



A-OK Home Inspection Service
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Real Estate Inspection Report

305 Canyon Highlands Drive
Oroville, CA 95966

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Prepared For: Chris Heebink
Inspected On Wed, Mar 25, 2026 at 11:00 AM

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Real Estate (home) Inspection Services Disclosure

A real estate inspection is a visual limited, non-invasive examination of the condition of a property on the date and time only of the inspection. Real estate inspections are conducted by an inspector who is certified and qualified to perform such inspections. The inspector prepares and delivers to the client and the client's agent a report of findings. The client then uses the knowledge gained in our report along with potential additional reports provided by a real estate appraiser, termite inspector, buyers & listing real estate agents, and any additional reports related to the property current or previous to make informed decisions about their pending real estate transaction. The inspector describes the condition of the property at the time of inspection but does not guarantee future condition, efficiency, or life expectancy of the home, its systems or components. It is not an inspection to verify compliance with appropriate codes.

Real estate inspections identify potential deficiencies related to visual health and safety, structure and build-in components or systems that make the property work. Not all deficiencies will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection is not to be considered a guarantee or offers a warranty of any kind. Permitting history is not verified and is outside the scope of the inspection.

This inspection is only visual in nature. A representative sample of components is viewed and operated in accessible areas only at the time of the inspection. Occupied appliances will not be tested and no specialized equipment, movement of personal property or dismantling of systems or components is performed. Thus, the inspection is not "technically exhaustive". If a limited inspection is conducted it is recommended that a qualified professional further evaluate all areas of the home / property and verify the overall condition prior to the expiration of any contingency period or close of escrow.

It is important to note that items related to structural, electrical, plumbing, roofing, foundation & HVAC within this property, the buyer has the right to a further inspection from a licensed tradesperson of that or any profession to further evaluate these and any other areas of the property and usually at the buyer's expense. Though these additional inspections are at the discretion of the buyer, we do recommend them and they should be completed prior to the expiration of any contingency period. This includes but is not limited to any environmental testing as our inspection is visual only at time of inspection.

The items captioned above are in accordance with and can be found in the interNACHI standards of practice.

<https://www.nachi.org/sop.htm> Acceptance and utilization of this real estate (home) inspection report along with payment for the inspection services provided, constitutes that the client has received, read, understands and accepts the terms of this real estate (home) inspection services document.

Included Photographs:

Your report includes many photographs. Some pictures are informational and of a general view, to help you understand where the inspector has been, what was looked at and the condition of the item or area at the time of the inspection.

Some of the pictures may be of problem areas, these are to help you better understand what is documented in this report and to help you see areas or items that you normally would not see. Not all problem areas or conditions will be supported with photos. Inversely the included photos may not show all problem areas or conditions. A representative example of photographs (including listing photographs) may be used.

Present during inspection

Client, Buyers agent, Inspectors

Occupied

No

Levels

One

Utilities on during inspection

Not Present

Weather at time of inspection

Sunny

Inspection Type

Single family

Exterior Areas

In this section all exterior areas (if applicable) inspected & tested include, but are not limited to: doors, windows, siding, eaves & fascia, paint & stucco. This is in accordance with the InterNACHI Standards of Practice.

If ordered, I recommend the client review the termite inspection report completely prior to close. A report by the termite company is more comprehensive than a home inspection report in regards to exterior & interior areas. Please note that a termite inspection is not required on every transaction.

Exterior Area

Deficiencies noted below

Doors

Deficiencies noted below

Window Condition

Deficiencies noted below

Siding Condition

Deficiencies noted below

Eaves & Fascia

Deficiencies noted below

Exterior Paint

Weathered

Stucco

Weathered

Exterior Areas Comments

Comment 1

Photographs

Exterior areas.





**Comment 2
Information**

If ordered, I recommend the client review the termite inspection report completely prior to close. A report by the termite company is more comprehensive than a home inspection report in regards to exterior & interior areas. Please note that a termite inspection is not required on every transaction.

**Comment 3
Deficiency / Evaluation / Repair**

Damaged header at garage door, exposed rebar, spalling concrete above garage door, structural issue noted. Recommend review, repair by a qualified tradesperson.



Comment 4

Deficiency / Evaluation / Repair

Damaged widow at front entry. Damaged windows, frames at southwest elevation. Damaged window north elevation. Damaged windows east elevation. Recommend review for repair.



Comment 5

Deficiency / Evaluation / Repair

Damaged barge rafter, fascia at front entry.



Comment 6

Deficiency / Evaluation / Repair

Cracked concrete patio, stone wall over garage. Recommend sealing to prevent moisture intrusion below.



Comment 7

Deficiency / Evaluation / Repair

Damaged support at TV antenna. Recommend removing.



Comment 8

Deficiency / Evaluation / Repair

Damaged eaves at north facing roof dormer. Damaged eaves at north ground floor north. Damaged barge rafters at east elevation. Recommend review for repair.



Comment 9

Deficiency / Evaluation / Repair

Plumbing waste should not vent below a window.



Comment 10

Deficiency / Evaluation / Repair

Step cracking in brickwork east elevation. Step cracking north elevation. Structural issue noted. Recommend review for repair.



Comment 11

Deficiency / Evaluation / Repair

Damaged siding at east elevation.



Exterior Areas Cont.

The exterior area of the property was inspected and reported on with the above-captioned information. If a limited inspection of the interior area was made at the time of the inspection and/or deficiencies were noted, it is recommended that a qualified professional further evaluate, verify the overall condition and repair any issue prior to the expiration of any contingency period or close of escrow.

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.

In this section all Interior / Common areas (if applicable) inspected & tested include, but are not limited to: Bars, Cabinets, Ceiling Fans, Closets, Door Bell, Doors, Electrical, Floors, Security Bars, Smoke/CO Detectors, Stairs, Handrails, Window/Wall AC or Heating Units, Windows, Ceilings, Patio Doors, Screen Doors, Wall & Fireplaces. This is in accordance with the InterNACHI Standards of Practice.

All working and properly installed smoke detectors are required in the interior areas of the home and should be mounted at ceiling or just below ceiling level to ensure proper monitoring and safety to the homes occupants.

All carbon monoxide detectors should be installed at a low to mid level within the interior area of the home and on each level. This will ensure proper monitoring and safety to the occupants. Carbon monoxide gas is a heavy gas which draws to the floor level. A carbon monoxide alert will only occur after poisoning unless properly installed.

Interior Area

Deficiencies noted below

Smoke Detectors

Inspected, no deficiencies noted.

Carbon Monoxide Detectors

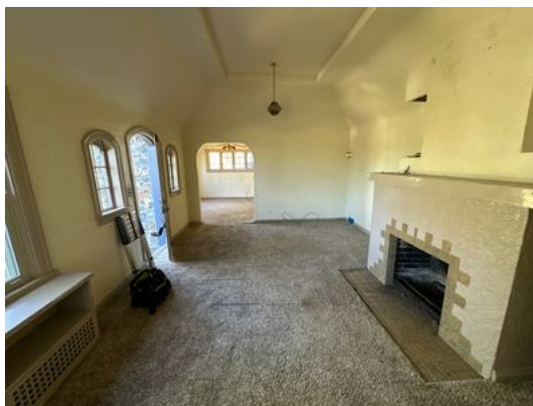
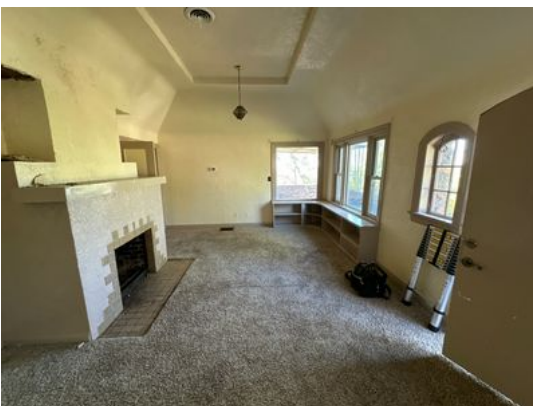
Not Present

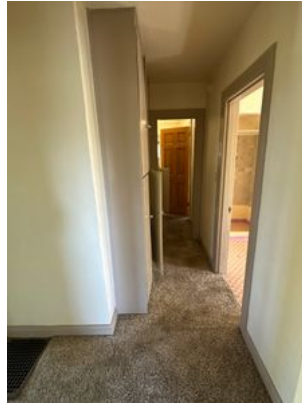
Interior Areas Comments

Comment 12

Photographs

Interior (common areas).

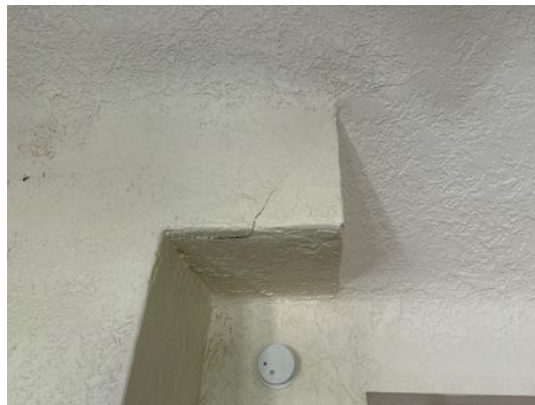




Comment 13

Deficiency / Evaluation / Repair

Lath and plaster detaching from ceiling joists. Recommend review for repair.





Comment 14

Deficiency / Evaluation / Repair

No fireplace fixed glass present. Most fireplaces with fixed glass do not require a hearth extension. The manufacturers usually require a 36" clear space in front (no furniture, etc.)



Comment 15

Information

Level II inspection—The National Fire Protection Association (www.nfpa.org) advises that each chimney receive a Level II inspection each time a residence is sold. Inspection levels are explained at www.csia.org/pressroom/press-inspection-levels-explained.htm. It is also advised that this inspection be conducted by a chimney sweep certified by the Chimney Safety Institute of America (www.csia.org).



Comment 16

Deficiency / Evaluation / Repair

Grab rail too close to wall. 1 1/2 " recommended.



Comment 17

Health / Safety

Carbon monoxide detectors not present.

All carbon monoxide detectors should be installed at a low to mid level within the interior area of the home and on each level. This will ensure proper monitoring and safety to the occupants. Carbon monoxide gas is a heavy gas which draws to the floor level. A carbon monoxide alert will only occur after poisoning unless properly installed.

The interior area of the property was inspected and reported on with the above-captioned information. If a limited inspection of the interior area was made at the time of the inspection and/or deficiencies were noted, it is recommended that a qualified professional further evaluate, verify the overall condition and repair any issue prior to the expiration of any contingency period or close of escrow.

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.

In this section all bedroom (if applicable) inspected & tested include, but are not limited to: bars, cabinets, ceiling fans, closets, doors, electrical, fireplaces, floors, security bars, smoke detectors, walls, window or wall mounted AC / heating units, windows, ceilings, patio doors & screen doors. This is in accordance with the InterNACHI Standards of Practice.

All working and properly installed smoke detectors are required in the bedroom areas of the home and should be mounted at ceiling or just below ceiling level to ensure proper monitoring and safety to the homes occupants.

Bedroom Areas

Deficiencies noted below

Locations:

2 Guest bedrooms noted

Smoke Detectors

Not Present

Bedrooms Comments

Comment 18

Photographs

Bedrooms.





Comment 19

Deficiency / Evaluation / Repair

Damaged ceiling, wall in guest bedroom, recommend review for repair.



Comment 20

Health / Safety

A working & properly installed smoke detector is required in each bedroom. The smoke detectors should be mounted a safe distance from any ceiling fan or HVAC register.

Comment 21

Deficiency / Evaluation / Repair

Light fixture detached in guest bedroom. Recommend review for repair.



The bedroom area of the property was inspected and reported on with the above-captioned information. If a limited inspection of the interior area was made at the time of the inspection and/or deficiencies were noted, it is recommended that a qualified professional further evaluate, verify the overall condition and repair any issue prior to the expiration of any contingency period or close of escrow.

Bathrooms

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.

In this section all bathroom(s) areas (if applicable) inspected & tested include, but are not limited to: cabinets, ceiling, counters, doors, electrical, GFCI, exhaust fans, floors, heating, mirrors, plumbing, security bars, showers, shower walls, bath tubs, enclosures, sinks, toilets & windows. This is in accordance with the InterNACHI Standards of Practice.

Bathroom Areas

Deficiencies noted below, Limited inspection due to:, Water, power off at time of inspection.

Locations

Guest bathroom noted

GFCI

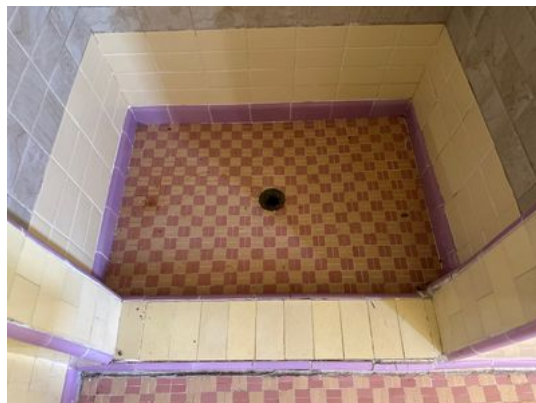
Recommended

Bathrooms Comments

Comment 22

Photographs

Bathrooms.



Comment 23

Deficiency / Evaluation / Repair

Detached tile in bathroom surround, drain missing screen. Recommend review for repair.



It's rather common for corrosion to gather on valves & fittings under the sink in bathrooms as well as the toilet shut off valves. Overall corrosion is generally considered a maintenance type of item, unless active leaking is present.

The bathroom area of the property was inspected and reported on with the above-captioned information. If a limited inspection of the interior area was made at the time of the inspection and/or deficiencies were noted, it is recommended that a qualified professional further evaluate, verify the overall condition and repair any issue prior to the expiration of any contingency period or close of escrow.

Kitchen

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

In this section all kitchen areas (if applicable) inspected & tested include, but are not limited to: cabinets, counters, dishwasher, doors, garbage disposal, microwave, cooktop condition, oven & range, sinks, drinking fountain, spray wand, hot water dispenser, trash compactor, vent condition, window condition, floor condition, plumbing, ceiling condition, security bars, patio doors, screen doors, electrical, GFCI, wall condition. This is in accordance with the InterNACHI Standards of Practice.

Kitchen Area

Limited inspection due to:, Water, power, gas off at time of inspection. Did not test appliances or fixtures.

GFCI

Recommended

Kitchen Comments

Comment 24

Photographs

Kitchen area.



Corrosion on valves and fittings is rather common under the sink in kitchens. Overall corrosion is generally considered a maintenance type of item unless leaking is present.

Dishwashers will not be tested if it's occupied with the sellers personal property. It is recommended that the appliance be operated by the buyer prior to close or the seller disclose that the appliance is in working order.

The kitchen area of the property was inspected and reported on with the above-captioned information. If a limited inspection of the interior area was made at the time of the inspection and/or deficiencies were noted, it is recommended that a qualified professional further evaluate, verify the overall condition and repair any issue prior to the expiration of any contingency period or close of escrow.

Garage

In this section all garage areas (if applicable) inspected & tested include, but are not limited to: roof condition, walls, anchor bolts, floor condition, rafter & ceiling, electrical, GFCI, 220 volt, exterior door, fire door, garage door condition, garage door parts, garage door opener status, garage door's reverse status, ventilation, vent screens, cabinets, counters, wash basin. This is in accordance with the InterNACHI Standards of Practice.

Garage / Carport Area

Deficiencies noted below

Garage Type

Attached

GFCI

Not Present

Fire Door

Not Present

Garage Door's Reverse Status

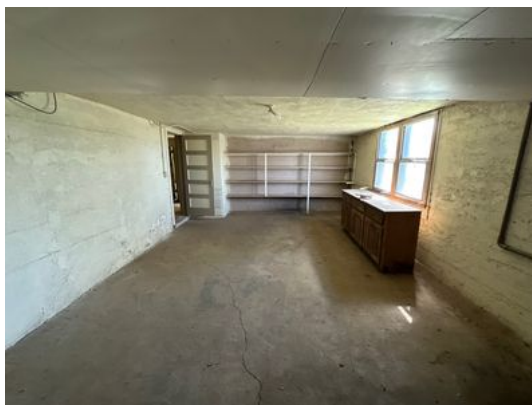
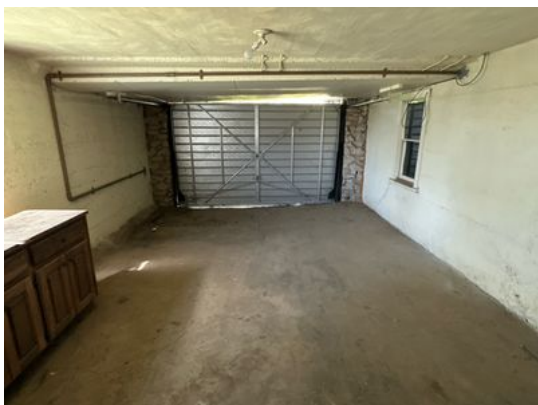
Not Present

Garage Comments

Comment 25

Photographs

Garage area.



Comment 26

Information

Garage door locked at time of inspection.

Comment 27

Deficiency / Evaluation / Repair

Cracking on garage concrete surface. Recommend sealing to prevent deterioration.



Comment 28

Deficiency / Evaluation / Repair

A house to garage fire door is required along with a working auto closure device.



The garage area of the property was inspected and reported on with the above-captioned information. If a limited inspection of the interior area was made at the time of the inspection and/or deficiencies were noted, it is recommended that a qualified professional further evaluate, verify the overall condition and repair any issue prior to the expiration of any contingency period or close of escrow.

Water Heater

In this section all water heating areas (if applicable) inspected & tested include, but are not limited to: base, tank enclosure, combustion, venting, tank condition, temperature pressure relief valve (TPRV), tank capacity, gas valves, plumbing, overflow tube & strapping. This is in accordance with the InterNACHI Standards of Practice.

Water Heater Condition

Deficiencies noted below, Limited inspection due to:, Water, power off at time of inspection.

Tank location

Basement area

Tank Type

Gas

Number Of Gallons

30 gal

Gas Valve

Inspected, no deficiencies noted.

Overflow Condition

Copper overflow extension tube noted

Strapping

Inspected, no deficiencies noted.

Water Heater Comments

Comment 29

Photographs

Water heater.



Comment 30

Deficiency / Evaluation / Repair

Improper venting at water heater, reverse slope. Recommend review for repair.



It's rather common for corrosion to gather on valves & fittings as well as the water heater shut off valve. Overall corrosion is generally considered a maintenance type of item, unless leaking is present.

The water heater of the property was inspected and reported on with the above-captioned information. If a limited inspection of the interior area was made at the time of the inspection and/or deficiencies were noted, it is recommended that a qualified professional further evaluate, verify the overall condition and repair any issue prior to the expiration of any contingency period or close of escrow.

Grounds

In this section all grounds areas (if applicable) inspected & tested include, but are not limited to: driveway & walkways condition, grading, vegetation observations, gate condition, patio & porch deck, stairs & handrails, grounds electrical, GFCI, main gas valve condition, plumbing, water pressure, pressure regulator, exterior faucet condition, balcony, patio enclosure, patio & porch condition, fence condition, irrigation systems. This is in accordance with the InterNACHI Standards of Practice.

Grounds Area

Deficiencies noted below

GFCI

Not visible

Main Gas Valve Condition

Inspected, no deficiencies noted.

Water Pressure

Not Present

Grounds Comments

Comment 31

Photographs

Grounds



Comment 32

Deficiency / Evaluation / Repair

Detached coach light at north elevation.



Comment 33

Deficiency / Evaluation / Repair

Railings are recommended in areas greater than 30".



Comment 34

Information

Predictable settling cracks on concrete walkway surfaces noted.



It is recommended that any vegetation in direct contact with stucco, siding, windows, roof, gutters, service meters, fences or gates be cleared in order to prevent deterioration to the home and it's property.

It is important to note that the gas company is required to inspect all gas related appliances including HVAC to ensure proper operation and gas delivery to these areas. This service can be conducted prior to close (if requested) or when gas service is transferred to the buyers name. There is no charge for this service.

It is recommended that the buyer & seller communicate prior to close in regards to programming of the irrigation control station. Irrigation systems are not generally included in the home inspection as most of its components are below ground or not visible. The control station & zone valves are inspected if accessible.

The grounds area of the property was inspected and reported on with the above-captioned information. If a limited inspection of the interior area was made at the time of the inspection and/or deficiencies were noted, it is recommended that a qualified professional further evaluate, verify the overall condition and repair any issue prior to the expiration of any contingency period or close of escrow.

Electrical

In this section all electric service areas (if applicable) inspected & tested include, but are not limited to: main service panel, sub-panels, main amp breaker, breakers in the off position, cable feeds, breakers & fuses. This is in accordance with the InterNACHI Standards of Practice.

Based on the age of the home, not all electrical outlets may have been required to be a GFCI protected outlet. It is recommended that all non GFCI outlets within (6) feet of a water surface be replaced on a as needed basis.

It is recommended that no heavy equipment (including refrigerators or freezers) be plugged into any GFCI electrical outlets.

Electrical Panel

Deficiencies noted below

Main Amp Breaker

Main amp breaker not labeled

Breakers in off position

Not Present

Cable Feeds

Above ground (pole to service mast) feeds noted

Breakers

Inspected, no deficiencies noted.

Electrical Comments

Comment 35

Photographs

Electric services.



Comment 36

Deficiency / Evaluation / Repair

Damaged electrical box, outdated service panel. Main disconnect padlocked in off position. Recommend further review by an electrical contractor for recommended upgrade.



Damaged or missing electrical outlet/switch cover plates are common and may be present. Replacement recommended to eliminate any potential shock hazard.

The electrical area of the property was inspected and reported on with the above-captioned information. If a limited inspection of the interior area was made at the time of the inspection and/or deficiencies were noted, it is recommended that a qualified professional further evaluate, verify the overall condition and repair any issue prior to the expiration of any contingency period or close of escrow.

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.

In this section all HVAC areas (if applicable) inspected & tested include, but are not limited to: heater condition, heater base, enclosure, venting, gas valves, refrigerant lines, AC compressors, air supply, registers, filters & thermostats. This is in accordance with the InterNACHI Standards of Practice.

Heater Condition

Limited inspection due to:, Basement area, Gas, water, power off

Gas Valves

Inspected, no deficiencies noted.

AC Compress Condition

Located on the exterior grounds

Air Supply

Not Present

Thermostat(s)

Digital thermostat noted

Heat/AC Comments

Comment 37

Photographs

HVAC.





Comment 38

Deficiency / Evaluation / Repair

Possible asbestos materials observed. The materials appeared to be in serviceable condition at the time of inspection. Asbestos materials are considered safe by the EPA if they are not disturbed, torn, ripped, or damaged. No torn, ripped, or damaged materials were observed. If client has any concerns regarding asbestos materials, an asbestos testing lab should be consulted for further review to ensure safety. Ducting wrap at furnace.



Comment 39

Information

Gas, water, power off at time of inspection, did not test appliances/ equipment.

The HVAC area of the property was inspected and reported on with the above-captioned information. If a limited inspection of the interior area was made at the time of the inspection and/or deficiencies were noted, it is recommended that a qualified professional further evaluate, verify the overall condition and repair any issue prior to the expiration of any contingency period or close of escrow.

Attic

In this section all attic areas (if applicable) inspected & tested include, but are not limited to: attic access, structure, ventilation, vent screens, ducting, electrical, attic plumbing, insulation, chimney & exhaust ventilation. This is in accordance with the InterNACHI Standards of Practice.

Attic Area

Deficiencies noted below

Access

Interior ceiling access

Insulation Condition

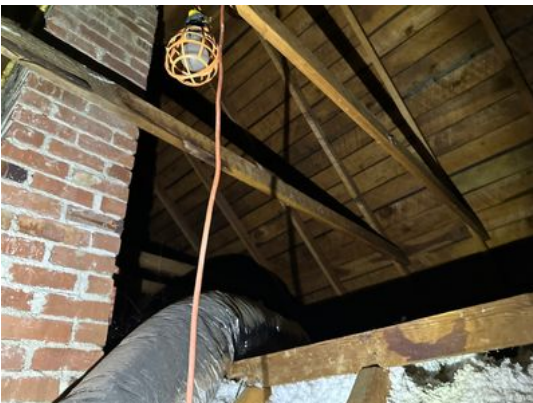
Blown in insulation noted

Attic Comments

Comment 40

Photographs

Attic areas.



Comment 41

Information

Visible areas of the attic maybe inspected from the attic hatch area due to level of insulation / HVAC ducting / access configuration.

Comment 42

Deficiency / Evaluation / Repair

Damage to sheathing, roof joists in area of chimney. Recommend review for repair.



Comment 43

Information

Knob and tube present, noted.

Recommend the client review the termite inspection report completely prior to close. A report by the termite company can be more comprehensive than a home inspection report in regards to attic areas.

The attic area of the property was inspected and reported on with the above-captioned information. If a limited inspection of the interior area was made at the time of the inspection and/or deficiencies were noted, it is recommended that a qualified professional further evaluate, verify the overall condition and repair any issue prior to the expiration of any contingency period or close of escrow.

Roof

In this section all roof areas (if applicable) inspected & tested include, but are not limited to: roofing material, flashing, chimney, sky lights, spark arrestor, vent caps & gutters. This is in accordance with the InterNACHI Standards of Practice.

Roof Condition

Deficiencies noted below, Cement tile

Chimney

Deficiencies noted below

Spark Arrestor

Not Present

Gutter

Not Present

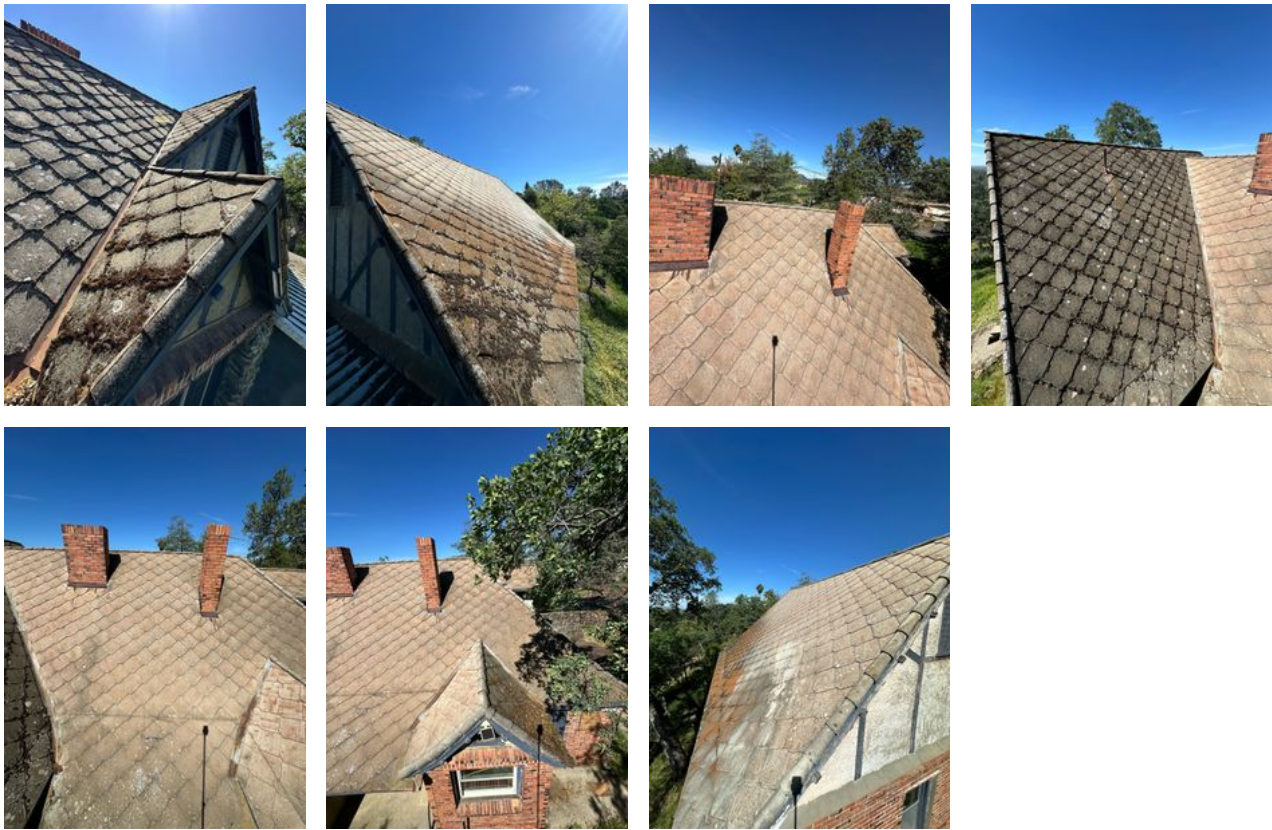
Roof Comments

Comment 44

Photographs

Roof areas.





Comment 45
Information

Roof inspections may be conducted from the ground utilizing an eye-stick, capturing photographs and/or videography. The roof may also be inspected from visible areas of the attic, exterior grounds and upper level windows.

Comment 46
Deficiency / Evaluation / Repair

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>



Comment 47 Information

Cement roofing material may contain asbestos. It is common knowledge that asbestos is usually found in building materials such as siding, roofing, the interior ceilings and walls in some aged homes. However, did you know that asbestos can also be found in older ovens, popcorn making machines and even in hairdryers? Be very careful when scouring through flea markets and yard sales; although asbestos has been banned from inclusion since 1979, there are still some oldies out there.

Many older buildings contain some building materials with asbestos is almost always a given. In some jurisdictions, landlords are required to disclose whether asbestos may be present in the property's building materials. Even if it's not required in your area, distributing this disclosure to tenants is a good standard practice that may even help shield you from future legal action.

The presence itself of Asbestos is not harmful unless tampered with, which may result in the fibers being released. This may be done by scraping, sanding or other remodeling techniques that may cause the fibers to be released.

The United States Environmental Protection Agency does not require the material to be removed from the premises, but in homes where asbestos is known to be located or in states where this may be a requirement; the landlord must provide this form to the tenant at the signing of a lease and the lease renewal. This form warns the tenant that the property may contain asbestos. It includes directions for hanging any type of wall ornament and what procedures the tenant must follow in case a water leak or any type of malfunction that may cause the exposure of Asbestos. ng repairs or remodeling of a home, demolition or some home maintenance. If inhaled, or exposed to Asbestos the risks of lung cancer, asbestos, and mesothelioma are higher.



Comment 48

Deficiency / Evaluation / Repair

Flashings at chimney are rusted. Rain caps and spark arrestors not present. Recommend review for repair.



Comment 49

Information

Recommend inspection by a roofing contractor.

Tile roofs are not mounted as this eliminates the risk of damaging roof materials. The tile roof is visually inspected (360) degrees from the ground and from the interior if allowed. All visible areas are checked for cracked, displaced or missing tiles.

The roof area of the property was inspected and reported on with the above-captioned information. If a limited inspection of the interior area was made at the time of the inspection and/or deficiencies were noted, it is recommended that a qualified professional further evaluate, verify the overall condition and repair any issue prior to the expiration of any contingency period or close of escrow.

Foundation

In this section all foundation areas (if applicable) inspected & tested include, but are not limited to: foundation areas, slab foundation, foundation perimeter, foundation walls, ventilation, vent screens, access panel, posts, sub flooring, foundation electrical, foundation plumbing, ducting. This is in accordance with the InterNACHI Standards of Practice.

Foundation Area

Deficiencies noted below

Slab Foundation

Settling cracks noted

Foundation Perimeter

Stone, concrete

Ventilation

Not Present

Vent Screens

Not Present

Access Panel

Door noted

Post and Girders

Not Present

Sub Flooring

Not Present

Foundation Plumbing

Cast iron, galvanized

Ducting

Deficiencies noted below

Foundation Comments

Comment 50

Photographs

Foundation / Crawlspace areas.



Comment 51

Information

As the foundation inspection is limited to visible areas only, the buyer is advised they have the right to further inspection by a licensed tradesperson at the buyers expense. This option if elected, should be conducted prior to close.

Comment 52

Deficiency / Evaluation / Repair

Damaged subfloor, framing in basement area. Recommend review for repair.



As the foundation inspection is limited to visible areas only, the buyer is advised they have the right to further inspection by a licensed tradesperson at the buyers expense. This option if elected, should be conducted prior to close.

The foundation area of the property was inspected and reported on with the above-captioned information. If a limited inspection of the interior area was made at the time of the inspection and/or deficiencies were noted, it is recommended that a qualified professional further evaluate, verify the overall condition and repair any issue prior to the expiration of any contingency period or close of escrow.

Deficiency / Evaluation / Repair

Comment 3

Exterior Areas

Damaged header at garage door, exposed rebar, spalling concrete above garage door, structural issue noted. Recommend review, repair by a qualified tradesperson.

Comment 4

Exterior Areas

Damaged widow at front entry. Damaged windows, frames at southwest elevation. Damaged window north elevation. Damaged windows east elevation. Recommend review for repair.

Comment 5

Exterior Areas

Damaged barge rafter, fascia at front entry.

Comment 6

Exterior Areas

Cracked concrete patio, stone wall over garage. Recommend sealing to prevent moisture intrusion below.

Comment 7

Exterior Areas

Damaged support at TV antenna. Recommend removing.

Comment 8

Exterior Areas

Damaged eaves at north facing roof dormer. Damaged eaves at north ground floor north. Damaged barge rafters at east elevation. Recommend review for repair.

Comment 9

Exterior Areas

Plumbing waste should not vent below a window.

Comment 10

Exterior Areas

Step cracking in brickwork east elevation. Step cracking north elevation. Structural issue noted. Recommend review for repair.

Comment 11

Exterior Areas

Damaged siding at east elevation.

Comment 13

Interior Areas

Lath and plaster detaching from ceiling joists. Recommend review for repair.

Comment 14

Interior Areas

No fireplace fixed glass present. Most fireplaces with fixed glass do not require a hearth extension. The manufacturers usually require a 36" clear space in front (no furniture, etc.)

Comment 16

Interior Areas

Grab rail too close to wall. 1 1/2 " recommended.

Comment 19

Bedrooms

Damaged ceiling, wall in guest bedroom, recommend review for repair.

Comment 21

Bedrooms

Light fixture detached in guest bedroom. Recommend review for repair.

Comment 23

Bathrooms

Detached tile in bathroom surround, drain missing screen. Recommend review for repair.

Comment 27

Garage

Cracking on garage concrete surface. Recommend sealing to prevent deterioration.

Comment 28

Garage

A house to garage fire door is required along with a working auto closure device.

Comment 30

Water Heater

Improper venting at water heater, reverse slope. Recommend review for repair.

Comment 32

Grounds

Detached coach light at north elevation.

Comment 33

Grounds

Railings are recommended in areas greater than 30".

Comment 36

Electrical

Damaged electrical box, outdated service panel. Main disconnect padlocked in off position. Recommend further review by an electrical contractor for recommended upgrade.

Comment 38

Heat/AC

Possible asbestos materials observed. The materials appeared to be in serviceable condition at the time of inspection. Asbestos materials are considered safe by the EPA if they are not disturbed, torn, ripped, or damaged. No torn, ripped, or damaged materials were observed. If client has any concerns regarding asbestos materials, an asbestos testing lab should be consulted for further review to ensure safety. Ducting wrap at furnace.

Comment 42

Attic

Damage to sheathing, roof joists in area of chimney. Recommend review for repair.

Comment 46

Roof

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>

Comment 48

Roof

Flashings at chimney are rusted. Rain caps and spark arrestors not present. Recommend review for repair.

Comment 52

Foundation

Damaged subfloor, framing in basement area. Recommend review for repair.

Health / Safety

Comment 17

Interior Areas

Carbon monoxide detectors not present.

All carbon monoxide detectors should be installed at a low to mid level within the interior area of the home and on each level. This will ensure proper monitoring and safety to the occupants. Carbon monoxide gas is a heavy gas which draws to the floor level. A carbon monoxide alert will only occur after poisoning unless properly installed.

Comment 20

Bedrooms

A working & properly installed smoke detector is required in each bedroom. The smoke detectors should be mounted a safe distance from any ceiling fan or HVAC register.

It is important to note that items related to structural, electrical, plumbing, roofing, foundation & HVAC within this property, the buyer has the right to further inspection from a licensed tradesperson of that or any profession to further evaluate these and any other areas and usually at the buyers expense, this includes but is not limited to any environmental testing as our inspection is visual only at time of inspection. Though additional inspections are at the discretion of the buyer they are recommended and should be completed prior to the expiration of any contingency period.