I entered.

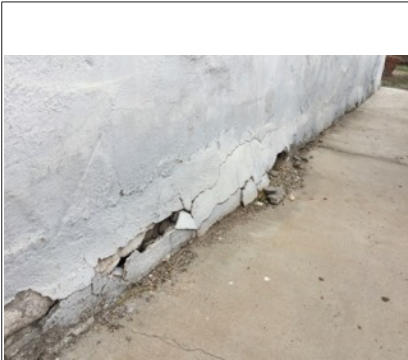


South access. Could not fit here.

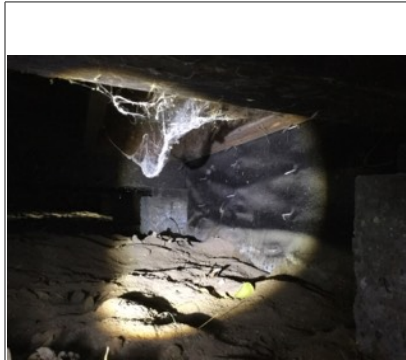
Foundation walls

Condition ☐ Satisfactory ☒ Marginal ☐ Have Evaluated ☐ Monitor ☐ Cracks ☐ Movement
Material ☐ Concrete block ☒ Poured concrete ☐ Stone ☐ ICF ☐ Wood ☒ None
Comments On the east side, there is no perimeter foundation. I think that there is on the west side but I could not reach that side due to the mud under the home.

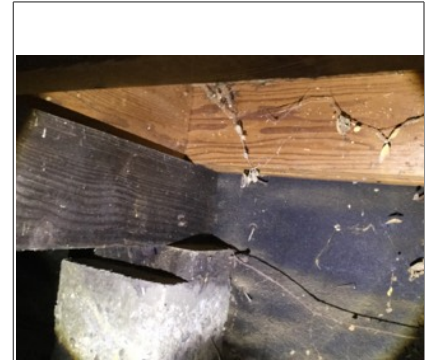
Photos



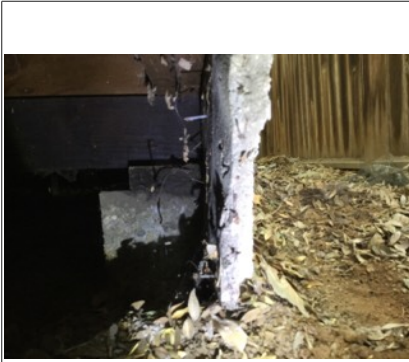
West wall exterior. Degradation of the exterior. I recommend that you contact a licensed contractor for further evaluation.



Pier against the stucco wall on the east side. No defects are noted in this picture.



East side. No perimeter wall.



East wall is only stucco.

Floor

Material

☐ Concrete ☐ Gravel ☒ Dirt Other: .

Condition

☒ Typical cracks ☐ Not Visible ☐ Vapor barrier present

Comments

Photos



Dirt floor.

Seismic bolts

☐ N/A ☒ None visible

Condition

☐ Appear satisfactory ☒ Recommed evaluation

Comments

Drainage

Sump pump ☐ Yes ☒ No Operable: ☐ Yes ☒ No ☐ Pump not tested

Standing water ☐ Yes ☒ No ☒ Wet soil

Evidence of moisture damage ☒ Yes ☐ No

Comments Large wet areas under the home.

Photos



Exposed wiring. Potential for shock or electrocution. This is a safety hazard.



Newer ABS plastic pipe drain. No defects are noted in this picture.



Large areas of mud under the home. Concrete piers are subbing up the water and they may need to be re-leveled. It is very important to stop the leaking in order to preserve the integrity of the home.



Looking west at another large area of mud. The west and south areas of the crawlspace were inaccessible due to mud and potentially live wires.



Corroded electrical wire in the soil. This is a safety hazard.



Electrical wire in the soil. This is a safety hazard.



Newer copper pipe.



Another area of wet and eroding piers.



Water dripping from compromised copper pipe. This is only a small leak problem.

Ventilation

Location
Condition
Comments
Photos

- ☐ N/A
☒ Wall vents ☐ Power vents ☐ None apparent
☐ Additional ventilation recommended ☒ Evidence of moisture damage



East. Vent

Girders/Beams/Columns

Material ☐ Steel ☒ Wood ☐ Masonry
Condition ☐ Satisfactory ☒ **Marginal** ☐ Poor ☐ Not Visible ☐ Sagging/Altered
Comments

Photos

The home rests on concrete piers.



Concrete pier in one of the wet zones. It is eroding.

Joists**Material**

☒ Wood ☐ Steel ☐ Truss ☐ Not Visible ☒ 2x8 ☐ 2x10 ☐ 2x12 ☐ Engineered I-Type
☐ Sagging/Altered joists

Comments**Condition**

☒ Satisfactory ☐ Marginal ☐ Poor

Photos

View of girder, floor joist, and subfloor. No defects are noted in this picture.

Subfloor**Condition**
Comments

☐ Not Visible
☒ Indication of moisture stains/rotting

Photos**Insulation**

Type ☒ None
☐ Fiberglass ☐ Cellulose ☐ Rockwool ☐ Foam ☐ Not Visible
Location ☐ Walls ☐ Between floor joists Other: none
Comments

Vapor barrier

Present ☐ Yes ☒ No ☐ Not Visible ☐ Improperly installed
Material ☐ Kraft/foil faced ☐ Plastic ☒ Not Visible Other: .
Condition ☒ Satisfactory ☐ Marginal ☐ Poor
Comments

Plumbing

Water service

Main shut-off location Exterior wall

Water entry piping ☐ Not Visible ☒ Copper ☐ PVC Plastic ☐ CPVC Plastic ☐ Polybutylene Plastic ☐ PEX Plastic
☐ Lead ☐ Polyethylene

Lead other than solder joints ☐ Yes ☐ No ☒ Unknown ☐ Service entry

Visible water distribution piping ☒ Copper ☐ Galvanized ☐ PVC Plastic ☐ CPVC Plastic ☐ Polybutylene Plastic
☐ PEX Plastic Other: .

Condition ☒ Satisfactory ☐ Marginal ☐ Poor

Flow ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Water pressure over 80 psi ☐ Recommend plumber evaluate
☐ Recommend pressure regulator

Pipes Supply/Drain ☐ Corroded ☐ Leaking ☐ Valves broken/missing ☐ Dissimilar metal
 Cross connection: ☐ Yes ☒ No ☐ Safety Hazard ☐ Recommend repair
☐ Recommend a dielectric union ☒ Satisfactory

Drain/Waste/Vent pipe ☐ Copper ☐ Cast iron ☐ Galvanized ☐ PVC ☒ ABS ☐ Brass

Condition ☒ Satisfactory ☐ Marginal ☐ Poor

Support/Insulation ☒ N/A

Type:

Traps proper P-Type ☒ Yes ☐ No ☐ P-traps recommended

Drainage ☒ Satisfactory ☐ Marginal ☐ Poor

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

Fuel line ☐ N/A ☐ Copper ☐ Brass ☒ Black iron ☐ Stainless steel ☐ CSST ☐ Not Visible ☐ Galvanized
☐ Recommend CSST be properly bonded

Condition ☐ N/A ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Recommend plumber evaluate

Comments During this home inspection all faucets, toilets, baths, and showers will be operated for a brief period which may not detect all defects. There may be partial plugs or drain imperfections that could lead to blockages or leaks in the future. The best way to uncover these defects is by running a camera down the drains. This inspection does not include this procedure. Let me know if you are interested in this and I will help you.

Main fuel shut-off location

☐ N/A

Location South exterior

Comments

Photos



Location of the unit is: South

Water heater

☐ N/A

Plumbing

Water heater cont.

General

Brand Name:
A.O. Smith
Serial #: Refer to photo
Capacity:
40
Approx. age:
2014

Type

☒ Gas ☐ Electric ☐ Oil ☐ LP Other: .

Combustion air venting present ☒ Yes ☐ No ☐ N/A

Seismic restraints needed ☐ Yes ☒ No ☐ N/A

Relief valve ☒ Yes ☐ No Extension proper: ☐ Yes ☒ No ☒ Missing ☒ Recommend repair ☐ Improper material

Vent pipe ☐ N/A ☒ Satisfactory ☐ Pitch proper ☐ Improper ☐ Rusty ☐ Recommend repair

Condition ☒ Satisfactory ☐ Marginal ☐ Poor

Comments

Photos



In laundry. No defects are noted in this picture.



View of the top connections of the water heater. No defects are noted in this picture.



Make of the unit.



A O Smith, 40 gallons, gas, 2014



The water heater is lacking an adequate drain pipe for the Pressure/Temperature Relief valve. For optimum safety, install a correct drain pipe.

The drain was never connected.

Heating System

Heating system

Unit #1 Brand name: Ruud
 Approx. age: 1999
☐ Unknown Model #: Refer to photo Serial #: Refer to photo ☒ Satisfactory ☐ Marginal ☐ Poor
☒ Recommended HVAC technician examine

Energy source ☐ Gas ☐ LP ☐ Oil ☒ Electric ☐ Solid fuel

Warm air system ☐ Belt drive ☐ Direct drive ☐ Gravity ☒ Central system ☐ Floor/wall furnace

Heat exchanger ☒ N/A ☐ Sealed ☐ Not Visible ☐ Visual w/mirror ☐ Flame distortion ☐ Rusted
☐ Carbon/soot buildup

Carbon monoxide ☒ N/A ☐ Detected at plenum ☐ Detected at register ☐ Not tested
 Tester:
 Fieldpiece SCM4 CO Sensor

Combustion air venting present ☒ N/A ☐ Yes ☐ No

Controls Disconnect: ☒ Yes ☐ No ☒ Normal operating and safety controls observed
 Gas shut off valve: ☐ Yes ☒ No

Distribution ☒ Metal duct ☐ Insulated flex duct ☐ Cold air returns ☐ Duct board ☐ Asbestos-like wrap
☐ Safety Hazard

Flue piping ☒ N/A ☐ Satisfactory ☐ Rusted ☐ Improper slope ☐ Safety hazard ☐ Recommend repair/replace

Filter ☒ Standard ☐ Electrostatic ☐ Satisfactory ☐ Needs cleaning/replacement ☐ Missing
☐ Electronic (not tested)

When turned on by thermostat ☒ Fired ☐ Did not fire Proper operation: ☒ Yes ☐ No ☐ Not tested

Heat pump ☒ Yes ☐ Supplemental electric ☐ Supplemental gas

Sub-slab ducts ☒ N/A ☐ Satisfactory ☐ Marginal ☐ Poor Water/Sand Observed: ☐ Yes ☒ No

System not operated due to ☒ N/A ☐ Exterior temperature Other: .

Comments When buying a home, I recommend that you have the AC/heater serviced because you dont know its history and it is very important to keep it clean.

Electric/Cooling System

Main panel

Location Exterior
Condition ☒ Satisfactory ☐ Poor
Amperage/Voltage ☐ Unknown ☐ 60a ☐ 100a ☐ 150a ☒ 200a ☐ 400a ☐ 120v/240v
Adequate Clearance to Panel ☒ Yes ☐ No
Breakers/Fuses ☒ Breakers ☐ Fuses
Appears grounded ☒ Yes ☐ No ☐ Not Visible
GFCI breaker ☐ Yes ☒ No Operable: ☐ Yes ☒ No
AFCI breaker ☐ Yes ☒ No Operable: ☐ Yes ☒ No ☐ Not Tested
Main wire ☒ Copper ☐ Aluminum ☐ Not Visible ☐ Double tapping of the main wire
 Condition: ☒ Satisfactory ☐ Marginal ☐ Poor
Branch wire ☒ Copper ☐ Aluminum ☐ Solid Branch Aluminum Wiring ☐ Not Visible ☐ Safety Hazard
Branch wire condition ☒ Satisfactory ☐ Poor ☐ Recommend electrician evaluate/repair ☒ Romex ☐ BX cable
☐ Conduit ☐ Knob/Tube ☐ Double tapping ☐ Wires undersized/oversized breaker/fuse
☐ Panel not accessible ☐ Not evaluated
 Reason:

Comments

Heat Pump AC/Heat

☐ N/A
General ☒ Central system ☐ Wall unit
 Location:
 SE
 Age:
 1999
Evaporator coil ☒ Satisfactory ☐ Not Visible ☐ Needs cleaning ☐ Damaged
Refrigerant lines ☐ Leak/Oil present ☐ Damage ☐ Insulation missing ☒ Satisfactory
Condensate line/drain ☒ To exterior ☐ To pump ☐ Floor drain Other: .
Secondary condensate line/drain Present: ☐ Yes ☒ No Needed: ☐ Yes ☒ No ☐ Primary pan appears clogged
☒ Recommend technician evaluate
Operation Differential: The temperature differential is within the normal range.
Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☒ Recommend HVAC technician examine/clean/service
☐ Not operated due to exterior temperature
Comments When buying a home, I recommend that you have the AC/heater serviced because you dont know its history and it is very important to keep it clean.

Living Room

Living Room

Location North

Walls & Ceiling ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Typical cracks ☐ Damage

Moisture stains ☐ Yes ☒ No

Where:

Floor ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Squeaks ☐ Slopes ☐ Tripping hazard

Ceiling fan ☐ None ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Recommend repair/replace

Electrical Switches: ☒ Yes ☐ No ☐ Operable Receptacles: ☒ Yes ☐ No ☒ Operable
Open ground/Reverse polarity: ☒ Yes ☐ No ☒ Safety hazard ☐ Cover plates missing

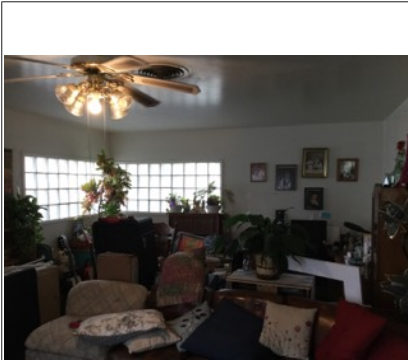
Heating source present ☒ Yes ☐ No Holes: ☐ Doors ☐ Walls ☐ Ceilings

Doors ☐ None ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Cracked glass ☐ Broken/Missing hardware

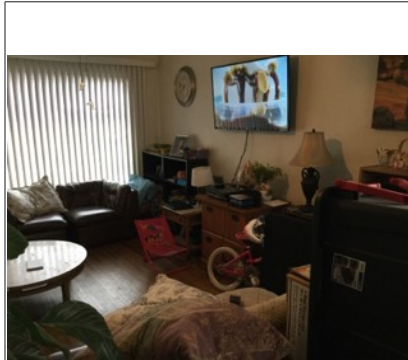
Windows ☐ None ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Cracked glass ☐ Evidence of leaking insulated glass
☐ Broken/Missing hardware

Comments Personal items limited the inspection. I cannot inspect what I cannot see.

Photos



No defects are noted in this picture. Fan and window are ok. Personal items limited the inspection. I cannot inspect what I cannot see.



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This is the old style receptacle with only two prongs and no ground. This is a safety hazard.

Dining Room

Dining Room

Location Next to kitchen.

Walls & Ceiling ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Typical cracks ☐ Damage

Moisture stains ☐ Yes ☒ No

Where:

Floor ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Squeaks ☐ Slopes ☐ Tripping hazard

Ceiling fan ☒ None ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Recommend repair/replace

Electrical Switches: ☒ Yes ☐ No ☒ Operable Receptacles: ☒ Yes ☐ No ☐ Operable

Open ground/Reverse polarity: ☒ Yes ☐ No ☒ Safety hazard ☐ Cover plates missing

Heating source present ☒ Yes ☐ No Holes: ☐ Doors ☐ Walls ☐ Ceilings

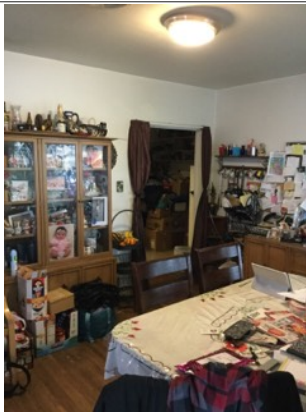
Doors ☐ None ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Cracked glass ☐ Broken/Missing hardware

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

☐ Broken/Missing hardware

Comments Personal items limited the inspection. I cannot inspect what I cannot see.

Photos



No defects are noted in this picture. Window is ok. There is no fan.

Personal items limited the inspection. I cannot inspect what I cannot see.