

Red Baron Home Inspections LLC.

Property Inspection Report



Example 1, Jacksonville , FL 32254
Inspection prepared for: 1 Example
Date of Inspection: 4/13/2020 Time: 2:00pm
Age of Home: 71 Years Size: 2509 Sq/ Ft

Inspector: Ronald E. Jones
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Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

Attic

Page 14 Item: 6	Electrical	<ul style="list-style-type: none"> • Electrical Box Covers missing or damaged, which is a potential shock or electrocution hazard. • Outlet covers missing. • Switch covers missing. • Recommend electrician to evaluate.
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Foundation

Page 19 Item: 11	Foundation Electrical	<ul style="list-style-type: none"> • Exposed electrical wiring observed. This is a safety concern if used where it could be subject to "Physical Damage". Exposed electrical wires are normally encased in conduit to ensure safety. Client should consult with a licensed electrician prior to closing for repairs/replacement as needed to ensure safety. • Loose hanging receptacle observed, suggest repairing for safety. • Receptacle covers missing, recommend replacing for safety.
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Exposed electrical wiring observed. This is a safety concern if used where it could be subject to "Physical Damage". Exposed electrical wires are normally encased in conduit to ensure safety. Client should consult with a licensed electrician prior to closing for repairs/replacement as needed to ensure safety.

Grounds

Page 23 Item: 6	Stairs & Handrail	
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Rails should be installed on any staircase with two or more risers from top to bottom.

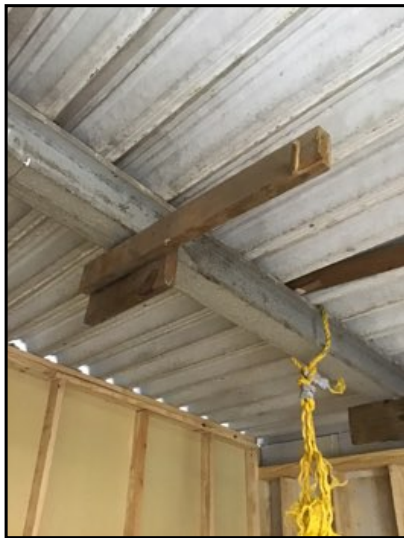
Garage

Page 30 Item: 2 | Walls

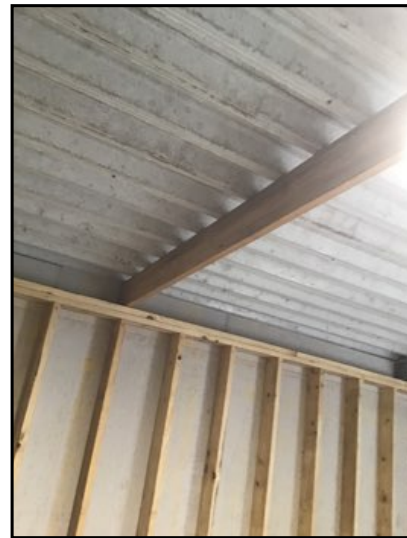


Mold-like bio growth observed. Professional testing & evaluation advised.

Page 31 Item: 5 | Rafters & Ceiling



Recommend a qualified structural engineer review.



Recommend a qualified structural engineer review.

Page 32 Item: 6

Electrical

- Exposed wiring noted.
- Outlet cover plates missing.



Outlet cover plates missing.

Laundry

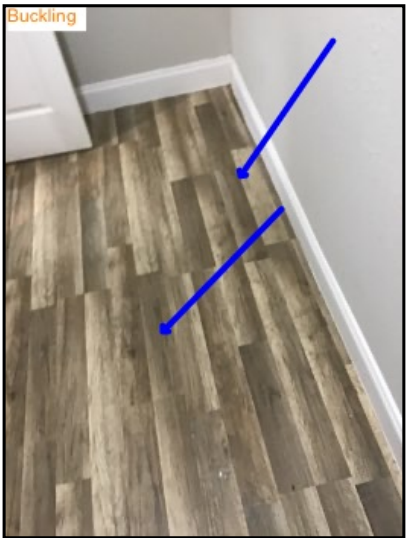
Page 39 Item: 2

Doors



Doors not properly aligned, recommend correction.

Page 40 Item: 6 | Floor Condition



Some buckling noted.

Page 40 Item: 7 | Electrical



No power, some breakers noted off in panel. Parties may want to check for proper operation.

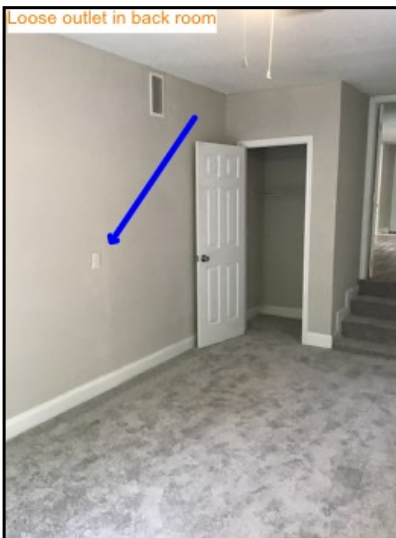
Interior Areas

Page 44 Item: 7 | Floor Condition



Low area noted in floor, check with seller for explanation.

Page 44 Item: 8 | Electrical



Loose outlets noted.

Bedrooms

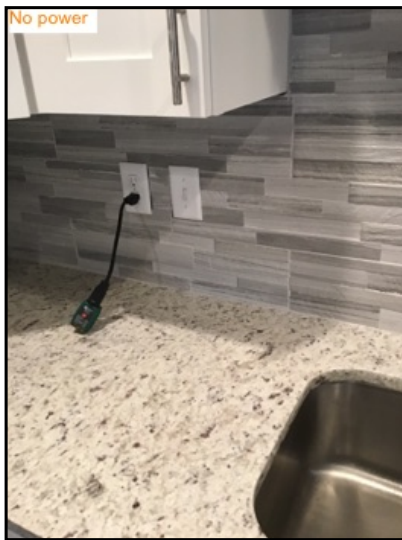
Page 48 Item: 6 | Floor Condition



Low spot noted, recommend pulling carpet and finding the source!

Kitchen

Page 53 Item: 3 | Electrical



There was no power present.



There was no power present.

Page 54 Item: 8 | Dishwasher



Unit is not properly fastened, recommend securing to countertop using the appropriate length screw to prevent tip from exiting top of counter causing damage.

Heat/AC

Page 59 Item: 7 | AC Compress Condition



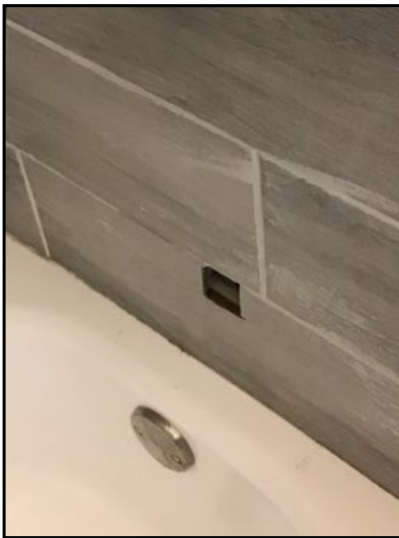
The air conditioner did not operate properly. Recommend HVAC contractor evaluate the system.

Page 60 Item: 8	Air Supply
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There is a loose return air grill noted.

Master Bath	
Page 66 Item: 6	Plumbing



Installation is incomplete.

Page 67 Item: 9 Exhaust Fan



Installation is incomplete.

Page 67 Item: 13 Electrical



Outlet loose from the wall, recommend correction.

Inspection Details

INTRODUCTION:

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process.

Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFCI outlets may not be installed; this report will focus on safety and function, not current code. This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair.

For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.

1. Attendance

In Attendance: Buyer Agent present

2. Home Type

Home Type: Single Family Home

3. Occupancy

Occupancy: Vacant

Roof

As with all areas of the house, we recommend that you carefully examine the roof immediately prior to closing the deal. Note that walking on a roof voids some manufacturer's warranties.

Adequate attic ventilation, solar / wind exposure, and organic debris all affect the life expectancy of a roof.

Always ask the seller about the age and history of the roof. On any home that is over 3 years old, experts recommend that you obtain a roof certification from an established local roofing company to determine its serviceability and the number of layers on the roof. We certainly recommend this for any roof over 5 years of age. Metal roofs in snow areas often do not have gutters and downspouts, as there is a concern that snow or ice cascading off the roof may tear gutters from the house.

Likewise, be advised that such cascading may cause personal injury or even death.

If this house has a metal roof, consult with qualified roofers or contractors regarding the advisability of installing a damming feature which may limit the size and amount of snow / ice sliding from the roof.

1. Roof Condition

Materials: Observed from the ground with field glasses.

Materials: Metal standing seam roofing noted.

Observations:

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

2. Flashing

3. Chimney

4. Sky Lights

5. Spark Arrestor

6. Vent Caps

7. Gutter

Attic

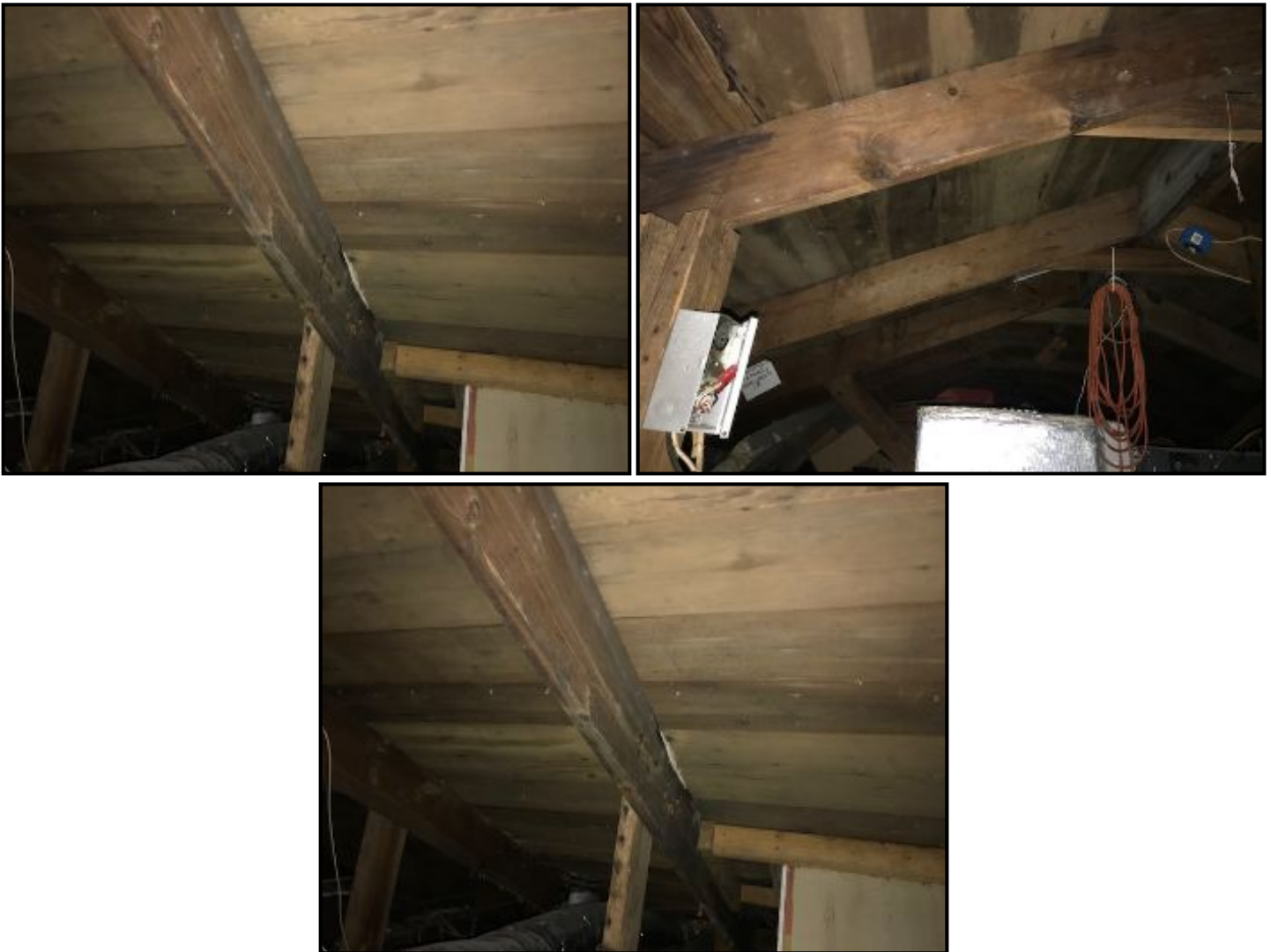
This report describes the method used to inspect any accessible attics; and describes the insulation and vapor retarders used in unfinished spaces when readily accessible and the absence of insulation in unfinished spaces at conditioned surfaces. Inspectors are required to inspect insulation and vapor retarders in unfinished spaces when accessible and passive/mechanical ventilation of attic areas, if present.

1. Access

Observations:

- Scuttle Hole located in:
- Access at hallway ceiling.

2. Structure



3. Ventilation

Observations:

- Gable louver vents noted.
- Fixed, roof-field exhaust vent noted.



4. Vent Screens

Observations:

- Vent screens noted as functional.

5. Duct Work



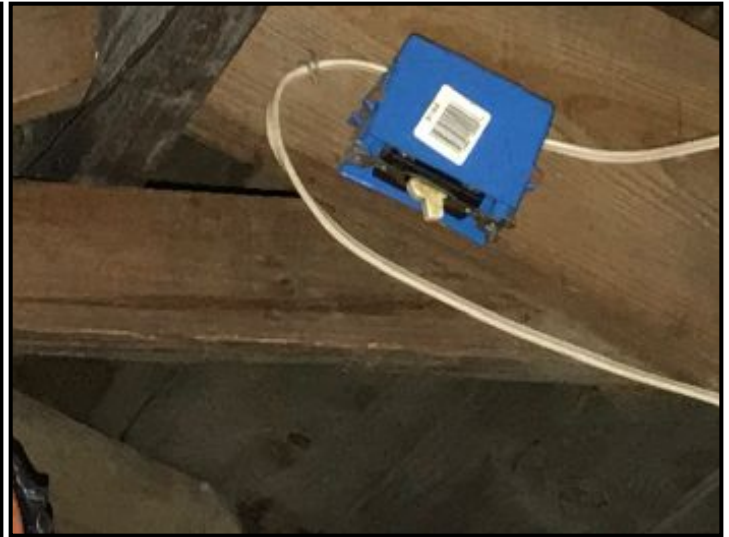
6. Electrical

Observations:

- Any electrical components in attic were not accessible to inspection, therefore not within scope of this report.
- Loose hanging light fixture observed, suggest repairing for safety.
- **Electrical Box Covers missing or damaged, which is a potential shock or electrocution hazard.**
- **Outlet covers missing.**
- **Switch covers missing.**
- **Recommend electrician to evaluate.**



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



Switch covers missing.



Loose hanging light fixture observed, suggest repairing for safety.

7. Attic Plumbing

8. Insulation Condition

Materials: Loose fill insulation noted.

Depth: Insulation averages 3 to 4 inches. Recommend installing more.

Observations:

- Irregular insulation.
- Insulation that is settled does not perform to the R-Value that it once did.
- Insulation is sparse in some areas.



Insulation is sparse in some areas.



Insulation is sparse in some areas.

9. Chimney

10. Exhaust Vent

Observations:

- Could not access.

Foundation

This report describes the foundation, floor, wall, ceiling and roof structures and the method used to inspect any accessible under floor crawlspace areas. Inspectors inspect and probe the structural components of the home, including the foundation and framing, where deterioration is suspected or where clear indications of possible deterioration exist. Probing is not done when doing so will damage finished surfaces or when no deterioration is visible or presumed to exist. Inspectors are not required to offer an opinion as to the structural adequacy of any structural systems or components or provide architectural services or an engineering or structural analysis of any kind. Despite all efforts, it is impossible for a home inspection to provide any guaranty that the foundation, and the overall structure and structural elements of the building is sound.

1. Slab Foundation

Observations:

- All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined.

2. Foundation Perimeter

Observations:

- Visible portions of foundation wall were dry at the time of the inspection.

3. Foundation Walls

Observations:

- Visible portions of foundation wall were dry at the time of the inspection. See Limitations.
- Limited review due to insulation cover and finished walls.

4. Cripple Walls

Observations:

- Concrete block/wood piers support floor above.
- Foundation supports for most of the house are not visible for inspection. Consider consulting a contractor or structural engineer.

5. Ventilation

6. Vent Screens

Observations:

- Vent screens noted as missing.



Vent screens noted as missing.



Vent screens noted as missing.

7. Access Panel

Observations:

- The exterior crawlspace access was missing a cover. We recommend installing a cover with a screen to assist in ventilating the space.
- Limited inspection from the access area only.



The exterior crawlspace access was missing a cover. We recommend installing a cover with a screen to assist in ventilating the space.

8. Post and Girders

Observations:

- Support Material: Block Pillars



Support Material: Block Pillars

9. Sub Flooring

Observations:

- Dimensional lumber wood Joists



Dimensional lumber wood Joists



Dimensional lumber wood Joists

10. Anchor Bolts

Observations:

- The anchor bolts were not visible.

11. Foundation Electrical

Observations:

- Exposed electrical wiring observed. This is a safety concern if used where it could be subject to "Physical Damage". Exposed electrical wires are normally encased in conduit to ensure safety. Client should consult with a licensed electrician prior to closing for repairs/replacement as needed to ensure safety.
- Loose hanging receptacle observed, suggest repairing for safety.
- Receptacle covers missing, recommend replacing for safety.



Exposed electrical wiring observed. This is a safety concern if used where it could be subject to "Physical Damage". Exposed electrical wires are normally encased in conduit to ensure safety. Client should consult with a licensed electrician prior to closing for repairs/replacement as needed to ensure safety.

12. Foundation Plumbing

Observations:

- 1+ inch PVC

13. Sump Pump

14. Ducting

Grounds

Inspectors shall inspect adjacent or entryway walkways, patios, and driveways; vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building.

1. Driveway and Walkway Condition

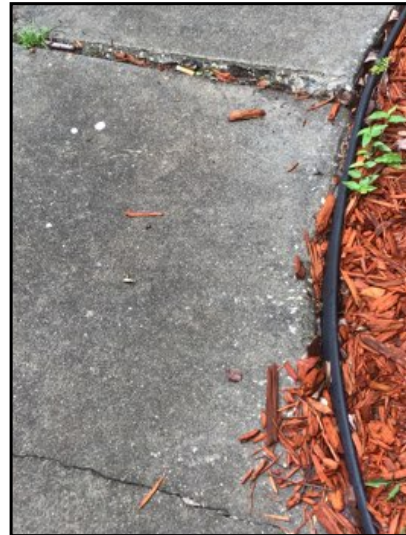
Materials: Concrete driveway noted.

Observations:

- Moderate cracks in sidewalk. Repair and / or monitor for expansion and development of trip hazards.



Moderate cracks in sidewalk. Repair and / or monitor for expansion and development of trip hazards.



Moderate cracks in sidewalk. Repair and / or monitor for expansion and development of trip hazards.

2. Grading

Observations:

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

3. Vegetation Observations

Observations:

- The property has overgrown vegetation that needs to be landscaped.
- Prune or remove any plants that are in contact or proximity to home to eliminate pathways of wood destroying insects.



The property has overgrown vegetation that needs to be landscaped. The property has overgrown vegetation that needs to be landscaped.



The property has overgrown vegetation that needs to be landscaped. Prune or remove any plants that are in contact or proximity to home to eliminate pathways of wood destroying insects.



The property has overgrown vegetation that needs to be landscaped.

4. Gate Condition

Materials: Chain link

Observations:

- Fences and gates are NOT INCLUDED as part of a home inspection. Recommend confirming that all fences and gates are in serviceable condition before the close of escrow.
- Recommend review of all gates for repair or replacement as necessary.



Recommend review of all gates for repair or replacement as necessary.



Recommend review of all gates for repair or replacement as necessary.

5. Patio and Porch Deck

6. Stairs & Handrail

Observations:

- Rails should be installed on any staircase with two or more risers from top to bottom.



Rails should be installed on any staircase with two or more risers from top to bottom.

7. Grounds Electrical

Observations:

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

8. GFCI

9. Main Gas Valve Condition

10. Plumbing

Materials: Galvanized piping noted. • PVC piping noted.

11. Water Pressure

Observations:
• 80

12. Pressure Regulator

Observations:
• None.

13. Exterior Faucet Condition

Location: Left

14. Balcony

15. Patio Enclosure

16. Patio and Porch Condition

17. Fence Condition

18. Sprinklers

19. Porch

Exterior Areas

This section describes the exterior wall coverings and trim. Inspectors are required to inspect the exterior wall coverings, flashing, trim, all exterior doors, the stoops, steps porches and their associated railings, any attached decks and balconies and eaves, soffits and fascias accessible from ground level.

1. Doors

Observations:

- Recommend sealing all cracks and gaps at front door to prevent moisture and insect intrusion.
- Appeared in functional and in satisfactory condition, at time of inspection.



Recommend sealing all cracks and gaps at front door to prevent moisture and insect intrusion.

2. Window Condition

Observations:

- Some window screens missing and some damaged.
- Some window screens missing. Check with seller to determine if they are on the property.



Some window screens missing and some damaged.



Some window screens missing and some damaged.



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



Some window screens missing and some damaged.



Some window screens missing and some damaged.

3. Siding Condition

Materials: Vinyl siding, wood frame construction, concrete / block foundation • Painted wood siding

Observations:

- Caulk and seal all gaps, cracks and openings.
- Vinyl siding damage. Recommend repair or replacement of damaged sections to keep moisture and insects from harming structure.
- Loose/ damaged trim noted, suggest correction.



Loose/ damaged trim noted, suggest correction.



Vinyl siding damage. Recommend repair or replacement of damaged sections to keep moisture and insects from harming structure.



Loose/ damaged trim noted, suggest correction.



Vinyl siding damage. Recommend repair or replacement of damaged sections to keep moisture and insects from harming structure.



Caulk and seal all gaps, cracks and openings.

4. Eaves & Facia

Observations:

- Recommend sealing hole(s) & gap(s) as needed.
- Consider caulking or, at the very least, monitoring for the presence of insects, bird damage, or other activity
- Damaged soffit(s) noted, recommend replacing as necessary.



Consider caulking or, at the very least, monitoring for the presence of insects, bird damage, or other activity

Damaged soffit(s) noted, recommend replacing as necessary.

5. Exterior Paint

Observations:

- Blotchy painted noted.



Blotchy painted noted.

6. Stucco

Garage

1. Roof Condition

Materials: Roof was visually inspected from accessible points on the interior and/or exterior. If a roof is too high, is too steep, is wet, or is composed of materials which can be damaged if walked upon, the roof is not mounted. Therefore, client is advised that this is a limited review and a licensed roofer should be contacted if a more detailed report is desired.

Materials: Metal standing seam roofing noted.

2. Walls

Observations:

- Mold-like bio growth observed. Professional testing & evaluation advised.
- Garage drywall ceiling needs to be properly repaired.



Mold-like bio growth observed. Professional testing & evaluation advised.



Garage drywall ceiling needs to be properly repaired.

3. Anchor Bolts

Observations:

- There were not anchor bolts installed at the time of inspection.

4. Floor Condition

Materials: Bare concrete floors noted.

Observations:

- Common cracks noted.
- Recommend sealing cracks/voids.



Common cracks noted.

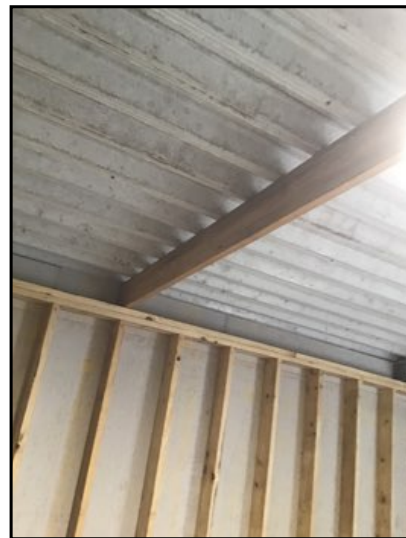
5. Rafters & Ceiling

Observations:

- Dimensional lumber wood ceiling joists.
- Recommend a qualified structural engineer review.
- The roof structure has been improperly installed at the attached area of the garage. Have a general contractor review for repair, replacement or removal.



Recommend a qualified structural engineer review.



Recommend a qualified structural engineer review.

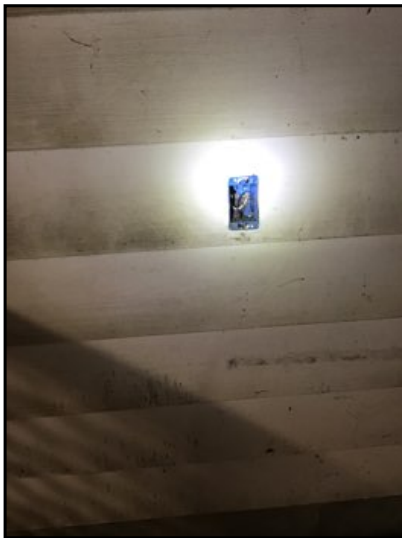


Recommend a qualified structural engineer review.

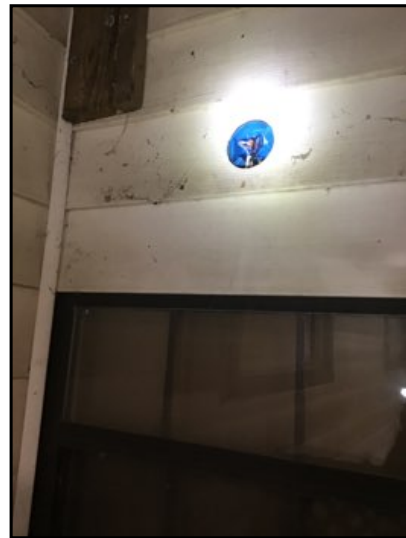
6. Electrical

Observations:

- Exposed wiring noted.
- Outlet cover plates missing.



Outlet cover plates missing.



Outlet cover plates missing.



Outlet cover plates missing.

7. GFCI

8. 240 Volt

Observations:

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

9. Exterior Door

10. Fire Door

11. Garage Door Condition

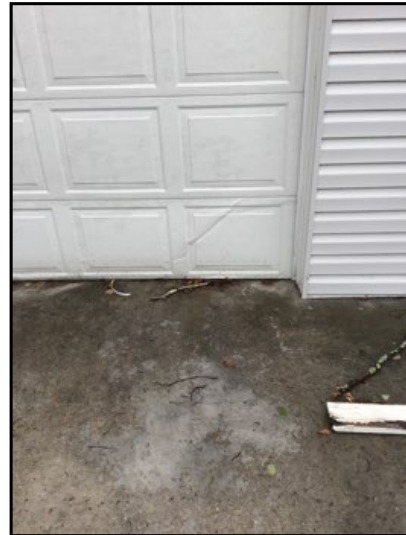
Materials: Vertical door noted.

Observations:

- dented



dented



dented

12. Garage Door Parts

Observations:

- The garage door appeared functional during the inspection.

13. Garage Opener Status

Observations:

- Belt drive opener noted.
- Garage vehicle door opener appears to be disconnected, damaged or otherwise inoperable. Have evaluated and repaired.



Garage vehicle door opener appears to be disconnected, damaged or otherwise inoperable. Have evaluated and repaired.

14. Garage Door's Reverse Status

Observations:

- Inoperable due to Garage Door Opener malfunction.



Inoperable due to Garage Door Opener malfunction.

15. Ventilation

16. Vent Screens

17. Cabinets

18. Counters

19. Wash Basin

Water Heater

1. Base

Observations:

- The water heater base is functional.



The water heater base is functional.

2. Heater Enclosure

Observations:

- The water heater enclosure is functional.



The water heater enclosure is functional.

3. Combustion

4. Venting

5. Water Heater Condition

Heater Type: Electric

Location: The heater is located in the laundry room.

Observations:

- Tank appears to be in satisfactory condition -- no concerns.

6. TPRV

Observations:

- Appears to be in satisfactory condition -- no concerns.



Appears to be in satisfactory condition -- no concerns.

7. Number Of Gallons

Observations:

- 40 gallons



40 gallons

8. Gas Valve

9. Plumbing

Materials: PVC

Observations:

- No deficiencies observed at the visible portions of the supply piping.

10. Overflow Condition

Materials: PVC

Observations:

- Appears to be in satisfactory condition -- no concerns.



Appears to be in satisfactory condition -- no concerns.

11. Strapping

Laundry

1. Locations

Locations: Hall

2. Doors

Observations:

- Doors not properly aligned, recommend correction.



Doors not properly aligned, recommend correction.

3. Window Condition

4. Ceiling Condition

Materials: There are drywall ceilings noted.

5. Wall Condition

Materials: Drywall walls noted.

Observations:

- Recommend sealing gaps and opening to prevent air loss.



Recommend sealing gaps and opening to prevent air loss.

6. Floor Condition

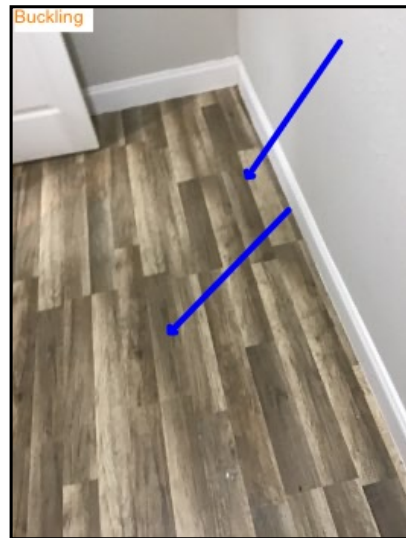
Materials: Hardwood flooring is noted.

Observations:

- Recommend sealing cracks/voids.
- Minor damage noted.
- Some buckling noted.



Minor damage noted.



Some buckling noted.

7. Electrical

Observations:

- No power, some breakers noted off in panel. Parties may want to check for proper operation.



No power, some breakers noted off in panel. Parties may want to check for proper operation.

8. GFCI

9. Dryer Vent

Observations:

- There is no dryer vent in the room.

10. Plumbing

11. Cabinets

12. Counters

13. Exhaust Fan

14. Gas Valves

15. Wash Basin

16. Security Bars

Interior Areas

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

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

1. Door Bell

2. Bar

3. Doors

4. Window Condition

Materials: Aluminum framed single hung window noted. • Aluminum framed fixed window noted.

Observations:

- Highly recommend operating all windows during final walk through inspection.
- In the inspectors opinion the windows/frames are near the end of their useful life.
- Some windows are very difficult to open and some were not able to open.



Some windows are very difficult to open and some were not able to open.

5. Wall Condition

Materials: Drywall walls noted.

Observations:

- Recommend sealing gaps as necessary.
- Past repairs made, not professional quality. May need sanding and repainting.



Recommend sealing gaps as necessary.



Past repairs made, not professional quality. May need sanding and repainting.

6. Ceiling Condition

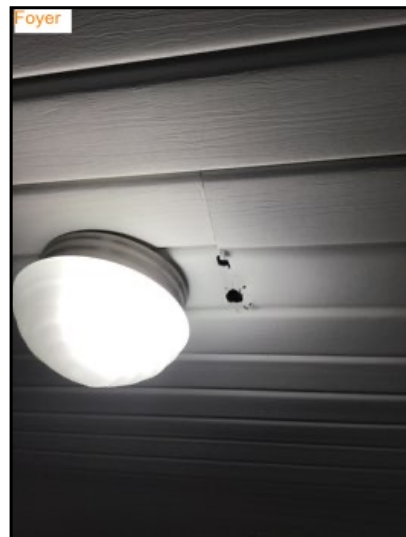
Materials: There are drywall ceilings noted.

Observations:

- Recommend sealing holes and gaps to prevent air loss and insect entry.



Recommend sealing holes and gaps to prevent air loss and insect entry.



Recommend sealing holes and gaps to prevent air loss and insect entry.

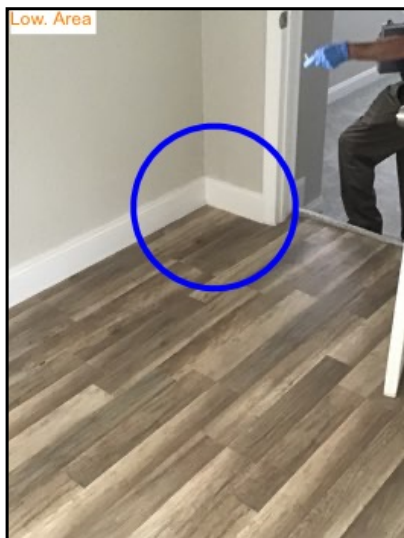


Recommend sealing holes and gaps to prevent air loss and insect entry.

7. Floor Condition

Observations:

- Carpet Noted
- Wood floors noted
- Low area noted in floor, check with seller for explanation.
- Some buckling noted.



Low area noted in floor, check with seller for explanation.

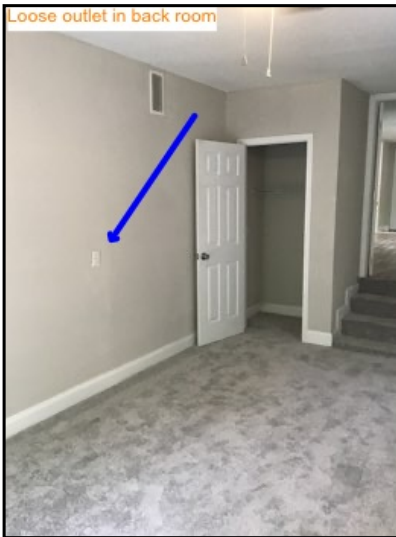


Some buckling noted.

8. Electrical

Observations:

- Loose outlets noted.



Loose outlets noted.

9. Ceiling Fans

Observations:

- Operated normally when tested, at time of inspection.

10. Closets

11. Stairs & Handrail

12. Fireplace

13. Patio Doors

14. Screen Doors

15. Cabinets

16. Smoke Detectors

17. Window-Wall AC or Heat

18. Security Bars

Bedrooms

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

1. Locations

Locations: Right

2. Doors

Observations:

- Improper alignment noted, recommend correction.
- Lock(s) installed backwards, recommend correction for safety.
- Door does not secure.



Lock(s) installed backwards, recommend correction for safety.

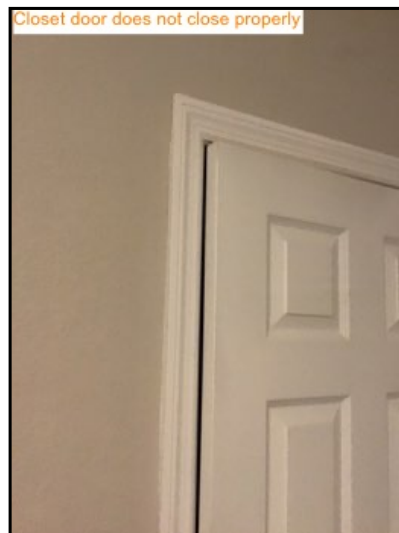


Door does not secure.

3. Closets

Observations:

- Door need properly alignment, too tight.



Door need properly alignment, too tight.

4. Electrical

5. Wall Condition

Materials: Drywall walls noted.

6. Floor Condition

Flooring Types: Carpet is noted.

Observations:

- Low spot noted, recommend pulling carpet and finding the source!



Low spot noted, recommend pulling carpet and finding the source!

7. Ceiling Condition

Materials: There are drywall ceilings noted.

8. Ceiling Fans

Observations:

- Operated normally when tested, at time of inspection.

9. Window Condition

Materials: Aluminum framed sliding window noted.

Observations:

- Recommend sealing all gaps to prevent air loss and insect intrusion.
- Some windows are very difficult to open and some were not able to open. Some are outdated & some at the end of their lives.



Some windows are very difficult to open and some were not able to open. Some are outdated & some at the end of their lives.

Recommend sealing all gaps to prevent air loss and insect intrusion.

10. Cabinets

11. Fireplace

12. Smoke Detectors

13. Window-Wall AC or Heat

14. Security Bars

15. Patio Doors

16. Screen Doors

Bathroom

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

1. Locations

Locations: Guest bathroom

2. Cabinets

3. Sinks

4. Counters

Observations:

- Solid Surface tops noted.

5. Wall Condition

6. Ceiling Condition

Materials: There are drywall ceilings noted.

7. Toilets

Observations:

- Observed as functional and in good visual condition.
- Operated when tested. No deficiencies noted.

8. Floor Condition

Materials: Ceramic tile is noted.

9. Window Condition

10. Doors

Observations:

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

11. Electrical

12. GFCI

Observations:

- **GFCI** in place and operational

13. Exhaust Fan

Observations:

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

14. Plumbing

Observations:

- Incomplete installation.
- At tub.

15. Enclosure

16. Shower Walls

Observations:

- Ceramic tile noted.
- Tile does not extend to the ceiling as gaps are left at the top to collect moisture, recommend correction.



Tile does not extend to the ceiling as gaps are left at the top to collect moisture, recommend correction.

Tile does not extend to the ceiling as gaps are left at the top to collect moisture, recommend correction.

17. Showers

Observations:

- Installation is incomplete.

18. Bath Tubs

Observations:

- Tub

19. Mirrors

20. Heating

21. Security Bars

Kitchen

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

1. Cabinets

Observations:

- No deficiencies observed on all kitchen cabinets.



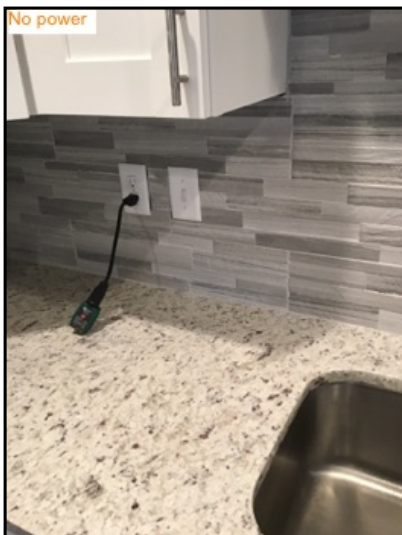
No deficiencies observed on all kitchen cabinets.

2. Plumbing

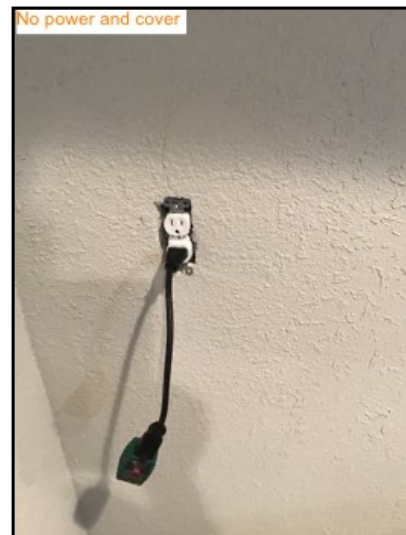
3. Electrical

Observations:

- There was no power present.
- Outlet plate missing.



There was no power present.



There was no power present.

4. GFCI

Observations:

- GFCI in place and operational.

5. Counters

Observations:

- Solid Surface tops noted.

6. Garbage Disposal

Observations:

- Operated - appeared functional at time of inspection.

7. Floor Condition

Materials: Hardwood flooring is noted.

Observations:

- Incomplete installation noted, recommend finishing with baseboards or 1/4 round.
- Some buckling noted.



Incomplete installation noted, recommend finishing with baseboards or 1/4 round.



Some buckling noted.

8. Dishwasher

Observations:

- Operated.
- Unit is not properly fastened, recommend securing to countertop using the appropriate length screw to prevent tip from exiting top of counter causing damage.



Unit is not properly fastened, recommend securing to countertop using the appropriate length screw to prevent tip from exiting top of counter causing damage.

9. Vent Condition

Materials: Recirculating

10. Microwave



11. Cook top condition

Observations:

- Electric cook top noted.
- All heating elements operated when tested.



All heating elements operated when tested.

12. Window Condition

13. Oven & Range

Observations:

- Oven(s): Electric
- All heating elements operated when tested.



All heating elements operated when tested.

14. Wall Condition

Materials: Plaster walls noted.

15. Doors

16. Ceiling Condition

Materials: There are drywall ceilings noted.

17. Sinks

18. Drinking Fountain

19. Spray Wand

Observations:

- The spray wand was operated and was functional.

20. Hot Water Dispenser

21. Soap Dispenser

22. Refrigerator

Materials: Frigidaire



23. Patio Doors

24. Screen Doors

25. Trash Compactor

26. Security Bars

Heat/AC

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood.

The inspector will usually test the heating and air conditioner using the thermostat or other controls. For a more thorough investigation of the system please contact a licensed HVAC service person.

1. Heater Condition

Materials: Location: • Attic

Materials: Heat pump noted.

Observations:

- No power; could not test.
- Unit did not respond to thermostat.

2. Heater Base

Observations:

- Unable to operate due to broken thermostat.

3. Enclosure

4. Venting

5. Gas Valves

6. Refrigerant Lines

Observations:

- No defects found.

7. AC Compress Condition

Compressor Type: Electric

Location: The compressor is located on the exterior grounds.

Observations:

- Exterior electrical supply box cover is missing, recommend correction for safety.
- The air conditioner did not operate properly. Recommend HVAC contractor evaluate the system.



The air conditioner did not operate properly. Recommend HVAC contractor evaluate the system.



8. Air Supply

Observations:

- There is a loose return air grill noted.



There is a loose return air grill noted.



There is a loose return air grill noted.

9. Registers

Observations:

- No air flow present at the register. We recommend further evaluation by a licensed HVAC technician.

10. Filters

11. Thermostats

Observations:

- Thermostat does not appear to start unit, have furnace fully inspected by a licensed HVAC technician.



Thermostat does not appear to start unit, have furnace fully inspected by a licensed HVAC technician.

Electrical

This report describes the amperage and voltage rating of the service, the location of the main disconnect and any sub panel(s), the presence of solid conductor aluminum branch circuit wiring, the presence or absence of smoke detectors and wiring methods. Inspectors are required to inspect the viewable portions of the service drop from the utility to the house, the service entrance conductors, cables and raceways, the service equipment and main disconnects, the service grounding, the interior components of the service panels and sub panels, the conductors, the over-current protection devices (fuses or breakers), ground fault circuit interrupters and a representative number of installed lighting fixtures, switches and receptacles. All issues or concerns listed in this Electrical section should be construed as current and a potential personal safety or fire hazard. Repairs should be a priority, and should be made by a qualified, licensed electrician.

1. Electrical Panel

Location: Main Disconnect in panel box. • Center of Home



2. Main Amp Breaker

Observations:

- 200 amp

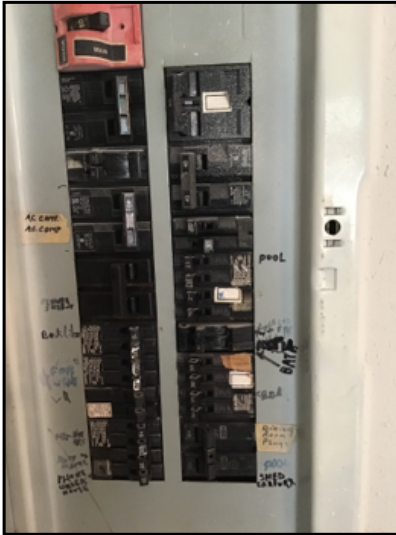


200 amp

3. Breakers in off position

Observations:

- 4



4. Cable Feeds

Observations:

- There is an overhead service drop noted.

5. Breakers

Materials: Copper non-metallic sheathed cable noted.

Observations:

- All of the circuit breakers appeared serviceable.



6. Fuses

Master Bedroom

1. Locations

2. Doors

3. Closets

4. Electrical

5. Wall Condition

6. Floor Condition

Flooring Types: Carpet is noted.

7. Ceiling Condition

8. Ceiling Fans

9. Window Condition

10. Cabinets

11. Fireplace

12. Smoke Detectors

13. Window-Wall AC or Heat

14. Security Bars

15. Patio Doors

16. Screen Doors

Master Bath

1. Locations

Locations: Master Bathroom

2. Doors

3. Cabinets

4. Counters

Observations:

- Solid Surface tops noted.

5. Sinks

6. Plumbing

Observations:

- Installation is incomplete.



Installation is incomplete.

7. Toilets

Observations:

- Observed as functional and in good visual condition.
- Operated when tested. No deficiencies noted.

8. Ceiling Condition

Materials: There are drywall ceilings noted.

9. Exhaust Fan

Observations:

- Installation is incomplete.



Installation is incomplete.

10. Wall Condition

11. Floor Condition

Materials: Ceramic tile is noted.

12. Window Condition

13. Electrical

Observations:

- Outlet loose from form the wall, recommend correction.



Outlet loose from the wall, recommend correction.

14. GFCI

Observations:

- GFCI in place and operational

15. Enclosure

16. Shower Walls

Observations:

- Ceramic tile noted.
- Recommend sealing holes & gaps to stop water infiltration into walls.



Recommend sealing holes & gaps to stop water infiltration into walls.



Recommend sealing holes & gaps to stop water infiltration into walls.



Recommend sealing holes & gaps to stop water infiltration into walls.

17. Showers

Observations:

- Installation is incomplete.

18. Bath Tubs

Observations:

- Tub

19. Mirrors

20. Heating

21. Security Bars

Residential Earthquake Hazards Report

- | | | | |
|-----|----|-----|------------|
| Yes | No | N/A | Don't Know |
|-----|----|-----|------------|

 1. Is the water heater braced, strapped, or anchored to resist falling during an earthquake?
- | | | | |
|-----|----|-----|------------|
| Yes | No | N/A | Don't Know |
|-----|----|-----|------------|

 2. Is the house anchored or bolted to the foundation?
- | | | | |
|-----|----|-----|------------|
| Yes | No | N/A | Don't Know |
|-----|----|-----|------------|

 3. If the house has cripple walls:
 - a. Are the exterior cripple walls braced?
 - b. If the exterior foundation consists of unconnected concrete piers and posts, have they been strengthened?
- | | | | |
|-----|----|-----|------------|
| Yes | No | N/A | Don't Know |
|-----|----|-----|------------|

 4. If the exterior foundation, or part of it, is made of unreinforced masonry, has it been strengthened?
- | | | | |
|-----|----|-----|------------|
| Yes | No | N/A | Don't Know |
|-----|----|-----|------------|

 5. If the house is built on a hillside:
 - a. Are the exterior tall foundation walls braced?
 - b. Were the tall posts or columns either built to resist earthquakes or have they been strengthened?
- | | | | |
|-----|----|-----|------------|
| Yes | No | N/A | Don't Know |
|-----|----|-----|------------|

 6. If the exterior walls of the house, or part of them, are made of unreinforced masonry, have they been strengthened?
- | | | | |
|-----|----|-----|------------|
| Yes | No | N/A | Don't Know |
|-----|----|-----|------------|

 7. If the house has a living area over the garage, was the wall around the garage dooropening either built to resist earthquakes or has it been strengthened?
- | | | |
|-----|----|------------|
| Yes | No | Don't Know |
|-----|----|------------|

 8. Is the house outside an Alquist-Priolo Earthquake Fault Zone (zones immediately surrounding known earthquake faults)?
- | | | |
|-----|----|------------|
| Yes | No | Don't Know |
|-----|----|------------|

 9. Is the house outside a Seismic Hazard Zone (zone identified as susceptible to liquefaction or landsliding)?

EXECUTED BY:

 (Seller) (Seller) Date

I acknowledge receipt of this form, completed and signed by the seller. I understand that if the seller has answered "No" to one or more questions, or if seller has indicated a lack of knowledge, there may be one or more earthquake weaknesses in this house.

 (Buyer) (Buyer) Date