

ACE Home Inspection Service
Property Inspection Report



12345 Oak, St Clair Shores, MI 48081
Inspection prepared for: Frank Starkey & Sally Starkey
Real Estate Agent: Mary Test - Upper Clair Realty

Date of Inspection: 8/15/2012 Time: 11:45am
Age of Home: 55 Size: 1400
Weather: sunny warm
85 degrees

Inspector: Randy Nasuti
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Thank you for your business! I will happily answer any questions about this report or about your new home, FOREVER!

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

Inspection Details

1. Attendance

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

2. Home Type

Home Type: Detached • Single Family Home • Ranch Style

3. Occupancy

Occupancy: Occupied - Furnished

Grounds

1. Driveway and Walkway Condition

Good	Fair	Poor	N/A	None
✓				

Materials: Concrete driveway noted. • Concrete sidewalk noted.

Observations:

- The driveway is improperly sloped towards the foundation. Water can infiltrate into the interior. Recommend repairing (pump jacking) or replacing the drive to properly slope away from the foundation.



drive pitching wrong way toward house - possible water intrusion if left unrepaired

2. Grading

Good	Fair	Poor	N/A	None
✓				

Observations:

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

3. Vegetation Observations

Good	Fair	Poor	N/A	None
✓				

Observations:

- Trim trees that are in contact or proximity to home, as branches can abrade roofing or siding.



trim vegetation at least 1 foot from wall

4. Gate Condition

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Chain link
 Observations:
 • Gate is sagging.

5. Patio and Porch Deck

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

6. Stairs & Handrail

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
 • Cement patio Appeared functional at time of inspection.



unequal step risers can be a tripping hazard @ front porch/entry

7. Grounds Electrical

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



Broken GFI cover / exposed wires routed through brick wall



ground wire run through the cement driveway unsleeved



conduit separated- missing sleeve where directed through concrete - back patio- consult licensed electrician

8. GFCI

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Missing cover on outside front porch GFI box
- **Conduit seperation at both front porch and rear patio electric feeds. Exposed wires. Recommend further evaluation by a licensed electrician.**

9. Main Gas Valve Condition

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Main gas shut off located at outside meter - East side.

Observations:

- Meter located at exterior. All gas appliances have cut-off valves in line at each unit. No gas odors detected.

10. Plumbing

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Copper piping noted. • Galvanized piping noted.

11. Water Pressure

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- 50

12. Pressure Regulator

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Observations:

- None.

13. Exterior Faucet Condition

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Location: East side of house. • South side of house.

Observations:

- Appears Functional. Caulk where spigot meets the house wall to prevent moisture intrusion - recommend handyman services



caulk needed at faucet to prevent water intrusion

14. Balcony

Good	Fair	Poor	N/A	None
			✓	

15. Patio Enclosure

Good	Fair	Poor	N/A	None
			✓	

16. Patio and Porch Condition

Good	Fair	Poor	N/A	None
✓				

Observations:

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

17. Fence Condition

Good	Fair	Poor	N/A	None
✓				

Materials: chain link

18. Sprinklers

Good	Fair	Poor	N/A	None

Garage

1. Roof Condition

Good	Fair	Poor	N/A	None
	✓			

Materials: Roof is beyond its intended service life
 Materials: Asphalt shingles noted.

Observations:

- No major system safety or function concerns noted at time of inspection.
- Moss on roof. This can lead to the premature failure of the roof and subsequent leaks. Recommend treating moss during its growing season (wet months) with a moss killer. For information on various moss treatment products and their pros and cons, visit <http://bryophytes.science.oregonstate.edu/page24.htm>.
- Exposed nails on roofing material. Recommend sealing all fastener heads.



Garage roof beyond it's intended service life- OK at time of inspection



exposed nails in garage ridge cap shingle- seal to prevent water intrusion

2. Walls

Good	Fair	Poor	N/A	None
✓				

Observations:

- No major system safety or function concerns noted at time of inspection.
- Personal items in garage block complete inspection of all floor, wall and ceiling areas.
- Personal items prevent complete inspection.
- Exterior walls could benefit from a new coat of paint

3. Anchor Bolts

Good	Fair	Poor	N/A	None
✓				

Observations:

- The anchor bolte were inspected and appear to be serviceable.

4. Floor Condition

Good	Fair	Poor	N/A	None
✓				

Materials: Bare concrete floors noted.

Observations:

- Common cracks noted.

5. Rafters & Ceiling

Good	Fair	Poor	N/A	None
✓				

Observations:

- Dimensional lumber wood ceiling joists.
- Visible areas appear satisfactory, at time of inspection.

6. Electrical

Good	Fair	Poor	N/A	None
✓				

Observations:
 • Some outlets not accessible due to furniture and or stored personal items.

7. GFCI

Good	Fair	Poor	N/A	None

Observations:
 • No GFCI protection present, suggest installing GFCI protected receptacles for safety.

8. 240 Volt

Good	Fair	Poor	N/A	None
			✓	

9. Exterior Door

Good	Fair	Poor	N/A	None
			✓	

10. Fire Door

Good	Fair	Poor	N/A	None
			✓	

11. Garage Door Condition

Good	Fair	Poor	N/A	None
✓				

Materials: One 7' Newer steel door
 Observations:
 • No deficiencies observed.

12. Garage Door Parts

Good	Fair	Poor	N/A	None
✓				

Observations:
 • The garage door appeared functional during the inspection.

13. Garage Opener Status

Good	Fair	Poor	N/A	None
			✓	

14. Garage Door's Reverse Status

Good	Fair	Poor	N/A	None
			✓	

15. Ventilation

Good	Fair	Poor	N/A	None
✓				

16. Vent Screens

Good	Fair	Poor	N/A	None
✓				

Observations:
 • Vent screens noted as functional.

17. Cabinets

Good	Fair	Poor	N/A	None

Observations:
 • No deficiencies observed.
 • Appeared functional and in satisfactory condition, at time of inspection.

18. Counters

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Plastic laminate tops noted.
- The counter tops are noted as having loose Formica at the backsplash. We recommend having a qualified contractor re-fasten it.

19. Wash Basin

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Exterior Areas

1. Doors

Good	Fair	Poor	N/A	None
✓				

2. Window Condition

Good	Fair	Poor	N/A	None
✓				

3. Siding Condition

Good	Fair	Poor	N/A	None
✓				

Materials: Full brick and Vinyl siding, wood frame construction, concrete / block foundation
 Observations:
 • No major system safety or function concerns noted at time of inspection.

4. Eaves & Facia

Good	Fair	Poor	N/A	None
✓				

Observations:
 • Soffits at the home appeared to be in serviceable condition at the time of the inspection.

5. Exterior Paint

Good	Fair	Poor	N/A	None
			✓	

6. Stucco

Good	Fair	Poor	N/A	None
			✓	

Roof

1. Roof Condition

Good	Fair	Poor	N/A	None
✓				

Observations:

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

2. Flashing

Good	Fair	Poor	N/A	None
✓				

3. Chimney

Good	Fair	Poor	N/A	None
	✓			

Observations:

- No major system safety or function concerns noted at time of inspection.
- Chimney Mortar shows sign of deterioration. Recommend having repaired as necessary.



minor tuck pointing needed on chimney



weathered mortar joints - tuck pointing needed

4. Sky Lights

Good	Fair	Poor	N/A	None
			✓	

5. Spark Arrestor

Good	Fair	Poor	N/A	None
✓				

6. Vent Caps

Good	Fair	Poor	N/A	None

7. Gutter

Good	Fair	Poor	N/A	None
✓				

Observations:

- No major system safety or function concerns noted at time of inspection.
- Maintenance Tip: Keep gutters cleared of organic debris to prevent downspouts from being clogged causing overflow at gutters, ensure that all downspouts have extensions/splash blocks to carry water away from the foundation and ensure that sprinkler system does not spray siding or windows of house.

Attic

1. Access

Good	Fair	Poor	N/A	None
✓				

Observations:
 • Bedroom Closet.

2. Structure

Good	Fair	Poor	N/A	None
✓				

3. Ventilation

Good	Fair	Poor	N/A	None
✓				

4. Vent Screens

Good	Fair	Poor	N/A	None
✓				

Observations:
 • Vent screens noted as functional.

5. Duct Work

Good	Fair	Poor	N/A	None
		✓		

Observations:
 • Consult qualified roofing contractor to install roof vent
 • Bath exhaust fan terminates in attic. This can lead to condensation in the attic and possibly promote microbial growth

6. Electrical

Good	Fair	Poor	N/A	None
			✓	

7. Attic Plumbing

Good	Fair	Poor	N/A	None
			✓	

Observations:
 • galvanized vent pipe

8. Insulation Condition

Good	Fair	Poor	N/A	None
	✓			

Materials: Blown in cellulose insulation noted.
 Depth: Insulation averages about 8 inches in depth. recommend adding 6 to 8 more inches of insulation

9. Chimney

Good	Fair	Poor	N/A	None
✓				

Observations:
 • Crown and Flashing intact where visible.
 • Loose bricks observed.
 • Brick and mortar deterioration observed; repair advised. Handy man or mason

10. Exhaust Vent

Good	Fair	Poor	N/A	None
✓				

Observations:
 • Kitchen exhaust fan Functional.

Interior Areas

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

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

1. Bar

Good	Fair	Poor	N/A	None
			✓	

2. Cabinets

Good	Fair	Poor	N/A	None
✓				

3. Ceiling Fans

Good	Fair	Poor	N/A	None

Observations:

- Operated normally when tested, at time of inspection.

4. Closets

Good	Fair	Poor	N/A	None
✓				

5. Door Bell

Good	Fair	Poor	N/A	None

Observations:

- Operated normally when tested.

6. Doors

Good	Fair	Poor	N/A	None
✓				

Observations:

- Hollow wood doors.

7. Electrical

Good	Fair	Poor	N/A	None

Observations:

- It is HIGHLY recommended to (have a qualified electrician) install an Arc Fault Circuit Interrupter breaker in place of the the one currently protecting the bedroom circuits, in the near future it will be a requirement and is a very safe and sound update.

8. Security Bars

Good	Fair	Poor	N/A	None
			✓	

9. Smoke Detectors

Good	Fair	Poor	N/A	None

Observations:

- Operated when tested.

10. Stairs & Handrail

Good	Fair	Poor	N/A	None

11. Window-Wall AC or Heat

Good	Fair	Poor	N/A	None
✓				

12. Ceiling Condition

Good	Fair	Poor	N/A	None
✓				

Materials: There are plaster ceilings noted.

13. Patio Doors

Good	Fair	Poor	N/A	None

14. Screen Doors

Good	Fair	Poor	N/A	None

15. Wall Condition

Good	Fair	Poor	N/A	None
✓				

Materials: Plaster walls noted.

16. Fireplace

Good	Fair	Poor	N/A	None
			✓	

17. Window Condition

Good	Fair	Poor	N/A	None
			✓	

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: North East#1 • South

2. Cabinets

Good	Fair	Poor	N/A	None
			✓	

3. Ceiling Fans

Good	Fair	Poor	N/A	None
✓				

Observations:

- Operated normally when tested, at time of inspection.

4. Closets

Good	Fair	Poor	N/A	None
✓				

5. Doors

Good	Fair	Poor	N/A	None
✓				

6. Electrical

Good	Fair	Poor	N/A	None
✓				

Observations:

- 2-prong outlets -

The home contained outdated, ungrounded 2-prong electrical outlets. Although this condition may have been commonly considered safe or acceptable at the time the home was originally constructed, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. Consider updating the existing condition to meet generally-accepted current standards.

7. Fireplace

Good	Fair	Poor	N/A	None
			✓	

8. Floor Condition

Good	Fair	Poor	N/A	None
✓				

Flooring Types: Carpet is noted.

9. Security Bars

Good	Fair	Poor	N/A	None
			✓	

10. Smoke Detectors

Good	Fair	Poor	N/A	None
			✓	

Observations:

- There were no smoke detectors present in the bedroom(s).

11. Wall Condition

Good	Fair	Poor	N/A	None
✓				

Materials: Plaster walls noted.

12. Window-Wall AC or Heat

Good	Fair	Poor	N/A	None
			✓	

13. Window Condition

Good	Fair	Poor	N/A	None

Materials: Vinyl framed double hung window noted.

14. Ceiling Condition

Good	Fair	Poor	N/A	None
✓				

Materials: There are plaster ceilings noted.

15. Patio Doors

Good	Fair	Poor	N/A	None
✓				

Observations:
 • The sliding patio door was functional during the inspection.

16. Screen Doors

Good	Fair	Poor	N/A	None
✓				

Observations:
 • Sliding door screen is functional.

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: Master Bathroom

2. Cabinets

Good	Fair	Poor	N/A	None
✓				

Observations:

- Appeared functional and in satisfactory condition, at time of inspection.

3. Ceiling Condition

Good	Fair	Poor	N/A	None
✓				

Materials: There are plaster ceilings noted.

4. Counters

Good	Fair	Poor	N/A	None
✓				

Observations:

- There is normal wear noted for the age of the counter tops.

5. Doors

Good	Fair	Poor	N/A	None
✓				

Observations:

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

6. Electrical

Good	Fair	Poor	N/A	None
	✓			

7. GFCI

Good	Fair	Poor	N/A	None

Observations:

- No GFCI protection present, suggest installing GFCI protected receptacles for safety.
- Reversed polarity, hot and neutral reversed and other terms used for electric receptacles are usually easily corrected by minor wiring adjustments at the specified item. When these conditions are noted in this report, a licensed electrician should be consulted for repairs/replacement as needed to ensure safety.

8. Exhaust Fan

Good	Fair	Poor	N/A	None
✓				

Observations:

- The fan terminates improperly in the attic. This can create excessive moisture. Recommend directing the vent towards the exterior to allow for proper ventilation.

9. Floor Condition

Good	Fair	Poor	N/A	None
✓				

Materials: Carpet is noted. • Sheet vinyl flooring is noted.

10. Heating

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

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

11. Mirrors

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

12. Plumbing

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

13. Security Bars

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

14. Showers

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- functional

15. Shower Walls

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Ceramic tile noted.
- Evidence of repair observed.

16. Bath Tubs

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Tub has been refinished, suggest taking care when cleaning to protect the surface.

17. Enclosure

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Curtain present at the shower enclosure.

18. Sinks

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

19. Toilets

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Operated when tested. No deficiencies noted.
- toilet old. Recommend replacement by a qualified Plumber

20. Window Condition

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Vinyl framed double hung window noted.

Kitchen

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

1. Cabinets

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

2. Counters

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Plastic laminate tops noted.
- Laminated countertop is swollen and beginning to blister @ rear of sink basin. Recommend further evaluation by qualified counter top manufacturer. This is caused by water intrusion beneath the laminate

3. Dishwasher

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Operated.
- **No loop in drain line. Run drain line as high as possible under sink then down to drain pipe to prevent drain water back flow into the fresh water supply. this is called a "high loop"**

4. Doors

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

5. Garbage Disposal

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Operated - appeared functional at time of inspection.

6. Microwave

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Inoperable at the time of inspection,
- Recommend review by a qualified appliance technician for repair or replacement as necessary.

7. Cook top condition

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- **IRREGULAR INSTALLATION:** Range projects too far out and impedes on the full and proper opening of dishwasher door. Eventually this condition will damage the front of the oven door. Recommend qualified individual reset range further into counter by approximately one inch.

8. Oven & Range

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- All heating elements operated when tested.
- **IRREGULAR INSTALLATION:** Range projects too far out and impedes on the full and proper opening of dishwasher door. Eventually this condition will damage the front of the oven door. Recommend qualified individual reset range further into counter by approximately one inch.

9. Sinks

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

• Faucet leaks at base. may be the cause of delamination at countertop backsplash. Consult licensed plumber for repair

10. Drinking Fountain

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

11. Spray Wand

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

12. Hot Water Dispenser

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

13. Soap Dispenser

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

14. Trash Compactor

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

15. Vent Condition

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Exterior Vented

16. Window Condition

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Vinyl framed double hung window noted.

Observations:

• Peeling paint observed @ lower portion of window opening and window sill suggest scraping and painting as necessary.

17. Floor Condition

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Sheet vinyl flooring is noted.

18. Plumbing

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

• Flex drain observed, these are subject to frequent clogging. suggest further evaluation by a licensed plumber

19. Ceiling Condition

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: There are plaster ceilings noted.

20. Security Bars

Good	Fair	Poor	N/A	None
			✓	

Observations:
 • No security bars are present in this room.

21. Patio Doors

Good	Fair	Poor	N/A	None
			✓	

22. Screen Doors

Good	Fair	Poor	N/A	None
			✓	

23. Electrical

Good	Fair	Poor	N/A	None
✓				

24. GFCI

Good	Fair	Poor	N/A	None
				✓

Observations:
 • No GFCI protection present, suggest installing GFCI protected receptacles for safety.

25. Wall Condition

Good	Fair	Poor	N/A	None
✓				

Materials: Plaster walls noted.

Laundry

1. Locations

Locations: Downstairs

2. Cabinets

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
 • No deficiencies observed.

3. Counters

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

4. Dryer Vent

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
 • plastic flex pipe used for dryer exhaust. This can become a fire hazard over time. Recommend replacing with metal venting piping - handyman or DIY

5. Electrical

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

6. GFCI

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
 • GFCI in place and operational

7. Exhaust Fan

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

8. Gas Valves

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
 • Gas shut off valves were present and functional.

9. Wash Basin

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
 • Slow drain at sink. Recommend clearing.
 • Faucet drips.

10. Floor Condition

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Vinyl squares (tiles) are noted

11. Plumbing

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

12. Wall Condition

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: basement walls are covered with paneling. Moisture readings through panel appear to be normal at time of inspection

13. Ceiling Condition

Good	Fair	Poor	N/A	None
✓				

Materials: Open beam ceiling construction noted.

14. Security Bars

Good	Fair	Poor	N/A	None
			✓	

Observations:
 • No security bars are present in this room.

15. Doors

Good	Fair	Poor	N/A	None

16. Window Condition

Good	Fair	Poor	N/A	None
✓				

Materials: Glass blocks noted in window openings.

Observations:
 • Peeling paint, efflorescence observed, suggest scraping and painting as necessary. - handyman or DYI

Heat/AC

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

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

1. Heater Condition

Good	Fair	Poor	N/A	None
✓				

Materials: The furnace is located in the basement
 Materials: Gas fired forced hot air.

Observations:

- Fuel Furnace: Last service date is over one year ago, or is unable to be determined. Although this unit appears to be operating properly from controls, there are areas which cannot be seen without specialized equipment and training. One such area is the combustion chamber / heat exchanger where cold air blows across the "fire box", becoming the hot air that circulates throughout your home. During the life span of any furnace, this metal wall may develop a crack or a broken weld, allowing carbon monoxide to circulate throughout the home. This is why furnace specialists recommend a complete inspection annually; consider having unit inspected by certified HVAC technician.
- Furnace has reached it's intended service life

2. Heater Base

Good	Fair	Poor	N/A	None
✓				

Observations:

- The heater base appears to be functional.

3. Enclosure

Good	Fair	Poor	N/A	None
✓				

4. Venting

Good	Fair	Poor	N/A	None
✓				

Observations:

- Metal single wall chimney vent pipe noted.
- Chimney liner and cap installed.

5. Gas Valves

Good	Fair	Poor	N/A	None
✓				

Observations:

- Gas shut off valves were present and functional.

6. Refrigerant Lines

Good	Fair	Poor	N/A	None
✓				

Observations:

- No defects found.

7. AC Compress Condition

Good	Fair	Poor	N/A	None
✓				

Compressor Type: Electric

Location: The compressor is located near the patio area. • The compressor is located on the exterior south.

Observations:

- Appeared functional at the time of inspection.
- Annual HVAC service contract is recommended.

8. Air Supply

Good	Fair	Poor	N/A	None
✓				

Observations:

- The return air supply system appears to be functional.
- We recommend sealing all holes and gaps for maximum effectiveness.

9. Registers

Good	Fair	Poor	N/A	None
✓				

Observations:

- The return air supply system appears to be functional.

10. Filters

Good	Fair	Poor	N/A	None
✓				

Location: Located inside heater cabinet.

Observations:

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

11. Thermostats

Good	Fair	Poor	N/A	None

Observations:

- Analog, non-programmable type. Hallway
- **IMPROVE:** Non-programmable thermostats have no energy saving capabilities as do digital setback-type thermostats. Recommend an upgrade to a modern, digital programmable thermostat. This could yield a saving of up to \$180 per year in energy costs.

Water Heater

1. Base

Good	Fair	Poor	N/A	None
✓				

Observations:
 • The water heater base is functional.

2. Heater Enclosure

Good	Fair	Poor	N/A	None
✓				

Observations:
 • The water heater enclosure is functional.

3. Combustion

Good	Fair	Poor	N/A	None
✓				

Observations:
 • The combustion chamber appears to in functional condition.

4. Venting

Good	Fair	Poor	N/A	None
✓				

5. Water Heater Condition

Good	Fair	Poor	N/A	None
	✓			

Heater Type: Gas
 Observations:
 • Tank appears to be in satisfactory condition -- no concerns.
 • **Water heater is past the end of its typical service life but functioning satisfactorily. Recommend budgeting for replacement.**

6. TPRV

Good	Fair	Poor	N/A	None
✓				

7. Number Of Gallons

Good	Fair	Poor	N/A	None

8. Gas Valve

Good	Fair	Poor	N/A	None

9. Plumbing

Good	Fair	Poor	N/A	None

Materials: Galvanized
 Observations:
 • No deficiencies observed at the visible portions of the supply piping.

10. Overflow Condition

Good	Fair	Poor	N/A	None
✓				

Materials: Copper
 Observations:
 • Appears to be in satisfactory condition -- no concerns.

11. Strapping

Good	Fair	Poor	N/A	None

Observations:
 • The water heater is not strapped.

Electrical

1. Electrical Panel

Good	Fair	Poor	N/A	None
✓				

Location: Panel box located in basement. • South side of the house.
 Location: No Sub Panels located.

Observations:

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

2. Main Amp Breaker

Good	Fair	Poor	N/A	None
✓				

Observations:

- 100 amp

3. Breakers in off position

Good	Fair	Poor	N/A	None
✓				

Observations:

- 0

4. Cable Feeds

Good	Fair	Poor	N/A	None
✓				

Observations:

- There is an overhead service drop noted.

5. Breakers

Good	Fair	Poor	N/A	None
✓				

Materials: Copper non-metallic sheathed cable noted.

Observations:

- All of the circuit breakers appeared serviceable.

6. Fuses

Good	Fair	Poor	N/A	None
			✓	

Foundation

1. Slab Foundation

Good	Fair	Poor	N/A	None
			✓	

2. Foundation Perimeter

Good	Fair	Poor	N/A	None
✓				

Observations:

- Evidence of past water penetration observed. possibly a minor flood. Area was observed to be dry and was likely painted some time ago

3. Foundation Walls

Good	Fair	Poor	N/A	None
✓				

Observations:

- minor Efflorescence observed; this is a mineral deposit left behind from exterior water infiltration.at south window
- Mildew observed, which is an indication of inadequate ventilation.
- Block foundation/ walls

4. Cripple Walls

Good	Fair	Poor	N/A	None
			✓	

5. Ventilation

Good	Fair	Poor	N/A	None
			✓	

6. Vent Screens

Good	Fair	Poor	N/A	None
			✓	

7. Access Panel

Good	Fair	Poor	N/A	None
			✓	

8. Post and Girders

Good	Fair	Poor	N/A	None
✓				

Observations:

- Support Material: Steel
- Beam Material: Steel

9. Sub Flooring

Good	Fair	Poor	N/A	None
✓				

Observations:

- Plywood sheathing sub floor.
- Limited review only in small utility room due to 95% finished ceiling in lower level.

10. Anchor Bolts

Good	Fair	Poor	N/A	None

Observations:

- The anchor bolts were not visible.

11. Foundation Electrical

Good	Fair	Poor	N/A	None
✓				

12. Foundation Plumbing

Good	Fair	Poor	N/A	None
✓				

Observations:

- 3/4 inch copper
- Water meter is located in a poor location that prevents clear working space for review and repair of plumbing system.
- Copper line is not protected from concrete, Ideally a plastic sleeve is recommended around pipe before pouring of slab to prevent damage if settlement of concrete should occur.<FYI>

13. Sump Pump

Good	Fair	Poor	N/A	None
			✓	

14. Ducting

Good	Fair	Poor	N/A	None
✓				

Basement/Crawlspace

1. Walls

Good	Fair	Poor	N/A	None
✓				

Materials: ****BASEMENT**** • Fully finished basement.

Observations:

- No deficiencies were observed at the visible portions of the structural components of the home.
- Evidence of past water penetration observed. Check with owner about history

2. Insulation

Good	Fair	Poor	N/A	None
			✓	

3. Windows

Good	Fair	Poor	N/A	None
✓				

Materials: Glass blocks noted in window openings.

4. Plumbing Materials

Good	Fair	Poor	N/A	None
✓				

Materials: Appears Functional. • Appears Functional.

Observations:

- Galvanized and Copper

5. Basement Electric

Good	Fair	Poor	N/A	None
✓				

6. GFCI

Good	Fair	Poor	N/A	None

Observations:

- Outlets in the basement were not Ground Fault Circuit Interrupter (GFCI) protected. Adding GFCI protection is relatively inexpensive. All electrical work should be performed by a qualified electrical contractor. Consider adding GFCI protection of these outlets.

7. Access

Good	Fair	Poor	N/A	None

Observations:

- handrail loose. Tighten with household screwdriver- DIY

8. Stairs

Good	Fair	Poor	N/A	None

Observations:

- Low head room noted at stairway location.

9. Railings

Good	Fair	Poor	N/A	None

Observations:

- Hand/Guardrail is loose. Recommend review for repair as necessary for safety.

10. Slab Floor

Good	Fair	Poor	N/A	None
✓				

11. Finished Floor

Good	Fair	Poor	N/A	None
✓				

12. Drainage

Good	Fair	Poor	N/A	None
✓				

13. Sump Pump

Good	Fair	Poor	N/A	None
			✓	

14. Framing

Good	Fair	Poor	N/A	None
✓				

Observations:

- Appears Functional.
- Some areas are not visible for inspection due to wall/ceilings covered which prevents review of structural members.

15. Subfloor

Good	Fair	Poor	N/A	None
✓				

Observations:

- Limited inspection due to finished ceiling.

16. Columns

Good	Fair	Poor	N/A	None
✓				

Observations:

- No deficiencies were observed at the visible portions of the structural components of the home.

17. Piers

Good	Fair	Poor	N/A	None
			✓	

18. Basement/Crawlspace Ductwork

Good	Fair	Poor	N/A	None
✓				

Photos



some portions of the garage were not viewable due to item storage



exterior walls of the garage could benefit from a new coat of paint



cracking in garage floor typical for it's age



Grounds



chimmney cap ok . monitor annually



Roof Vent Caps



proper size aluminum service entrance cable

Residential Earthquake Hazards Report

- | | | | | |
|--------------------------|--------------------------|--------------------------|--------------------------|---|
| Yes | No | N/A | Don't Know | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 1. Is the water heater braced, strapped, or anchored to resist falling during an earthquake? |
| Yes | No | N/A | Don't Know | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 2. Is the house anchored or bolted to the foundation? |
| Yes | No | N/A | Don't Know | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 3. If the house has cripple walls: |
| | | | | a. Are the exterior cripple walls braced? |
| Yes | No | N/A | Don't Know | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | b. If the exterior foundation consists of unconnected concrete piers and posts, have they been strengthened? |
| Yes | No | N/A | Don't Know | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 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 | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 5. If the house is built on a hillside: |
| | | | | a. Are the exterior tall foundation walls braced? |
| Yes | No | N/A | Don't Know | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | b. Were the tall posts or columns either built to resist earthquakes or have they been strengthened? |
| Yes | No | N/A | Don't Know | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 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 | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 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 | | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | 8. Is the house outside an Alquist-Priolo Earthquake Fault Zone (zones immediately surrounding known earthquake faults)? |
| Yes | No | Don't Know | | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | 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

Report Summary

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

Grounds		
Page 6 Item: 8	GFCI	<ul style="list-style-type: none"> • Conduit separation at both front porch and rear patio electric feeds. Exposed wires. Recommend further evaluation by a licensed electrician.
Attic		
Page 14 Item: 5	Duct Work	<ul style="list-style-type: none"> • Bath exhaust fan terminates in attic. This can lead to condensation in the attic and possibly promote microbial growth
Bathroom		
Page 19 Item: 7	GFCI	<ul style="list-style-type: none"> • Reversed polarity, hot and neutral reversed and other terms used for electric receptacles are usually easily corrected by minor wiring adjustments at the specified item. When these conditions are noted in this report, a licensed electrician should be consulted for repairs/replacement as needed to ensure safety.
Page 19 Item: 8	Exhaust Fan	<ul style="list-style-type: none"> • The fan terminates improperly in the attic. This can create excessive moisture. Recommend directing the vent towards the exterior to allow for proper ventilation.
Kitchen		
Page 21 Item: 3	Dishwasher	<ul style="list-style-type: none"> • No loop in drain line. Run drain line as high as possible under sink then down to drain pipe to prevent drain water back flow into the fresh water supply. this is called a "high loop"
Page 22 Item: 9	Sinks	<ul style="list-style-type: none"> • Faucet leaks at base. may be the cause of delamination at countertop backsplash. Consult licensed plumber for repair
Page 22 Item: 18	Plumbing	<ul style="list-style-type: none"> • Flex drain observed, these are subject to frequent clogging. suggest further evaluation by a licensed plumber
Page 23 Item: 24	GFCI	<ul style="list-style-type: none"> • No GFCI protection present, suggest installing GFCI protected receptacles for safety.
Laundry		
Page 24 Item: 4	Dryer Vent	<ul style="list-style-type: none"> • plastic flex pipe used for dryer exhaust. This can become a fire hazard over time. Recommend replacing with metal venting piping - handyman or DIY
Page 24 Item: 9	Wash Basin	<ul style="list-style-type: none"> • Slow drain at sink. Recommend clearing. • Faucet drips.
Water Heater		
Page 28 Item: 5	Water Heater Condition	<ul style="list-style-type: none"> • Water heater is past the end of its typical service life but functioning satisfactorily. Recommend budgeting for replacement.