

Jon Niblack

Scan or click QR code to view HTML report →



Jun 3rd, 2025

222 North Lassen Street, Willows, CA, 95988

Home Inspection Report

PREPARED FOR:

Sandra Carlos

INSPECTED BY:

Jon Niblack / Jon D Niblack



Table of Contents

SMALL HOUSE

- Inspection Details
- Definitions
- Summary
- Lots and Grounds
- Exterior
- Roof
- Structure
- Plumbing
- Electrical
- 1st Floor Air Conditioning
- 2nd Floor Air Conditioning
- 1st Floor Heating System
- 2nd Floor Heating System
- Entry
- Parlor
- Living Room
- Living Room Fire Place
- Dining Room
- Sitting Room
- Kitchen
- Hall
- 1st Floor Front Bedroom
- 1st Floor Back Bedroom
- Office
- Sun Room
- 1st Floor Bathroom
- Stairway and 2nd Floor Hall
- 2nd Floor Middle Bedroom
- 2nd Floor Back Bedroom
- 2nd Floor Front Bedroom
- 2nd Floor Small Bedroom
- 2nd Floor Bathroom

Table of Contents

Laundry Room/Area

Main Attic

North Attic Space

Main Crawl Space

Inspection Details

INSPECTOR 1

Jon Niblack
Jon D Niblack

Address **2233 County Road pp, Wil-
lows, CA 95988**

Phone **530-864-1328**

Email **jtnib@sbcglobal.net**

CLIENT

Sandra Carlos

Phone **530-822-0116**

Email **sandra@pagtax.com**

BUYERS AGENT

Sandra Carlos

Phone **530-822-0116**

Email **sandra@pagtax.com**

PROPERTY

Square feet **2844**

Year built **1937**

Bedrooms **5**

Type **single_family**

Garage **Detached**

Bathrooms **2**

ADDITIONAL INFO

 Inspection date **Jun 3rd, 2025**

• Others Present **None**

• Property Occupied **Vacant**

• Building Type **Single Family**

• Weather **Sunny**

• Temperature **71 °F**






• Year Built **1937**

• Water Source **City**

• Sewage/Disposal **City**

SMALL HOUSE

Definitions

-  **Acceptable**
Functional with no obvious signs of defect.
-  **Not Present**
Item not present or not found.
-  **Not Inspected**
Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
-  **Marginal**
Item is not fully functional and requires repair or servicing.
-  **Defective**
Item needs immediate repair or replacement. It is unable to perform its intended function.

NOTE: All definitions listed above refer to the property or item listed as inspected on this report at the time of inspection.

Flagged items will show up in summary view.

1. Lots and Grounds

1.1 DRIVEWAY

DESCRIPTION: Street parking and alley access

1.2 WALKS

DESCRIPTION: Concrete

COMMENTS:

Cracks noted

 Marginal



1.3 STEPS/STOOPS

DESCRIPTION: Concrete

COMMENTS:

The front wood ramp needs to be re painted and has a trip hazard

 Defective



Paint peeling

 Defective



1.4 DECK

DESCRIPTION: Untreated wood

COMMENTS:

The back deck needs to be repaired



1.5 GRADING

DESCRIPTION: Flat

1.6 VEGETATION

DESCRIPTION: Shrubs/Weeds

COMMENTS:

The yard has not been maintained

 Marginal



1.7 FENCES

DESCRIPTION: Wood

COMMENTS:

The fence is in need of repair

 Defective



1.8 LAWN SPRINKLERS

DESCRIPTION: Not inspected

2. Exterior

2.1 FRONT OF THE HOUSE

DESCRIPTION: Vinyl siding

COMMENTS:

Small holes

 Marginal



2.2 BALANCE OF THE HOUSE

DESCRIPTION: Vinyl siding

COMMENTS:

Missing pieces in the back

 Defective



2.3 TRIM

DESCRIPTION: Vinyl

COMMENTS:

Small holes in the bottom and loose

 Marginal



2.4 FASCIA

DESCRIPTION: Wood

COMMENTS:

Delaminating and dry rot

 Defective



Paint peeling

 Marginal



2.5 SOFFITS

DESCRIPTION: Wood

COMMENTS:

Paint peeling

Marginal



2.6 DOOR BELL

DESCRIPTION: Hard wired

2.7 WINDOWS

DESCRIPTION: Wood

COMMENTS:

Almost all of the windows have been sealed shut

 Defective

2.8 WINDOW SCREENS

DESCRIPTION: None

2.9 EXTERIOR LIGHTING

DESCRIPTION: Surface mounted lamps front and rear

COMMENTS:

The front light cover is missing

 Marginal



2.10 EXTERIOR ELECTRIC OUTLETS

DESCRIPTION: 110 VAC GFCI

COMMENTS:

One cover is missing

 Marginal



2.11 HOSE BIBS

DESCRIPTION: Rotary

2.12 GAS METER

DESCRIPTION: On the south side of the home

2.13 MAIN GAS VALVE

DESCRIPTION: Located at gas meter

3. Roof

3.1 METHOD OF INSPECTION

DESCRIPTION: Binoculars and Ladder

3.2 UNABLE TO INSPECT

DESCRIPTION: The areas on top of the dormers

3.3 MATERIAL

DESCRIPTION: Metal shingles

3.4 TYPE

DESCRIPTION: Gable and Shed

3.5 APPROXIMATE AGE

DESCRIPTION: Unknown

3.6 FLASHING

DESCRIPTION: Galvanized and Aluminum

3.7 PLUMBING VENTS

DESCRIPTION: Galvanized and cast iron

3.8 ELECTRICAL MAST

DESCRIPTION: Overhead Utilities

3.9 CHIMNEY

DESCRIPTION: Brick

COMMENTS:

The box is cracked down low. The chimney is cracked at the sholder. The fire place should be removed and rebuilt

 Defective



3.10 FLUE/FLUE CAP

DESCRIPTION: Unable to view due to height

3.11 CHIMNEY FLASHING

DESCRIPTION: Galvanized

4. Structure

4.1 STRUCTURE TYPE

DESCRIPTION: Wood Frame

4.2 FOUNDATION

DESCRIPTION: Poured

4.3 DIFFERENTIAL MOVEMENT

DESCRIPTION: No movement or displacement noted

4.4 BEAMS

DESCRIPTION: Solid wood

4.5 BEARING WALLS

DESCRIPTION: Wood Frame

4.6 JOISTS/TRUSSES

DESCRIPTION: 2x6 16' on center

4.7 PIERS/POSTS

DESCRIPTION: Poured piers and blocks with shims

4.8 SUBFLOOR

DESCRIPTION: Dimensional wood

5. Plumbing

5.1 SERVICE LINE

DESCRIPTION: Galvanized

5.2 MAIN WATER SHUTOFF

DESCRIPTION: Front of house

COMMENTS:

The water was off. I turned it on for the inspection then off when done

Acceptable

5.3 WATER LINES

DESCRIPTION: Galvanized

5.4 DRAIN PIPES

DESCRIPTION: Cast iron, Galvanized and ABS

5.5 SERVICE CAPS

DESCRIPTION: Accessible

5.6 VENT PIPES

DESCRIPTION: Galvanized and Cast Iron

5.7 GAS SERVICE LINES

DESCRIPTION: Galvanized and Flex

5.8 WATER HEATER OPERATION

DESCRIPTION: Functional at time of inspection

5.9 MANUFACTURER

DESCRIPTION: NORITZ

5.10 MODEL NUMBER

DESCRIPTION: NR981-0D

5.11 TYPE

DESCRIPTION: Instantaneous

CAPACITY: Continuous

5.12 APPROXIMATE AGE

DESCRIPTION: No date on the unit

AREA SERVED: Whole building

5.13 FLUE PIPE

DESCRIPTION: None

5.14 TPRV AND DRAIN TUBE

DESCRIPTION: Copper

5.15 STRAPPING

DESCRIPTION: Not required

6. Electrical

6.1 SERVICE SIZE AMPS

DESCRIPTION: 200 AMPS

VOLTS: 110-240 VAC

6.2 SERVICE

DESCRIPTION: Aluminum

6.3 120 VAC BRANCH CIRCUITS

DESCRIPTION: Copper

6.4 240 VAC BRANCH CIRCUITS

DESCRIPTION: Copper

6.5 ALUMINUM WIRING

DESCRIPTION: Aluminum to the sub panel

6.6 CONDUCTOR TYPE

DESCRIPTION: Romex

6.7 GROUND

DESCRIPTION: Rod in the ground

6.8 MANUFACTURER

DESCRIPTION: Westinghouse

6.9 MAXIMUM CAPACITY

DESCRIPTION: 200 Amps

6.10 MAIN BREAKER SIZE

DESCRIPTION: 200 Amps

6.11 SUB PANEL

DESCRIPTION: Cutler Hammer

6.12 BREAKERS

DESCRIPTION: ITE

6.13 GFCI

DESCRIPTION: Exterior, kitchen, bathrooms,

7. 1st Floor Air Conditioning

7.1 A/C SYSTEM OPERATION

DESCRIPTION: Functional

7.2 CONDENSATE REMOVAL

DESCRIPTION: PVC

7.3 EXTERIOR UNIT

DESCRIPTION: Pad mounted

7.4 MANUFACTURER

DESCRIPTION: Carrier

7.5 MODEL NUMBER

DESCRIPTION: 48VGNA6009030TP

7.6 AREA SERVED

DESCRIPTION: 1st floor

APPROXIMATE AGE: Built in 2014

7.7 FUEL TYPE

DESCRIPTION: 220 VAC

TEMPERATURE DIFFERENTIAL: 30-60

7.8 TYPE

DESCRIPTION: Central A/C

CAPACITY: Not listed

7.9 VISIBLE COIL

DESCRIPTION: Copper core with aluminum fins

7.10 REFRIGERANT LINES

DESCRIPTION: Serviceable condition

7.11 ELECTRICAL DISCONNECT

DESCRIPTION: Breaker disconnect

7.12 EXPOSED DUCTWORK

DESCRIPTION: Insulated flex

7.13 BLOWER FAN/FILTERS

DESCRIPTION: Belt drive with disposable filter

COMMENTS:

The filter is dirty and needs to be replaced

Defective



7.14 THERMOSTATS

DESCRIPTION: Individual

8. 2nd Floor Air Conditioning

8.1 A/C SYSTEM OPERATION

DESCRIPTION: The thermostat was not working

COMMENTS:

The thermostat is not working

Not Inspected



8.2 CONDENSATE REMOVAL

DESCRIPTION: PVC

8.3 EXTERIOR UNIT

DESCRIPTION: Pad mounted

8.4 MANUFACTURER

DESCRIPTION: Carrier

8.5 MODEL NUMBER

DESCRIPTION: 24ACB736A310

8.6 AREA SERVED

DESCRIPTION: 2nd floor only

APPROXIMATE AGE: Built in 2017

8.7 FUEL TYPE

DESCRIPTION: 220 VAC

TEMPERATURE DIFFERENTIAL: 40-70

8.8 TYPE

DESCRIPTION: Central A/C

CAPACITY: Not listed

8.9 VISIBLE COIL

DESCRIPTION: Copper core with aluminum fins

8.10 REFRIGERANT LINES

DESCRIPTION: Serviceable condition

8.11 ELECTRICAL DISCONNECT

DESCRIPTION: Breaker disconnect

8.12 EXPOSED DUCTWORK

DESCRIPTION: Insuflex ducts

8.13 BLOWER FAN/FILTERS

DESCRIPTION: Direct drive with disposable filter

8.14 THERMOSTATS

DESCRIPTION: Individual

9. 1st Floor Heating System

9.1 HEATING SYSTEM OPERATION

DESCRIPTION: Adequate

9.2 MANUFACTURER

DESCRIPTION: Carrier

9.3 MODEL NUMBER

DESCRIPTION: 48VGNA6009030TP

9.4 TYPE

DESCRIPTION: Forced air

CAPACITY: 90,000 BTU

9.5 AREA SERVED

DESCRIPTION: 1st floor

APPROXIMATE AGE: Built in 2014

9.6 FUEL TYPE

DESCRIPTION: Natural gas

9.7 HEAT EXCHANGER

DESCRIPTION: The unit was not opened

9.8 DISTRIBUTION

DESCRIPTION: Insulated metal flex

9.9 CIRCULATOR

DESCRIPTION: Fan

9.10 DRAFT CONTROL

DESCRIPTION: Automatic

9.11 FLUE PIPE

DESCRIPTION: Vent hood

9.12 CONTROLS

DESCRIPTION: Limit switch

10. 2nd Floor Heating System

10.1 HEATING SYSTEM OPERATION

DESCRIPTION: Not inspected

COMMENTS:

The thermostat was not working

Not Inspected



10.2 MANUFACTURER

DESCRIPTION: Carrier

10.3 MODEL NUMBER

DESCRIPTION: 59TPGA060E17-14

10.4 TYPE

DESCRIPTION: Forced air

CAPACITY: 60,000 BTU

10.5 AREA SERVED

DESCRIPTION: 2nd floor only

APPROXIMATE AGE: Built in 2017

10.6 FUEL TYPE

DESCRIPTION: Natural gas

10.7 HEAT EXCHANGER

DESCRIPTION: 3 Burner

10.8 DISTRIBUTION

DESCRIPTION: Insulflex duct

10.9 CIRCULATOR

DESCRIPTION: Fan

10.10 DRAFT CONTROL

DESCRIPTION: Automatic

10.11 FLUE PIPE

DESCRIPTION: PVC

10.12 CONTROLS

DESCRIPTION: Limit switch

10.13 THERMOSTATS

DESCRIPTION: Programmable

COMMENTS:

The batteries are dead

 Defective

11. Entry

11.1 DOORS

DESCRIPTION: Wood

COMMENTS:

The weather stripping needs to be fixed

 Defective



11.2 FLOOR

DESCRIPTION: Carpet

COMMENTS:

Damaged carpet

 Defective



11.3 WALLS

DESCRIPTION: Texture Paint

11.4 CEILING

DESCRIPTION: Texture Paint

11.5 WINDOWS

DESCRIPTION: None

11.6 CLOSET

DESCRIPTION: None

11.7 ELECTRICAL

DESCRIPTION: 110 VAC outlets and lighting circuits

11.8 HVAC SOURCE

DESCRIPTION: Forced air

11.9 SMOKE DETECTOR

DESCRIPTION: A smoke detector is not required in this area of the home

12. Parlor

12.1 DOORS

DESCRIPTION: None

12.2 FLOOR

DESCRIPTION: Carpet

COMMENTS:

Damaged carpet

 Defective



12.3 WALLS

DESCRIPTION: Texture Paint

COMMENTS:

Cracks present

 Marginal



12.4 CEILING

DESCRIPTION: Texture Paint

12.5 WINDOWS

DESCRIPTION: Wood double hung

12.6 CLOSET

DESCRIPTION: None

12.7 ELECTRICAL

DESCRIPTION: 110 VAC outlets and lighting circuits

COMMENTS:

Bulbs out

 Marginal



12.8 HVAC SOURCE

DESCRIPTION: Forced air

12.9 SMOKE DETECTOR

DESCRIPTION: A smoke detector is not required in this area of the home

13. Living Room

13.1 DOORS

DESCRIPTION: None

13.2 FLOOR

DESCRIPTION: Carpet

COMMENTS:

Damaged carpet

 Defective



13.3 WALLS

DESCRIPTION: Texture Paint

13.4 CEILING

DESCRIPTION: Texture Paint

13.5 WINDOWS

DESCRIPTION: Wood double hung

13.6 CLOSET

DESCRIPTION: None

13.7 ELECTRICAL

DESCRIPTION: 110 VAC outlets and lighting circuits

13.8 HVAC SOURCE

DESCRIPTION: Forced air

13.9 SMOKE DETECTOR

DESCRIPTION: A smoke detector is not required in this area of the home

14. Living Room Fire Place

14.1 FIRE PLACE

DESCRIPTION: Brick

COMMENTS:

Open joints in the fire box. The fireplace should be removed





14.2 HEARTH-

DESCRIPTION: Brick

COMMENTS:

The hearth has collapsed

 Defective



14.3 FLUE

DESCRIPTION: Unable to see

14.4 DAMPER

DESCRIPTION: On the flue

COMMENTS:

The damper is stuck

 Defective



15. Dining Room

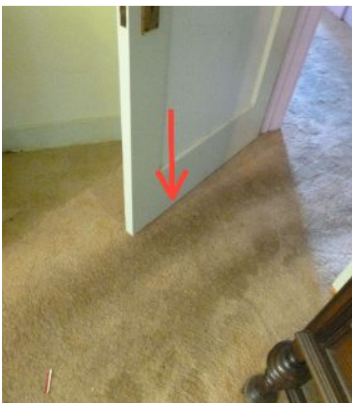
15.1 DOORS

DESCRIPTION: Wood

COMMENTS:

The door rubs on the floor

 Marginal



15.2 FLOOR

DESCRIPTION: Carpet

COMMENTS:

Damaged carpet

 Defective



15.3 WALLS

DESCRIPTION: Texture Paint

15.4 CEILING

DESCRIPTION: Texture Paint

15.5 WINDOWS

DESCRIPTION: Wood double hung

15.6 CLOSET

DESCRIPTION: None

15.7 ELECTRICAL

DESCRIPTION: 110 VAC outlets and lighting circuits

COMMENTS:

Light bulb missing

 Marginal



15.8 HVAC SOURCE

DESCRIPTION: Forced air

15.9 SMOKE DETECTOR

DESCRIPTION: A smoke detector is not required in this area of the home

16. Sitting Room

16.1 DOORS

DESCRIPTION: None

16.2 FLOOR

DESCRIPTION: Carpet

COMMENTS:

Damaged carpet



16.3 WALLS

DESCRIPTION: Texture Paint

16.4 CEILING

DESCRIPTION: Texture Paint

16.5 WINDOWS

DESCRIPTION: Wood casement

16.6 CLOSET

DESCRIPTION: Storage closet

COMMENTS:

Current code requires that the inside of the closet be sheet rocked for fire safety

 Defective



16.7 ELECTRICAL

DESCRIPTION: 110 VAC outlets and lighting circuits

16.8 HVAC SOURCE

DESCRIPTION: Forced air

16.9 SMOKE DETECTOR

DESCRIPTION: A smoke detector is not required in this area of the home

17. Kitchen

17.1 DOORS

DESCRIPTION: Wood

COMMENTS:

The door hits the jamb

 Marginal



17.2 FLOOR

DESCRIPTION: Linoleum

COMMENTS:

Worn and missing base board

 Marginal



17.3 WALLS

DESCRIPTION: Texture Paint and Wallpaper

17.4 CEILING

DESCRIPTION: Texture Paint

17.5 WINDOWS

DESCRIPTION: Wood double hung

17.6 CABINETS

DESCRIPTION: Wood

17.7 COUNTER TOPS

DESCRIPTION: Stone

17.8 SINK

DESCRIPTION: Cast iron

COMMENTS:

The corner is cracked

 Marginal



17.9 PLUMBING/FIXTURES

DESCRIPTION: Chrome

17.10 DISPOSAL

DESCRIPTION: Badger

COMMENTS:

Needs to be cleaned out

 Marginal



17.11 DISHWASHER

DESCRIPTION: General Electric

COMMENTS:

The unit is not secured in place

 Marginal



The drain needs to have a high loop



17.12 COOKING APPLIANCES

DESCRIPTION: Whirlpool electric stove

COMMENTS:

All of the knobs are missing

Not Inspected



17.13 VENTILATOR

DESCRIPTION: Whirlpool

COMMENTS:

Fan inoperative

 Defective



17.14 MICROWAVE

DESCRIPTION: Whirlpool

COMMENTS:

Inoperative

 Defective



17.15 ELECTRICAL

DESCRIPTION: 110 VAC GFCI, 110 VAC outlets and lighting circuits

17.16 HVAC SOURCE

DESCRIPTION: Forced air

17.17 REFRIGERATOR

DESCRIPTION: The refrigerator is not staying with the house

18. Hall

18.1 DOORS

DESCRIPTION: Wood

18.2 FLOOR

DESCRIPTION: Carpet

COMMENTS:

Damaged carpet. The old linoleum in the closet possibly contains asbestos. Most of the old floorings have asbestos. This is not a problem if left alone

 Defective



18.3 WALLS

DESCRIPTION: Texture Paint

18.4 CEILING

DESCRIPTION: Texture Paint

COMMENTS:

Water stains noted in the closet. These appear to be old

 Marginal



18.5 WINDOWS

DESCRIPTION: None,

18.6 CLOSET

DESCRIPTION: Linen Closet

18.7 ELECTRICAL

DESCRIPTION: 110 VAC outlets and lighting circuits

18.8 HVAC SOURCE

DESCRIPTION: Forced air

18.9 SMOKE DETECTOR

DESCRIPTION: None

COMMENTS:

One is needed in the hall

Not Present

18.10 CARBON MONOXIDE DETECTOR

DESCRIPTION: None

COMMENTS:

One is needed in the hall

Not Present

19. 1st Floor Front Bedroom

19.1 DOORS

DESCRIPTION: Wood, Double wood with glass

COMMENTS:

The closet knob is missing

Defective



The door hits the jamb

 Marginal



19.2 FLOOR

DESCRIPTION: Carpet

COMMENTS:

Damaged carpet

 Defective



19.3 WALLS

DESCRIPTION: Texture Paint and Wallpaper

COMMENTS:

Cracks present The wall paper is falling off

 Defective



19.4 CEILING

DESCRIPTION: Texture Paint

19.5 WINDOWS

DESCRIPTION: Wood double hung

19.6 CLOSET

DESCRIPTION: Single

19.7 ELECTRICAL

DESCRIPTION: 110 VAC outlets and lighting circuits

19.8 HVAC SOURCE

DESCRIPTION: Forced air

19.9 SMOKE DETECTOR

DESCRIPTION: None

COMMENTS:

A smoke detector should be installed in each bedroom

Not Present

20. 1st Floor Back Bedroom

20.1 DOORS

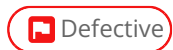
DESCRIPTION: Wood, Double wood with glass

20.2 FLOOR

DESCRIPTION: Carpet

COMMENTS:

Damaged carpet

 Defective



20.3 WALLS

DESCRIPTION: Texture Paint and Wallpaper

COMMENTS:

Cracks present

 Marginal

20.4 CEILING

DESCRIPTION: Texture Paint

20.5 WINDOWS

DESCRIPTION: Wood double hung

20.6 CLOSET

DESCRIPTION: Single

20.7 ELECTRICAL

DESCRIPTION: 110 VAC outlets and lighting circuits

COMMENTS:

The wires in the closet need to be protected



20.8 HVAC SOURCE

DESCRIPTION: Forced air

20.9 SMOKE DETECTOR

DESCRIPTION: None

COMMENTS:

A smoke detector should be installed in each bedroom

Not Present

21. Office

21.1 DOORS

DESCRIPTION: Wood

21.2 FLOOR

DESCRIPTION: Carpet

COMMENTS:

Damaged carpet

Defective



21.3 WALLS

DESCRIPTION: Wood

21.4 CEILING

DESCRIPTION: Fiber Board

21.5 WINDOWS

DESCRIPTION: Wood double hung

21.6 CLOSET

DESCRIPTION: None

21.7 ELECTRICAL

DESCRIPTION: 110 VAC outlets and lighting circuits

COMMENTS:

The plug wires need to be protected

 Defective



One missing plug cover. The light cover is missing

 Marginal



21.8 HVAC SOURCE

DESCRIPTION: Forced air

21.9 SMOKE DETECTOR

DESCRIPTION: A smoke detector is not required in this area of the home

22. Sun Room

22.1 DOORS

DESCRIPTION: Metal screen door

22.2 FLOOR

DESCRIPTION: Poured slab

22.3 WALLS

DESCRIPTION: Wood

22.4 CEILING

DESCRIPTION: Fiber Board

22.5 WINDOWS

DESCRIPTION: Wood double hung

22.6 CLOSET

DESCRIPTION: None

22.7 ELECTRICAL

DESCRIPTION: 110 VAC outlets and lighting circuits

COMMENTS:

The light cover is missing

 Marginal



The plug wires need to be protected

 Defective



22.8 HVAC SOURCE

DESCRIPTION: None

22.9 SMOKE DETECTOR

DESCRIPTION: A smoke detector is not required in this area of the home

23. 1st Floor Bathroom

23.1 DOORS

DESCRIPTION: Wood

23.2 FLOOR

DESCRIPTION: Linoleum

23.3 WALLS

DESCRIPTION: Texture Paint

23.4 CEILING

DESCRIPTION: Texture Paint

23.5 WINDOWS

DESCRIPTION: Wood double hung

23.6 CLOSET

DESCRIPTION: None

23.7 ELECTRICAL

DESCRIPTION: 110 VAC GFCI, 110 VAC outlets and lighting circuits

23.8 FAUCETS/TRAPS

DESCRIPTION: Chrome with metal trap

23.9 TOILETS

DESCRIPTION: 3 Gallon Tank

23.10 HVAC SOURCE

DESCRIPTION: Forced air

24. Stairway and 2nd Floor Hall

24.1 DOORS

DESCRIPTION: Wood

COMMENTS:

The door knob is missing

 Defective



24.2 FLOOR

DESCRIPTION: Carpet, Fir

24.3 WALLS

DESCRIPTION: Fiber Board

24.4 CEILING

DESCRIPTION: Fiber Board

24.5 WINDOWS

DESCRIPTION: Aluminum slider

24.6 CLOSET

DESCRIPTION: Storage closet

24.7 ELECTRICAL

DESCRIPTION: 110 VAC outlets and lighting circuits

COMMENTS:

Missing switch cover and one light is out

 Marginal



24.8 HVAC SOURCE

DESCRIPTION: Forced air

24.9 SMOKE DETECTOR

DESCRIPTION: None

COMMENTS:

One is needed in the hall

 Not Present

24.10 CARBON MONOXIDE DETECTOR

DESCRIPTION: None

COMMENTS:

One is needed in the hall

 Not Present

24.11 RAILING

DESCRIPTION: Wood

COMMENTS:

The railing is too low

 Defective



25. 2nd Floor Middle Bedroom

25.1 DOORS

DESCRIPTION: Wood

25.2 FLOOR

DESCRIPTION: Fir

COMMENTS:

Worn wood floor finish

 Marginal



25.3 WALLS

DESCRIPTION: Fiber Board

25.4 CEILING

DESCRIPTION: Texture Paint

25.5 WINDOWS

DESCRIPTION: Wood casement

25.6 CLOSET

DESCRIPTION: Single

25.7 ELECTRICAL

DESCRIPTION: 110 VAC outlets and lighting circuits

25.8 HVAC SOURCE

DESCRIPTION: Forced air

25.9 SMOKE DETECTOR

DESCRIPTION: None

COMMENTS:

One should be installed in each bedroom

 Not Present

26. 2nd Floor Back Bedroom

26.1 DOORS

DESCRIPTION: Wood with glass, Wood

26.2 FLOOR

DESCRIPTION: Carpet

COMMENTS:

Damaged carpet

 Defective



26.3 WALLS

DESCRIPTION: Texture Paint

26.4 CEILING

DESCRIPTION: Texture Paint

26.5 WINDOWS

DESCRIPTION: Wood double hung

26.6 CLOSET

DESCRIPTION: Two closets

26.7 ELECTRICAL

DESCRIPTION: 110 VAC outlets and lighting circuits

COMMENTS:

The light chain is stuck

 Defective



Bulbs out

 Marginal



26.8 HVAC SOURCE

DESCRIPTION: Forced air

26.9 SMOKE DETECTOR

DESCRIPTION: None

COMMENTS:

A smoke detector should be installed in each bedroom

Not Present

27. 2nd Floor Front Bedroom

27.1 DOORS

DESCRIPTION: Wood

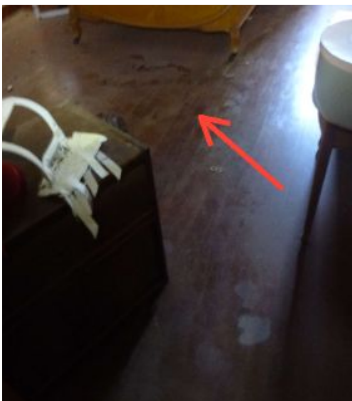
27.2 FLOOR

DESCRIPTION: Fir

COMMENTS:

Worn wood floor finish

Marginal



27.3 WALLS

DESCRIPTION: Fiber Board

27.4 CEILING

DESCRIPTION: Fiber Board

27.5 WINDOWS

DESCRIPTION: Wood casement

27.6 CLOSET

DESCRIPTION: Walk In

27.7 ELECTRICAL

DESCRIPTION: 110 VAC outlets and lighting circuits

COMMENTS:

Missing bulb in the closet

 Marginal



27.8 HVAC SOURCE

DESCRIPTION: Forced air

27.9 SMOKE DETECTOR

DESCRIPTION: None

COMMENTS:

A smoke detector should be installed in each bedroom

 Not Present

28. 2nd Floor Small Bedroom

28.1 DOORS

DESCRIPTION: Wood

COMMENTS:

The door hits the jamb

 Marginal



28.2 FLOOR

DESCRIPTION: Fir

COMMENTS:

The floor slopes to the north

 Marginal



28.3 WALLS

DESCRIPTION: Texture Paint

COMMENTS:

Cracks present

 Marginal



28.4 CEILING

DESCRIPTION: Texture Paint

28.5 WINDOWS

DESCRIPTION: Wood double hung

COMMENTS:

The window should have tempered glass

 Defective



28.6 CLOSET

DESCRIPTION: Single

28.7 ELECTRICAL

DESCRIPTION: 110 VAC outlets and lighting circuits

28.8 HVAC SOURCE

DESCRIPTION: Forced air

28.9 SMOKE DETECTOR

DESCRIPTION: None

COMMENTS:

A smoke detector should be installed in each bedroom

 Not Present

29. 2nd Floor Bathroom

29.1 DOORS

DESCRIPTION: Wood

29.2 FLOOR

DESCRIPTION: Linoleum

29.3 WALLS

DESCRIPTION: Panel wainscot and fiber board

29.4 CEILING

DESCRIPTION: Fiber Board

29.5 WINDOWS

DESCRIPTION: Wood casement

29.6 CLOSET

DESCRIPTION: None

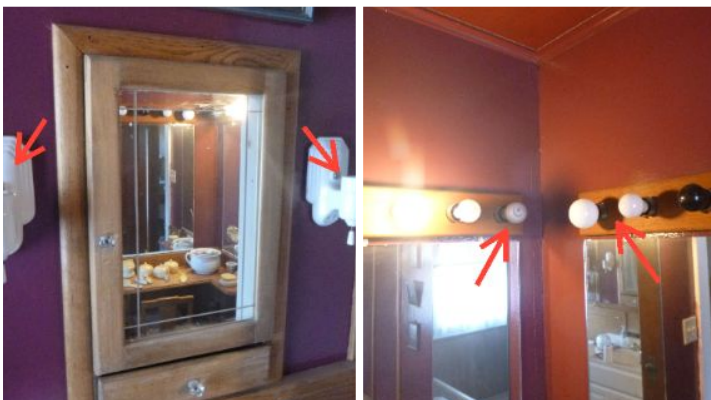
29.7 ELECTRICAL

DESCRIPTION: 110 VAC GFCI, 110 VAC outlets and lighting circuits

COMMENTS:

Bulbs missing and out

 Marginal



29.8 COUNTER/CABINET

DESCRIPTION: MDF with molded top

29.9 SINK/BASIN

DESCRIPTION: Molded single bowl

COMMENTS:

Stains noted

 Marginal



29.10 FAUCETS/TRAPS

DESCRIPTION: Chrome with metal trap

COMMENTS:

The sink stopper is not working



29.11 TUB/SURROUND

DESCRIPTION: Claw foot tub

29.12 TOILETS

DESCRIPTION: 3 Gallon Tank

29.13 HVAC SOURCE

DESCRIPTION: Forced air

29.14 VENTILATION

DESCRIPTION: Window

30. Laundry Room/Area

30.1 DOORS

DESCRIPTION: Wood with glass, Wood

COMMENTS:

The door to the kithchen hits the jamb

 Marginal



The door needs weather stripping

 Defective



30.2 FLOOR

DESCRIPTION: Linoleum

COMMENTS:

Worn

 Marginal



30.3 WALLS

DESCRIPTION: Texture Paint

30.4 CEILING

DESCRIPTION: Texture Paint

30.5 WINDOWS

DESCRIPTION: Wood double hung

30.6 CLOSET

DESCRIPTION: Cabinet

30.7 ELECTRICAL

DESCRIPTION: 110 VAC outlets and lighting circuits

COMMENTS:

Plug cover missing behind the refrigerator

 Marginal



30.8 SMOKE DETECTOR

DESCRIPTION: A smoke detector is not required in this area of the home

30.9 HVAC SOURCE

DESCRIPTION: Forced air

30.10 WASHER HOSE BIB

DESCRIPTION: Rotary

30.11 WASHER AND DRYER ELECTRICAL

DESCRIPTION: 110-240 VAC

30.12 DRYER VENT

DESCRIPTION: Metal flex

30.13 WASHER DRAIN

DESCRIPTION: Wall mounted drain

30.14 FLOOR DRAIN

DESCRIPTION: None

31. Main Attic

31.1 METHOD OF INSPECTION

DESCRIPTION: In the attic

31.2 ROOF FRAMING

DESCRIPTION: 2x4 Rafter

31.3 SHEATHING

DESCRIPTION: Skip sheathing

31.4 VENTILATION

DESCRIPTION: Gable vents

31.5 INSULATION

DESCRIPTION: Cellulose

31.6 INSULATION DEPTH

DESCRIPTION: @6"

31.7 ATTIC FAN

DESCRIPTION: None

31.8 WIRING/LIGHTING

DESCRIPTION: 110 VAC lighting circuit

COMMENTS:

One box needs a cover

 Marginal



The lights need to be installed properly

 Defective



31.9 MOISTURE PENETRATION

DESCRIPTION: No moisture was noted at the time of the inspection

32. North Attic Space

32.1 METHOD OF INSPECTION

DESCRIPTION: In the attic

32.2 ROOF FRAMING

DESCRIPTION: 2x4 Rafter

32.3 SHEATHING

DESCRIPTION: Skip sheathing

32.4 VENTILATION

DESCRIPTION: None

32.5 INSULATION

DESCRIPTION: Batts, Blown in

32.6 INSULATION DEPTH

DESCRIPTION: 3" to 6"

32.7 ATTIC FAN

DESCRIPTION: None

32.8 WIRING/LIGHTING

DESCRIPTION: Wiring

COMMENTS:

All open junction boxes should have covers installed on them

 Marginal



32.9 MOISTURE PENETRATION

DESCRIPTION: No moisture was noted at the time of the inspection

33. Main Crawl Space

33.1 METHOD OF INSPECTION

DESCRIPTION: In the crawl space

33.2 ACCESS

DESCRIPTION: In the dining room closet

33.3 MOISTURE PENETRATION

DESCRIPTION: No moisture present at time of inspection

33.4 MOISTURE BARRIER

DESCRIPTION: None

33.5 VENTILATION

DESCRIPTION: Vents

COMMENTS:

Inadequate ventilation. One Sq. Ft. of venting is required for each 150 Sq. Ft. of floor space

 Defective

33.6 INSULATION

DESCRIPTION: None

33.7 ELECTRICAL

DESCRIPTION: 110 VAC outlets and lighting circuits, Wires

COMMENTS:

The light need to be installed better

 Defective



One plu box is missing the cover

 Marginal



Summary

SMALL HOUSE

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.



Marginal

Item is not fully functional and requires repair or servicing.



Defective

Item needs immediate repair or replacement. It is unable to perform its intended function.

1. Lots and Grounds

1.2 WALKS

COMMENTS:

Cracks noted

 Marginal



1.3 STEPS/STOOPS

COMMENTS:

The front wood ramp needs to be re painted and has a trip hazard

 Defective



Paint peeling


 Defective



1.4 DECK

COMMENTS:

The back deck needs to be repaired

 Defective



1.6 VEGETATION

COMMENTS:

The yard has not been maintained

 Marginal



1.7 FENCES

COMMENTS:

The fence is in need of repair

 Defective



2. Exterior

2.1 FRONT OF THE HOUSE

COMMENTS:

Small holes

 Marginal



2.2 BALANCE OF THE HOUSE

COMMENTS:

Missing pieces in the back

 Defective



2.3 TRIM

COMMENTS:

Small holes in the bottom and loose

 Marginal

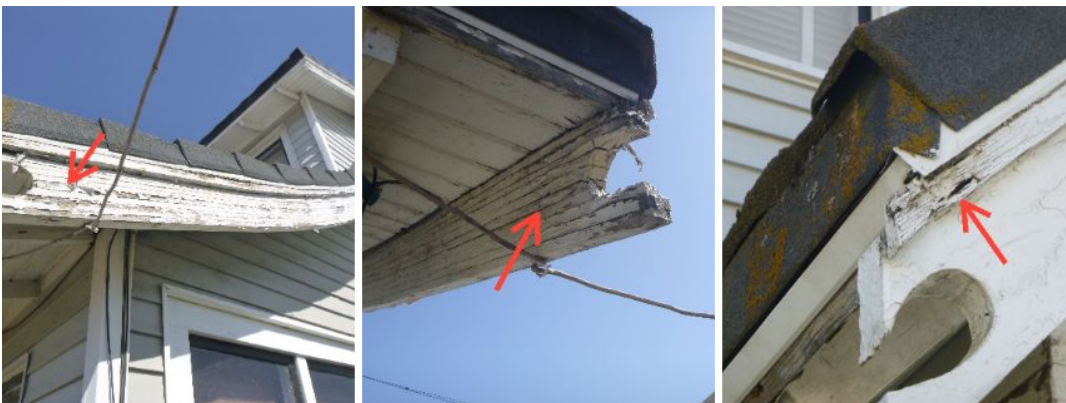


2.4 FASCIA

COMMENTS:

Delaminating and dry rot

 Defective



Paint peeling

 Marginal



2.5 SOFFITS

COMMENTS:

Paint peeling

 Marginal



2.7 WINDOWS

COMMENTS:

Almost all of the windows have been sealed shut

 Defective

2.9 EXTERIOR LIGHTING

COMMENTS:

The front light cover is missing

 Marginal



2.10 EXTERIOR ELECTRIC OUTLETS

COMMENTS:

One cover is missing

 Marginal



3. Roof

3.9 CHIMNEY

COMMENTS:

The box is cracked down low. The chimney is cracked at the sholder. The fire place should be removed and rebuilt

 Defective



7. 1st Floor Air Conditioning

7.13 BLOWER FAN/FILTERS

COMMENTS:

The filter is dirty and needs to be replaced

 Defective



10. 2nd Floor Heating System

10.13 THERMOSTATS

COMMENTS:

The batteries are dead

 Defective

11. Entry

11.1 DOORS

COMMENTS:

The weather stripping needs to be fixed

 Defective



11.2 FLOOR

COMMENTS:

Damaged carpet

 Defective



12. Parlor

12.2 FLOOR

COMMENTS:

Damaged carpet

 Defective



12.3 WALLS

COMMENTS:

Cracks present

 Marginal



12.7 ELECTRICAL

COMMENTS:

Bulbs out

 Marginal



13. Living Room

13.2 FLOOR

COMMENTS:

Damaged carpet

 Defective



14. Living Room Fire Place

14.1 FIRE PLACE

COMMENTS:

Open joints in the fire box. The fireplace should be removed

 Defective



14.2 HEARTH-

COMMENTS:

The hearth has collapsed

 Defective



14.4 DAMPER

COMMENTS:

The damper is stuck

 Defective



15. Dining Room

15.1 DOORS

COMMENTS:

The door rubs on the floor

 Marginal



15.2 FLOOR

COMMENTS:

Damaged carpet

 Defective



15.7 ELECTRICAL

COMMENTS:

Light bulb missing

 Marginal



16. Sitting Room

16.2 FLOOR

COMMENTS:

Damaged carpet

 Defective

16.6 CLOSET

COMMENTS:

Current code requires that the inside of the closet be sheet rocked for fire safety

 Defective



17. Kitchen

17.1 DOORS

COMMENTS:

The door hits the jamb

 Marginal



17.2 FLOOR

COMMENTS:

Worn and missing base board

 Marginal



17.8 SINK

COMMENTS:

The corner is cracked

 Marginal



17.10 DISPOSAL

COMMENTS:

Needs to be cleaned out

 Marginal



17.11 DISHWASHER

COMMENTS:

The unit is not secured in place

 Marginal



17.13 VENTILATOR

COMMENTS:

Fan inoperative

 Defective



17.14 MICROWAVE

COMMENTS:

Inoperative

 Defective



18. Hall

18.2 FLOOR

COMMENTS:

Damaged carpet. The old linoleum in the closet possibly contains asbestos. Most of the old floorings have asbestos. This is not a problem if left alone

 Defective



18.4 CEILING

COMMENTS:

Water stains noted in the closet. These appear to be old

 Marginal



19. 1st Floor Front Bedroom

19.1 DOORS

COMMENTS:

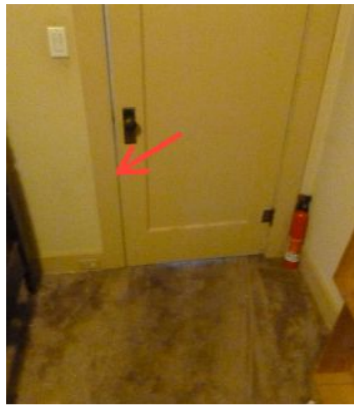
The closet knob is missing

 Defective



The door hits the jamb

 Marginal



19.2 FLOOR

COMMENTS:

Damaged carpet

 Defective



19.3 WALLS

COMMENTS:

Cracks present The wall paper is falling off

 Defective



20. 1st Floor Back Bedroom

20.2 FLOOR

COMMENTS:

Damaged carpet

 Defective



20.3 WALLS

COMMENTS:

Cracks present

 Marginal

20.7 ELECTRICAL

COMMENTS:

The wires in the closet need to be protected

 Defective



21. Office

21.2 FLOOR

COMMENTS:

Damaged carpet

 Defective



21.7 ELECTRICAL

COMMENTS:

The plug wires need to be protected

 Defective



One missing plug cover. The light cover is missing

 Marginal



22. Sun Room

22.7 ELECTRICAL

COMMENTS:

The light cover is missing

 Marginal



The plug wires need to be protected

 Defective



24. Stairway and 2nd Floor Hall

24.1 DOORS

COMMENTS:

The door knob is missing

Defective



24.7 ELECTRICAL

COMMENTS:

Missing switch cover and one light is out

Marginal



24.11 RAILING

COMMENTS:

The railing is too low

Defective



25. 2nd Floor Middle Bedroom

25.2 FLOOR

COMMENTS:

Worn wood floor finish

 Marginal



26. 2nd Floor Back Bedroom

26.2 FLOOR

COMMENTS:

Damaged carpet

 Defective



26.7 ELECTRICAL

COMMENTS:

The light chain is stuck

Defective



Bulbs out

Marginal



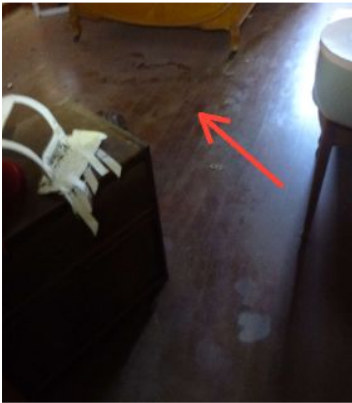
27. 2nd Floor Front Bedroom

27.2 FLOOR

COMMENTS:

Worn wood floor finish

 Marginal

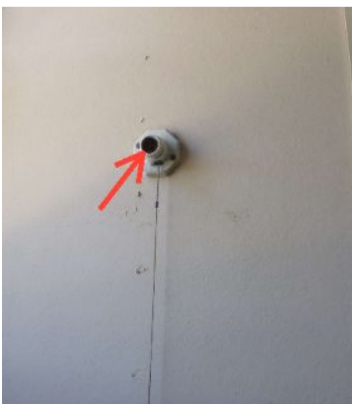


27.7 ELECTRICAL

COMMENTS:

Missing bulb in the closet

 Marginal



28. 2nd Floor Small Bedroom

28.1 DOORS

COMMENTS:

The door hits the jamb

 Marginal



28.2 FLOOR

COMMENTS:

The floor slopes to the north

 Marginal



28.3 WALLS

COMMENTS:

Cracks present


 Marginal

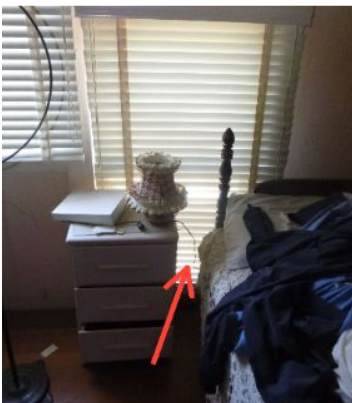


28.5 WINDOWS

COMMENTS:

The window should have tempered glass

 Defective



29. 2nd Floor Bathroom

29.7 ELECTRICAL

COMMENTS:

Bulbs missing and out

 Marginal



29.9 SINK/BASIN

COMMENTS:

Stains noted

 Marginal



30. Laundry Room/Area

30.1 DOORS

COMMENTS:

The door to the kithchen hits the jamb

 Marginal



The door needs weather stripping

 Defective



30.2 FLOOR

COMMENTS:

Worn

 Marginal



30.7 ELECTRICAL

COMMENTS:

Plug cover missing behind the refrigerator

 Marginal



31. Main Attic

31.8 WIRING/LIGHTING

COMMENTS:

One box needs a cover

 Marginal



The lights need to be installed properly

 Defective



32. North Attic Space

32.8 WIRING/LIGHTING

COMMENTS:

All open junction boxes should have covers installed on them

 Marginal



33. Main Crawl Space

33.5 VENTILATION

COMMENTS:

Inadequate ventilation. One Sq. Ft. of venting is required for each 150 Sq. Ft. of floor space

 Defective

33.7 ELECTRICAL

COMMENTS:

The light need to be installed better

 Defective



One plu box is missing the cover

 Marginal

