

Pacific Coast Home Inspections

Steve Spisak

Owner/Inspector

Residential & Commercial Inspections

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An Associate Member of the American Society of Home Inspectors

HOME INSPECTION REPORT

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Report Number: 3955

Per the 'written agreement' between **Pacific Coast Home Inspections** and the person named in the agreement, this report is for the use of the person named under the client information on page one of this report only. This report may not be transferred or sold without the permission of **Pacific Coast Home Inspections** owner, **Stephen C. Spisak**

<i>Client Information</i>		<i>Property Location</i>	
Name	<u>Greg Hickam</u>	Address	<u>7515 Santa Rosa Creek Road</u>
Street	_____	City	<u>Cambria</u>
City	_____	County	<u>San Luis Obispo</u>
State	<u>CA</u> Zip <u>934</u>	State	<u>CA</u> Zip <u>93428</u>
Phone	_____	Notes	
Phone	_____		
E-mail	_____		
E-mail	<u>ghickam@gmail.com</u>		

Inspection Date March 24, 2024 Start Time 9:00 am pm Finish Time 2:55 am pm

Weather condition ___ Clear ___ Cloudy ___ Raining ___ Fog

Air temperature at start of inspection 49 degrees ___ Fahrenheit ___ Furnished

Ground condition ___ Dry ___ Damp ___ Wet

Present at Inspection: ___ Client ___ Agent ___ List. Agent ___ S. Hickam

___ Single Family ___ Condo ___ Duplex ___ Townhome ___ Mfd. home

Mobile Home Manuf'r _____ Identification # _____

Age of Home 1900 Method obtained: ___ Co. Assess. ___ Owner ___ Agent ___ Zillow

For the purpose of this inspection, the front of the home faces ___ North ___ South ___ East ___ West

Definitions

S - Satisfactory: The item is functioning as intended, but may show signs of normal wear, tear and exposure.

M - Marginal: The item probably will require repair or replacement in the near future.

P - Poor: The item needs repair or replacement to function as intended as soon as possible.

H - Hazard: Apparent or potential safety hazard noted. Recommend correction of hazard immediately.

N/A or na: Not applicable or none

#	S	M	P	# = Item Number	S = Satisfactory	M = Marginal	P = Poor	H = Safety Hazard	H
GROUNDS									
0	✓			Driveway <input checked="" type="checkbox"/> Concrete bridge <input type="checkbox"/> Asphalt <input checked="" type="checkbox"/> Gravel <input type="checkbox"/> Drains toward structure <input type="checkbox"/> Stress cracks <input type="checkbox"/> Displacement <input type="checkbox"/> Fill cracks/seal coat					
1	✓			Fencing Type <u>Wood ranch style (front)</u> <input type="checkbox"/> None					
2	✓			Grading <input type="checkbox"/> Drains toward structure <input type="checkbox"/> Inadequate drainage					
3	✓			Landscaping <input type="checkbox"/> Overgrown <input type="checkbox"/> Other Adversely affecting; <input type="checkbox"/> Driveway <input type="checkbox"/> Electrical service <input type="checkbox"/> Sidewalk <input type="checkbox"/> Structure					
4	na			Water meter <input type="checkbox"/> Leak <input type="checkbox"/> Meter box is filled with dirt/debris Location Spring fed/tanks					
5		✓		Retaining wall <input checked="" type="checkbox"/> Flagstone <input checked="" type="checkbox"/> Damaged <input type="checkbox"/> Poured in place <input type="checkbox"/> Dry stack					
6		✓		Steps/stoops Stoop Concrete Deck/porch Wood <input checked="" type="checkbox"/> Flagstone (East end to Veranda) <input type="checkbox"/> Cracked <input type="checkbox"/> Damaged wood <input type="checkbox"/> Recommend repair/paint <input checked="" type="checkbox"/> Please see the pest report <input type="checkbox"/> Inconsistent stair riser <input type="checkbox"/> Incorrect stair tread width <input checked="" type="checkbox"/> Recommend 'grab' railings					
7	✓			Walkways <input checked="" type="checkbox"/> Brick <input type="checkbox"/> Concrete <input checked="" type="checkbox"/> Flagstone <input type="checkbox"/> None <input type="checkbox"/> Drains toward structure <input type="checkbox"/> Stress cracks <input type="checkbox"/> Horizontal/vertical displacement					
EXTERIOR									
8	na			#1 A/C condenser <input checked="" type="checkbox"/> None <input type="checkbox"/> Level Outside shutoff <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Rusted Year _____ Brand _____ Model # _____ Serial # _____					
9	na			#2 A/C condenser <input checked="" type="checkbox"/> None <input type="checkbox"/> Level Outside shutoff <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Rusted Year _____ Brand _____ Model # _____ Serial # _____					
10	na			Balcony <input checked="" type="checkbox"/> None <input type="checkbox"/> Railings present <input type="checkbox"/> Recommend hand railings/balusters					
11	✓			Caulking recommended <input type="checkbox"/> Brick <input type="checkbox"/> Doors <input type="checkbox"/> Pipe penetrations <input type="checkbox"/> Trim <input type="checkbox"/> Windows					
12		✓		Chimney <input type="checkbox"/> None East Framed wood w/Flagstone <input type="checkbox"/> Brick West Metal <input type="checkbox"/> Stone <input type="checkbox"/> Tile flue Both Metal flue <input type="checkbox"/> Vented Both Rain cap Both Spark arrestor <input type="checkbox"/> Cracked/Loose chimney cap <input type="checkbox"/> Flaking/spalling <input type="checkbox"/> Surface corrosion Both Have flue cleaned and re-evaluated <input type="checkbox"/> Not evaluated <input type="checkbox"/> Damaged wood <input type="checkbox"/> Recommend repair/paint <input checked="" type="checkbox"/> Please see the pest report					
13		✓		Deck <input type="checkbox"/> None Rear Wood <input type="checkbox"/> Composite <input checked="" type="checkbox"/> Painted <input type="checkbox"/> Stained <input type="checkbox"/> Waterproofed Supports and piers 4x4 Wood Piers Concrete Posts Treated Piers Not visible <input checked="" type="checkbox"/> Damaged wood <input checked="" type="checkbox"/> Recommend repair/paint <input checked="" type="checkbox"/> Please see the pest report					
14	✓			Exterior electrical service <input type="checkbox"/> Overhead <input checked="" type="checkbox"/> Underground <input type="checkbox"/> Low wire <input type="checkbox"/> Missing/frayed insulation <input type="checkbox"/> Needs service <input type="checkbox"/> Potential safety hazard					
15		✓		Exterior doors (6) Metal clad w/insulated glass <input checked="" type="checkbox"/> Missing hardware <input type="checkbox"/> Damaged wood <input type="checkbox"/> Recommend repair/paint <input checked="" type="checkbox"/> Please see the pest report					
16	✓			Exterior electrical outlets <input type="checkbox"/> None <input checked="" type="checkbox"/> Operated <input checked="" type="checkbox"/> GFCI reset @ each outlet GFI Protected <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Potential safety hazard <input type="checkbox"/> Non-weatherproof box					
17	✓			Exterior lighting <input checked="" type="checkbox"/> Operates properly <input type="checkbox"/> Does not operate <input checked="" type="checkbox"/> Sensors <input type="checkbox"/> None					
18		✓		Fascia <input checked="" type="checkbox"/> Wood <input type="checkbox"/> Vinyl <input type="checkbox"/> Aluminum <input checked="" type="checkbox"/> Damaged wood <input checked="" type="checkbox"/> Recommend repair/paint <input checked="" type="checkbox"/> Please see the pest report					
19		✓		Rain gutters/downspouts <input type="checkbox"/> None <input checked="" type="checkbox"/> Aluminum <input type="checkbox"/> Copper <input type="checkbox"/> Galvanized <input type="checkbox"/> Plastic Downspout extensions recommended <input type="checkbox"/> Holes <input type="checkbox"/> Leaking connections <input type="checkbox"/> Rusting <input checked="" type="checkbox"/> Recommend cleaning <input type="checkbox"/> Recommend gutters and downspouts					
20	✓			Water pressure/faucets (5) Operated <input checked="" type="checkbox"/> Tested 40 P.S.I. <input type="checkbox"/> Too low <input type="checkbox"/> Too high					
21	✓			Patio <input type="checkbox"/> None <input type="checkbox"/> Concrete <input type="checkbox"/> Brick Rear Concrete pavers <input type="checkbox"/> Wood <input type="checkbox"/> Missing stones <input type="checkbox"/> Settling cracks <input type="checkbox"/> Horizontal/vertical displacement					
22		✓		Porch/veranda <input checked="" type="checkbox"/> Flagstone Rear Wood <input checked="" type="checkbox"/> Missing stones <input checked="" type="checkbox"/> Please see the pest report					
23	✓			Siding <input checked="" type="checkbox"/> Wood <input type="checkbox"/> Hardy Board <input checked="" type="checkbox"/> Flagstone <input type="checkbox"/> Stucco <input type="checkbox"/> Vinyl <input type="checkbox"/> Aluminum <input type="checkbox"/> Damaged wood <input type="checkbox"/> Recommend repair/paint <input checked="" type="checkbox"/> Please see the pest report					

S M P # = Item Number S=Satisfactory M=Marginal P=Poor H= Safety Hazard H

Exterior continued

24		<input checked="" type="checkbox"/>		Soffit/rafter tails Rafter tails Wood ___ Aluminum ___ Hardy Board ___ Stucco <input checked="" type="checkbox"/> Damaged wood <input checked="" type="checkbox"/> Recommend repair/paint <input checked="" type="checkbox"/> Please see the pest report
25		<input checked="" type="checkbox"/>		Supports ___ Concrete (19) 4x4 wood ___ Aluminum <input checked="" type="checkbox"/> Damaged wood <input checked="" type="checkbox"/> Recommend repair/paint <input checked="" type="checkbox"/> Please see the pest report
26		<input checked="" type="checkbox"/>		Exterior trim ___ Aluminum ___ Vinyl <input checked="" type="checkbox"/> Wood ___ Other <input checked="" type="checkbox"/> Damaged wood <input checked="" type="checkbox"/> Recommend repair/paint <input checked="" type="checkbox"/> Please see the pest report
27	<input checked="" type="checkbox"/>			Structure walls <input checked="" type="checkbox"/> Wood frame ___ Brick ___ Cement block ___ Masonry ___ Stone ___ Poured in place <input checked="" type="checkbox"/> Not visible <input checked="" type="checkbox"/> Please see the pest report

ROOF

28	<input checked="" type="checkbox"/>			Plumbing vents ___ Cast Iron <input checked="" type="checkbox"/> Plastic <input checked="" type="checkbox"/> Metal ___ Steel ___ None ___ Incorrectly flashed ___ All sealed
29	<input checked="" type="checkbox"/>			Roofing Visibility 100 % ___ Limited by: _____ Inspected: ___ From ground with binoculars ___ Ladder at eaves <input checked="" type="checkbox"/> On the roof Style: ___ Flat ___ Hip <input checked="" type="checkbox"/> Gable ___ Gambrel ___ Mansard ___ Shed Covering#1 ___ Asphalt ___ Other 50-year composite shingle Approximate age 20+/-yrs. Covering#2 ___ Asphalt ___ Other _____ Approximate age _____ yrs. Covering#3 ___ Asphalt ___ Other _____ Approximate age _____ yrs. ___ Curling ___ Cupping ___ Cracking ___ Missing tabs ___ Missing shingles ___ Moss growth ___ Nail popping ___ Ponding ___ Felt exposed ___ Burn spots
30	<input checked="" type="checkbox"/>			Roof flashing ___ N/A ___ Not visible ___ Asphalt <input checked="" type="checkbox"/> Galv./Aluminum ___ Copper ___ Pulled away from chimney ___ Pulled away from roof ___ Rusted ___ Recommend sealing
31	<input checked="" type="checkbox"/>			Roof valley ___ None ___ Not visible ___ Composite shingle <input checked="" type="checkbox"/> Galv./Aluminum ___ Holes ___ Recommend sealing ___ Rusted
32	<input checked="" type="checkbox"/>			Skylights (2) Yes ___ None ___ Needs caulking ___ Operates ___ Does not operate
33	<input checked="" type="checkbox"/>			Ventilation <input checked="" type="checkbox"/> Gable ___ Power ___ Ridge <input checked="" type="checkbox"/> Roof surface ___ Soffit ___ Turbine ___ Does not appear adequate ___ Recommend additional ventilation

CARPORT NO CARPORT

34				___ 1 Car ___ 2 Car ___ 3 car
35				Roofing ___ Same as Home ___ Please see the pest report Visibility ___ % Inspected: ___ From ground with binoculars ___ Ladder at eaves ___ On the roof Style: ___ Flat ___ Hip ___ Gable ___ Gambrel ___ Mansard ___ Shed Covering#1 ___ Asphalt ___ Other _____ Approximate age _____ yrs Covering#2 ___ Asphalt ___ Other _____ Approximate age _____ yrs Covering#3 ___ Asphalt ___ Other _____ Approximate age _____ yrs ___ Curling ___ Cupping ___ Cracking ___ Missing tabs ___ Missing shingles ___ Burn spots ___ Moss growth ___ Nail popping ___ Ponding ___ Felt exposed ___ Blocked drainage
36				Ceiling ___ Wood ___ Aluminum ___ Damaged ___ Please see the pest report
37				Walls ___ None ___ Wood ___ Other: ___ Damaged wood ___ Please see the pest report
38				Electrical outlets ___ None ___ Operated ___ Reverse polarity ___ Open ground GFCI protected ___ Yes ___ No ___ Potential safety hazard ___ Non-weatherproof box
39				Lighting ___ None ___ Operates properly ___ On the home ___ Bulb out
40				Columns ___ Aluminum ___ Wood ___ Steel ___ Damaged columns ___ Please see the pest report
41				Floor ___ Concrete ___ Asphalt ___ Wood ___ Stress crack ___ Displacement

#	S	M	P	# = Item Number	S=Satisfactory	M=Marginal	P=Poor	H = Safety Hazard	H	
42	✓			✓ Detached	Attached	1 car	✓ 2 car	3 car	4 car	
43	na			Automatic opener	✓ None	Does not operate	Brand: _____			
				Safety reverse	Operable	Not operating	Recommend safety reverse			
44	na			Columns	✓ None	Steel	Wood			
				Rusted	Damaged wood	Please see the pest report				
45		✓		Electrical outlets	None	✓ Operated	Reverse polarity	Open ground		
				GFI Protected	✓ Yes	✓ No	✓ Potential safety hazard	✓ 220V		
46	✓			Lighting/switches	None	✓ Operates properly	(2) Bulbs burned out	Missing plates		
47	✓			Fascia	Aluminum	Vinyl	✓ Wood			
				Damaged wood	Recommend repair/paint	Please see the pest report				
48	na			Fire safety separation wall and ceiling between garage & living area	✓ N/A	Present	Missing	Safety hazard		
49	✓			Floor	✓ Concrete	✓ Stress cracks	No Horizontal/vertical displacement			
				Other	Tripping hazard					
50	na			Gas furnace, gas water heater, or gas fueled appliance located in garage	Yes	✓ No				
				Burner is located less than 18" above floor	Safety hazard					
51	✓			Rain gutters/downspouts	None	✓ Aluminum	Copper	Galvanized	Plastic	
				Downspout extensions recommended	Holes	Leaking connections	Rusting			
				Recommend cleaning	Recommend gutters and downspouts					
52	✓			Interior ceiling/walls	✓ Exposed framing	Drywall	CMU	Poured concrete		
53	✓			Overhead door	None	✓ Aluminum roll-up	Vinyl	Steel	Wood roll-up	
				Broken spring	Not operable					
				Damaged wood	Recommend repair/paint	Please see the pest report				
54	✓			Pedestrian entry doors	(2) Metal clad w/insulated glass	✓ Please see the pest report				
				Damaged wood	Missing/broken hardware	N/A Self-closing	Not fire rated			
55	✓			Roofing	Visibility 100 %	Under the living area				
				Inspected:	✓ From ground	Ladder at eaves	On the roof			
				Style:	Flat	Hip	✓ Gable	Gambrel	Mansard	Shed
				Covering#1	Asphalt	Other	Aluminum corrugated	Approximate age	U/K yrs.	
				Covering#2	Asphalt	Other	Approximate age	_____ yrs.		
				Covering#3	Asphalt	Other	Approximate age	_____ yrs.		
				Curling	Cupping	Cracking	Missing tabs	Missing shingles		
				Moss growth	Nail popping	Ponding	Felt exposed	Burn spots		
56	✓			Siding	✓ Wood	Hardy Board	Stone	Stucco	Vinyl	Aluminum
				Damaged wood	Recommend repair/paint	Please see the pest report				
57	✓			Sill plates	Floor level	✓ Elevated	Not visible	✓ Foundation bolts in place		
				Damaged wood	Recommend repair/paint	Please see the pest report				
58	✓			Soffit/rafter tails	Vinyl	✓ Wood rafter tails	Stucco			
				Damaged wood	Recommend repair/paint	Please see the pest report				
59		✓		Exterior trim	Vinyl	✓ Wood				
				✓ Damaged wood	✓ Recommend repair/paint	✓ Please see the pest report				
60	✓			Structure walls	✓ Wood frame	Brick	CMU block	Poured in place		
				Not visible	Partially visible	Please see the pest report				
61	✓			Window/frame	Aluminum frame	Vinyl frame	Metal	Wood		
				(1) Operated	Cracked glass	✓ Dual paned	Insulation leak	None		

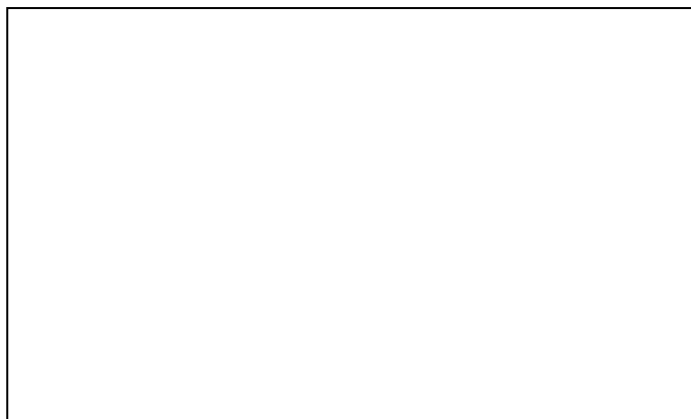
#	S	M	P	# = Item Number	S = Satisfactory	M = Marginal	P = Poor	H = Safety Hazard	H	
<u>KITCHEN</u>										
62	✓			Cabinets	___ Loose	___ Loose/missing hardware	___ Aged			
63	✓			Ceiling/walls	___ Cracks	___ Moisture stains	___ Missing hardware			
64	✓			Countertop(s)	___ ✓ Formica	___ Needs caulking	___ Chipped tile			
65	✓			Sink(s)	___ ✓ Stainless steel	___ Chipped	___ Needs caulking			
66	✓			Dishwasher	___ ✓ Yes	___ No	___ ✓ Operates	Performed full cycle test	___ ✓ Yes ___ No	
67			✓	Drain line	___ Poor drainage	No Air-vac (on top of the sink) or 'High loop' (under the sink)				
68		✓		Electrical outlets	___ None	___ ✓ Operated	___ Open ground	___ Reverse polarity		
				GFCI protected	___ Yes	___ ✓ No	___ ✓ Potential safety hazard	___ ✓ Non GFI within 6' of water		
69	✓			Lighting	___ ✓ Operates properly	___ Does not operate	(1) Bulb burned out	___ None		
70	✓			Exhaust fan	___ ✓ Yes	___ No	___ ✓ Operates	(2) Speeds		
71	✓			Faucet	___ ✓ Operates	___ Hot/cold reversed	___ Leaks	___ ✓ Low flow aerator	1.5 gpm	
72	✓			Floor	___ Tile	___ ✓ Linoleum	___ ✓ Aged	___ Wood	___ Carpeted	___ Stained
73	na			Heat source	___ Present/operates	___ Low flow	___ Not operated	___ ✓ None		
74	✓			Oven	___ ✓ Yes	___ No	___ ✓ Operates	___ ✓ Electric	Temp. set @ '400'	Actual temp 399.8
75	✓			Range	___ ✓ Yes	___ No	(4) Operate	___ ✓ Gas	___ Electric	
76	✓			Microwave oven	___ ✓ Yes	___ ✓ Not built-in	___ ✓ Operates	___ Does not operate		
77	✓			Pipes	___ Cast iron	Pressure Copper	___ Galvanized	Drain Plastic	___ Steel	___ Leaking
78	✓			Refrigerator	___ ✓ Yes	___ ✓ Aged	___ ✓ Operates	Temp. set @ '2+'	Actual temperature 34.0	
79	✓			Window	___ ✓ Operated	___ ✓ Dual paned	___ Insulation leak	___ None		
80	✓			Waste disposer	Brand Moen 1/2 hp	___ ✓ Operates properly	___ Does not operate	___ None		
<u>LAUNDRY ROOM / LOCATION: EAST OF THE KITCHEN</u>										
81	✓			Appliances	Electric Dryer	___ ✓ Washer	___ Furnace	___ Water heater	Ran W/D full cycles	
82	na			Dryer, gas supply line	___ ✓ None	___ Shutoff valve present	___ Pipe only/capped			
83	✓			Dryer venting	___ N/A	___ Ceiling	___ Not vented	___ Thru floor	___ ✓ Thru ext. wall	
84	✓			Electrical outlets	___ None	___ ✓ Operated	___ Reverse polarity	___ Open ground	___ ✓ 220V	
				GFI protected	___ Yes	___ ✓ No	___ Potential safety hazard	___ Non GFI within 6' of water		
85	✓			Lighting/switches	___ ✓ Operates properly	___ Does not operate	___ Bulb burned out	___ None		
86	✓			Faucets	___ ✓ Operate	___ Hot/cold reversed	___ Leaks	___ Low flow aerator	___ gpm	
87	na			Laundry sink	___ ✓ None	___ Concrete	___ Fiberglass	___ Plastic	___ Steel	
					___ Hot/cold reversed	___ Leaking	___ Other			
88			(4)	Water heater #1	___ ✓ Gas	___ ✓ Rear exterior of home	Capacity 40 gallons	Year 2013		
				Brand	GE	Serial # GELPM421314333	Model # GP40T06AVR10			
					___ ✓ Relief valve present	No Relief valve extension	___ ✓ Vent proper pitch/too short			
					No Seismic restraints/block in place	Temp. set at 'A+'	Actual temp. 136.9 F.	___ ✓ Too hot		
89	na			Water heater #2	___ Gas	___ Electric	___ Oil	Capacity ___ gallons	Year ___	
				Brand	N/A	Serial #	Model #			
					___ Relief valve present	___ Relief valve extension	___ Vent proper pitch	___ Too hot		
					___ Seismic restraints/block in place	Temp. set at	Actual temp. ___ F.			
90	na			Exhaust fan	___ Yes	___ ✓ No	___ Operates	___ Unable to operate		
91	✓			Ceiling/walls/doors	___ Cracks	___ Moisture stains	___ Missing hardware			
92	✓			Window	(1) Operated	___ ✓ Dual paned	___ Insulation leak	___ Cracked glass	___ None	

#	S	M	P	# = Item Number	S = Satisfactory	M = Marginal	P = Poor	H = Safety Hazard	H
93				Access ___Stairs ___Trap door ___Standard door ___Other_____					
94				Columns ___None ___Steel ___Wood ___Please see the pest report ___Damaged wood ___Rusty ___Partially visible ___Not visible					
95				Drain/Waste pipe ___Cast Iron ___Copper ___Plastic ___Steel					
96				Ejector pit pump ___Present ___Sealed Pit/Lid ___Check valve					
97				Electrical outlets ___None ___Operated ___Reverse polarity ___Open ground ___Wires not terminated in box ___Potential safety hazard					
98				Lighting ___None ___Operates properly ___Does not operate ___Bulb burned out					
99				Floor ___Concrete ___Dirt/Gravel ___Other ___Cracks ___Tripping hazard					
100				Floor drain ___None ___Present ___Palmer valve present ___Corroded					
101				Foundation walls ___Cement block ___Poured concrete ___Foundation bolts in place ___Horizontal crack ___Step crack ___Vertical crack ___Movement noted					
102				Girders ___None ___Steel ___Wood ___Please see the pest report ___Damaged wood ___Rusty ___Partially visible ___Not visible					
103				Joists ___Wood ___Trusses ___2x4 ___2x6 ___2x8 ___2x10 ___2x12 ___Partially visible ___Not visible ___Damaged wood ___Please see the pest report					
104				Insulation ___None ___Batts ___Sprayed foam ___Foam Board					
105				Moisture present ___Walls ___Floor ___Main level sub floor ___Joists					
106				Stairs ___None ___Adequate headroom ___Handrail present ___Outdoor entrance ___Inconsistent stair riser ___Incorrect stair tread width ___Recommend hand railings					
107				Sump pump ___None ___Not working ___Working ___Not tested ___No safety cover					
108				Vapor barrier ___None ___Kraft paper ___Plastic ___Tar paper/felt					
109				Ventilation ___None ___Fan ___Louvers/Screened ___Windows					
110				Water entry piping ___Not visible ___Copper ___Plastic ___Galvanized					
111				Water lines ___Not visible ___Copper ___Plastic ___Galvanized					

Basement



Front of home faces



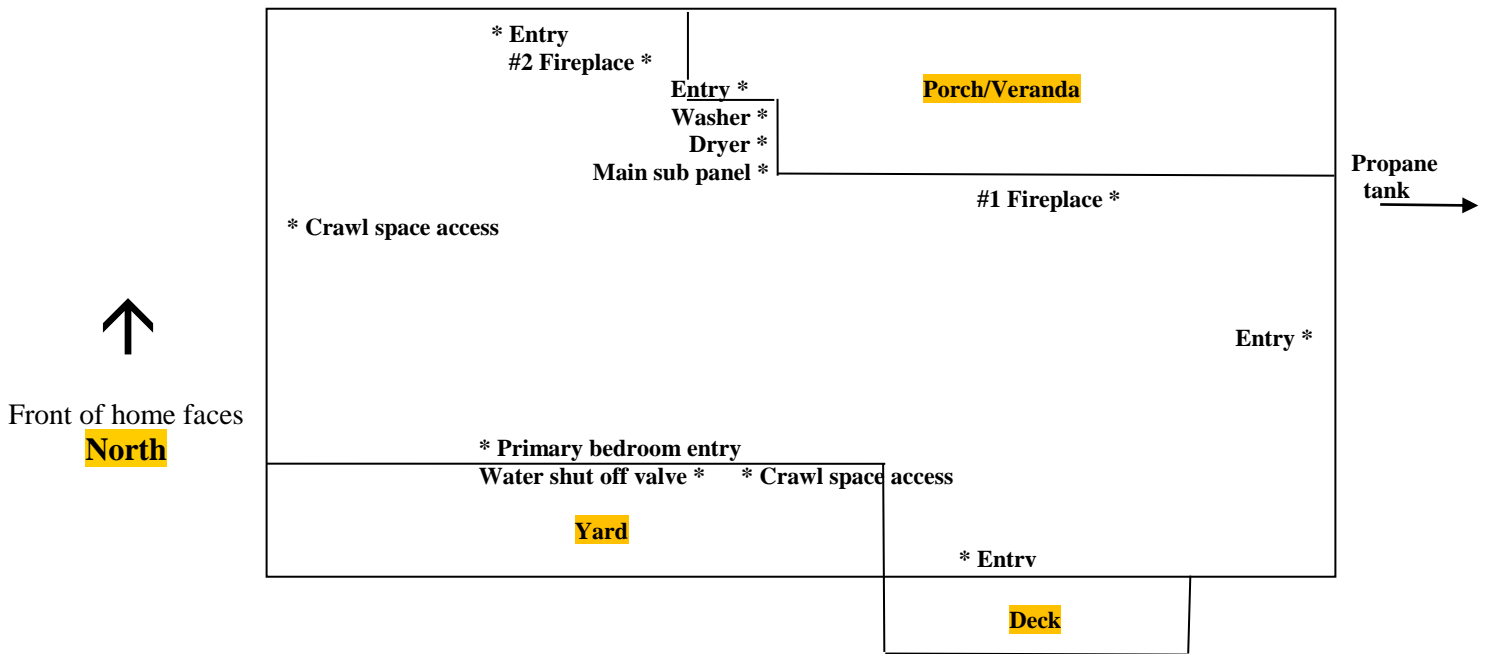
(Drawing not to scale)

© 2002

#	S	M	P	# = Item Number	S = Satisfactory	M = Marginal	P = Poor	H = Safety Hazard	H
112	✓			Access	___ Limited	___ Standard door	(2) Scuttles	Location	Please see the map below
113			✓	Columns	___ ✓ Wood	___ Steel A-frames	___ ✓ Please see the pest report	___ ✓ 4x4	___ 4x6
				No T-Straps/Gussets	Some Concrete piers	___ ✓ Damaged wood			___ 6x6
114	✓			Drain/Waste pipe	___ Cast Iron	___ Copper	___ ✓ Plastic		___ Steel
115	na			Lighting	___ Operating properly	___ Not operating	___ Bulb burned out	___ ✓ None	
116	✓			Floor	___ Concrete	___ Wood	___ ✓ Dirt		
117		✓		Foundation/walls	Rear CMU	Front Concrete rubble	___ ✓ Concrete (East end)		
				___ Horizontal cracks	___ Step crack	___ Vertical crack	Bolts Not visible		
118			✓	Girders	___ Steel frame	___ ✓ Wood	___ ✓ Please see the pest report	___ ✓ 4x4	___ 4x6
				No T-Straps/Gussets	___ Rusty	___ ✓ Partially visible	___ Not visible		___ 4x12
119	na			Insulation	___ Batts	___ Styrofoam	___ ✓ None	___ ✓ Recommended	
120	✓			Joists	___ Trusses	___ ✓ Wood	___ 2x4	___ ✓ 2x6	___ 2x8
				___ Damaged wood	___ Not visible	___ ✓ Partially visible	___ ✓ Please see the pest report		
121	✓			Moisture present	___ ✓ None	___ Walls	___ Floor	___ Main level sub floor	___ Floor joists
122	na			Sump pump	___ ✓ None	___ Not tested	___ Not working	___ Working	___ No safety cover
123	na			Vapor barrier	___ ✓ None	___ Fiberboard	___ Kraft paper	___ Plastic	___ Vinyl
124	✓			Ventilation	___ None	___ Fan/Blower	___ ✓ Screens/louvers	___ Windows	
125	✓			Water entry piping	___ Not visible	___ Copper	___ Plastic	___ ✓ Galvanized	
126	✓			Water lines	___ Partially visible	___ ✓ Copper	___ Plastic	___ ✓ Galvanized	___ Insulated

Utility/Access Map

Santa Rosa Creek Road



* Water shut off valve

(Drawing not to scale) © 2002

Garage

Bridge

Bathroom #1Location West hallway

#	S	M	P	# = Item Number	S = Satisfactory	M = Marginal	P = Poor	H = Safety Hazard	H	
127	✓			Ceiling/Walls/Door	<input type="checkbox"/> Cracks	<input type="checkbox"/> Moisture stains	<input type="checkbox"/> Missing hardware			
128		✓		Electrical outlets	<input type="checkbox"/> None	<input checked="" type="checkbox"/> Operated	<input type="checkbox"/> Open ground	<input type="checkbox"/> Reverse polarity		
				GFI protected	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Potential safety hazard	<input checked="" type="checkbox"/> Non GFI within 6' of water		
129	✓			Lighting	<input checked="" type="checkbox"/> Operates properly	<input type="checkbox"/> Does not operate	<input type="checkbox"/> Bulb burned out	<input type="checkbox"/> None		
130	✓			Exhaust fan	<input checked="" type="checkbox"/> Operates	<input type="checkbox"/> Not operated	<input type="checkbox"/> None			
131	✓			Floor	<input type="checkbox"/> Carpet	<input type="checkbox"/> Stained	<input type="checkbox"/> Tile	<input type="checkbox"/> Linoleum	<input checked="" type="checkbox"/> Wood	<input type="checkbox"/> Damaged
132	na			Heat source	<input type="checkbox"/> Present/operates	<input type="checkbox"/> Low flow	<input type="checkbox"/> Not operated	<input checked="" type="checkbox"/> None		
133	✓			Pipes	<input type="checkbox"/> Cast iron	Pressure Copper	<input type="checkbox"/> Galvanized	Drain Plastic	<input type="checkbox"/> Steel	<input type="checkbox"/> Leaking
134	✓			Shower/tub area	<input checked="" type="checkbox"/> Fiberglass	<input type="checkbox"/> Tile	<input type="checkbox"/> Marble	<input type="checkbox"/> Steel	<input type="checkbox"/> None	
					<input type="checkbox"/> Caulk/grout needed	<input type="checkbox"/> Loose tiles	<input type="checkbox"/> Missing plug	<input type="checkbox"/> Rotted floor	<input type="checkbox"/> Slow drain	
135			✓	Shower/tub faucet	<input checked="" type="checkbox"/> Operated	<input type="checkbox"/> Low flow shower head	2.5 gpm	<input type="checkbox"/> Hot/cold reversed		
136	✓			Sink	<input type="checkbox"/> Needs caulking	<input type="checkbox"/> Chipped	<input type="checkbox"/> None			
137	✓			Sink drain	<input type="checkbox"/> Slow drainage	<input type="checkbox"/> Pop-up does not operate	<input type="checkbox"/> Missing plug			
138			✓	Sink faucet	<input checked="" type="checkbox"/> Operates	<input type="checkbox"/> Hot/cold reversed	<input type="checkbox"/> Low flow aerator	1.2 gpm	<input type="checkbox"/> Leak	
139	✓			Toilet	<input checked="" type="checkbox"/> Operated	<input checked="" type="checkbox"/> Low flow model	1.28 gpf	<input type="checkbox"/> Cracked	<input type="checkbox"/> Loose bowl at floor	
140	✓			Cabinets/Counter top	<input type="checkbox"/> Loose	<input type="checkbox"/> Missing hardware	<input type="checkbox"/> Needs caulking			
141	na			Spa tub	<input checked="" type="checkbox"/> None	<input type="checkbox"/> Operated	<input type="checkbox"/> Not operated			
142	na			Window	<input type="checkbox"/> Operated	<input type="checkbox"/> Dual paned	<input type="checkbox"/> Insulation leak	<input type="checkbox"/> Cracked glass	<input checked="" type="checkbox"/> None	

Bathroom #2

Location _____

143				Ceiling/Walls/Door	<input type="checkbox"/> Cracks	<input type="checkbox"/> Moisture stains	<input type="checkbox"/> Missing hardware			
144				Electrical outlets	<input type="checkbox"/> None	<input type="checkbox"/> Operated	<input type="checkbox"/> Open ground	<input type="checkbox"/> Reverse polarity		
				GFI protected	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Potential safety hazard	<input type="checkbox"/> Non GFI within 6' of water		
145				Lighting	<input type="checkbox"/> Operates properly	<input type="checkbox"/> Does not operate	<input type="checkbox"/> Bulb burned out	<input type="checkbox"/> None		
146				Exhaust fan	<input type="checkbox"/> Operates	<input type="checkbox"/> Not operated	<input type="checkbox"/> None			
147				Floor	<input type="checkbox"/> Carpet	<input type="checkbox"/> Stained	<input type="checkbox"/> Tile	<input type="checkbox"/> Linoleum	<input type="checkbox"/> Wood	<input type="checkbox"/> Damaged
148				Heat source	<input type="checkbox"/> Present/operates	<input type="checkbox"/> Low flow	<input type="checkbox"/> Not operated	<input type="checkbox"/> None		
149				Pipes	<input type="checkbox"/> Cast iron	<input type="checkbox"/> Copper	<input type="checkbox"/> Galvanized	<input type="checkbox"/> Plastic	<input type="checkbox"/> Steel	<input type="checkbox"/> Leaking
150				Shower/tub area	<input type="checkbox"/> Fiberglass	<input type="checkbox"/> Tile	<input type="checkbox"/> Marble	<input type="checkbox"/> Steel	<input type="checkbox"/> None	
					<input type="checkbox"/> Caulk/grout needed	<input type="checkbox"/> Loose tiles	<input type="checkbox"/> Missing plug	<input type="checkbox"/> Rotted floor	<input type="checkbox"/> Slow drain	
151				Shower/tub faucet	<input type="checkbox"/> Operated	<input type="checkbox"/> Low flow shower head	<input type="checkbox"/> gpm	<input type="checkbox"/> Hot/cold reversed		
152				Sink	<input type="checkbox"/> Needs caulking	<input type="checkbox"/> Chipped	<input type="checkbox"/> None			
153				Sink drain	<input type="checkbox"/> Slow drainage	<input type="checkbox"/> Pop-up does not operate	<input type="checkbox"/> Missing plug			
154				Sink faucet	<input type="checkbox"/> Operates	<input type="checkbox"/> Hot/cold reversed	<input type="checkbox"/> Low flow aerator	<input type="checkbox"/> gpm	<input type="checkbox"/> Leak	
155				Toilet	<input type="checkbox"/> Operated	<input type="checkbox"/> Low flow model	<input type="checkbox"/> gpf	<input type="checkbox"/> Cracked	<input type="checkbox"/> Loose bowl at floor	
156				Cabinets/Counter top	<input type="checkbox"/> Loose	<input type="checkbox"/> Missing hardware	<input type="checkbox"/> Needs caulking			
157				Spa tub	<input type="checkbox"/> None	<input type="checkbox"/> Operated	<input type="checkbox"/> Not operated			
158				Window	<input type="checkbox"/> Operated	<input type="checkbox"/> Dual paned	<input type="checkbox"/> Insulation leak	<input type="checkbox"/> Cracked glass	<input type="checkbox"/> None	

Bathroom #3

Location _____

#	S	M	P	# = Item Number	S = Satisfactory	M = Marginal	P = Poor	H = Safety Hazard	H	
159				Ceiling/Walls/Door	___ Cracks	___ Moisture stains	___ Missing hardware			
160				Electrical outlets	___ None	___ Operated	___ Open ground	___ Reverse polarity		
				GFI protected	___ Yes	___ No	___ Potential safety hazard	___ Non GFI within 6' of water		
161				Lighting	___ Operates properly	___ Does not operate	___ Bulb burned out	___ None		
162				Exhaust fan	___ Operates	___ Not operated	___ None			
163				Floor	___ Carpet	___ Stained	___ Tile	___ Linoleum	___ Wood	___ Damaged
164				Heat source	___ Present/operates	___ Low flow	___ Not operated	___ None		
165				Pipes	___ Cast iron	___ Copper	___ Galvanized	___ Plastic	___ Steel	___ Leaking
166				Shower/tub area	___ Fiberglass	___ Tile	___ Marble	___ Steel	___ None	
					___ Caulk/grout needed	___ Loose tiles	___ Missing plug	___ Rotted floor	___ Slow drain	
167				Shower/tub faucet	___ Operated	___ Low flow shower head	___ gpm	___ Hot/cold reversed		
168				Sink	___ Needs caulking	___ Chipped	___ None			
169				Sink drain	___ Slow drainage	___ Pop-up does not operate	___ Missing plug			
170				Sink faucet	___ Operates	___ Hot/cold reversed	___ Low flow aerator	___ gpm	___ Leak	
171				Toilet	___ Operated	___ Low flow model	___ gpf	___ Cracked	___ Loose bowl at floor	
172				Cabinets/Counter top	___ Loose	___ Missing hardware	___ Needs caulking			
173				Spa tub	___ None	___ Operated	___ Not operated			
174				Window	___ Operated	___ Dual paned	___ Insulation leak	___ Cracked glass	___ None	

Bathroom #4

Location _____

175				Ceiling/Walls/Door	___ Cracks	___ Moisture stains	___ Missing hardware			
176				Electrical outlets	___ None	___ Operated	___ Open ground	___ Reverse polarity		
				GFI protected	___ Yes	___ No	___ Potential safety hazard	___ Non GFI within 6' of water		
177				Lighting	___ Operates properly	___ Does not operate	___ Bulb burned out	___ None		
178				Exhaust fan	___ Operates	___ Not operated	___ None			
179				Floor	___ Carpet	___ Stained	___ Tile	___ Linoleum	___ Wood	___ Damaged
180				Heat source	___ Present/operates	___ Low flow	___ Not operated	___ None		
181				Pipes	___ Cast iron	___ Copper	___ Galvanized	___ Plastic	___ Steel	___ Leaking
182				Shower/tub area	___ Fiberglass	___ Tile	___ Marble	___ Steel	___ None	
					___ Caulk/grout needed	___ Loose tiles	___ Missing plug	___ Rotted floor	___ Slow drain	
183				Shower/tub faucet	___ Operated	___ Low flow shower head	___ gpm	___ Hot/cold reversed		
184				Sink	___ Needs caulking	___ Chipped	___ None			
185				Sink drain	___ Slow drainage	___ Pop-up does not operate	___ Missing plug			
186				Sink faucet	___ Operates	___ Hot/cold reversed	___ Low flow aerator	___ gpm	___ Leak	
187				Toilet	___ Operated	___ Low flow model	___ gpf	___ Cracked	___ Loose bowl at floor	
188				Cabinets/Counter top	___ Loose	___ Missing hardware	___ Needs caulking			
189				Spa tub	___ None	___ Operated	___ Not operated			
190				Window	___ Operated	___ Dual paned	___ Insulation leak	___ Cracked glass	___ None	

#	S	M	P	# = Item Number	S = Satisfactory	M = Marginal	P = Poor	H = Safety Hazard	H	
Great Room Location East end of the home w/fireplace										
191		✓		Ceiling	<input checked="" type="checkbox"/> Cracks	<input type="checkbox"/> Moisture stains present	<input type="checkbox"/> Holes			
192	✓			Doors	<input type="checkbox"/> Loose hinges/screws	<input type="checkbox"/> Holes	<input type="checkbox"/> Missing hardware	<input type="checkbox"/> None		
193	✓			Electrical outlets	<input checked="" type="checkbox"/> Operate properly	<input type="checkbox"/> Reverse polarity	<input type="checkbox"/> Open ground	<input type="checkbox"/> None		
194		✓		Lighting	<u>(2)</u> Fans	<input checked="" type="checkbox"/> Operates properly	<input type="checkbox"/> Does not operate	<input type="checkbox"/> Bulb burned out	<input type="checkbox"/> None	
195	✓			Electrical switch(s)	<input checked="" type="checkbox"/> Operates properly	<input type="checkbox"/> Does not operate	<input type="checkbox"/> None			
196	✓			Floor	<input checked="" type="checkbox"/> Wood	<input type="checkbox"/> Carpet	<input type="checkbox"/> Stains	<input type="checkbox"/> Linoleum	<input type="checkbox"/> Tile	<input type="checkbox"/> Squeaks
197	na			Heat source	<input type="checkbox"/> Present/operates	<input type="checkbox"/> Low flow	<input type="checkbox"/> Not operated	<input checked="" type="checkbox"/> None		
198	✓			Walls	<input type="checkbox"/> Cracks	<input type="checkbox"/> Holes	<input type="checkbox"/> Moisture stains present			
199	✓			Windows	<u>(10)</u> Operated	<input checked="" type="checkbox"/> Dual paned	<input type="checkbox"/> Insulation leak	<input type="checkbox"/> Cracked glass	<input type="checkbox"/> None	

Dining Room Location North of the kitchen										
200	✓			Ceiling	<input type="checkbox"/> Cracks	<input type="checkbox"/> Moisture stains present	<input type="checkbox"/> Holes			
201	na			Doors	<input type="checkbox"/> Loose hinges/screws	<input type="checkbox"/> Holes	<input type="checkbox"/> Missing hardware	<input checked="" type="checkbox"/> None		
202	✓			Electrical outlets	<input checked="" type="checkbox"/> Operate properly	<input type="checkbox"/> Reverse polarity	<input type="checkbox"/> Open ground	<input type="checkbox"/> None		
203	✓			Lighting	<input type="checkbox"/> Fan	<input checked="" type="checkbox"/> Operates properly	<input type="checkbox"/> Does not operate	<input type="checkbox"/> Bulb burned out	<input type="checkbox"/> None	
204	✓			Electrical switch(s)	<input checked="" type="checkbox"/> Operates properly	<input type="checkbox"/> Does not operate	<input type="checkbox"/> None			
205	✓			Floor	<input checked="" type="checkbox"/> Wood	<input type="checkbox"/> Carpet	<input type="checkbox"/> Stains	<input type="checkbox"/> Linoleum	<input type="checkbox"/> Tile	<input type="checkbox"/> Squeaks
206	na			Heat source	<input type="checkbox"/> Present/operates	<input type="checkbox"/> Low flow	<input type="checkbox"/> Not operated	<input checked="" type="checkbox"/> None		
207	✓			Walls	<input type="checkbox"/> Cracks	<input type="checkbox"/> Holes	<input type="checkbox"/> Moisture stains present			
208	✓			Windows	<u>(2)</u> Operated	<input checked="" type="checkbox"/> Dual paned	<input type="checkbox"/> Insulation leak	<input type="checkbox"/> Cracked glass	<input type="checkbox"/> None	

Living Room Location West end of the home w/stand alone fireplace										
209	✓			Ceiling	<input type="checkbox"/> Cracks	<input type="checkbox"/> Moisture stains present	<input type="checkbox"/> Holes			
210	na			Doors	<input type="checkbox"/> Loose hinges/screws	<input type="checkbox"/> Holes	<input type="checkbox"/> Missing hardware	<input checked="" type="checkbox"/> None		
211	✓			Electrical outlets	<input checked="" type="checkbox"/> Operate properly	<input type="checkbox"/> Reverse polarity	<input type="checkbox"/> Open ground	<input type="checkbox"/> None		
212	na			Lighting	<input type="checkbox"/> Fan	<input type="checkbox"/> Operates properly	<input type="checkbox"/> Does not operate	<input type="checkbox"/> Bulb burned out	<input checked="" type="checkbox"/> None	
213	✓			Electrical switch(s)	<input checked="" type="checkbox"/> Operates properly	<input type="checkbox"/> Does not operate	<input type="checkbox"/> None			
214	✓			Floor	<u>Original</u> Wood	<input type="checkbox"/> Carpet	<input type="checkbox"/> Stains	<input type="checkbox"/> Linoleum	<input type="checkbox"/> Tile	<input type="checkbox"/> Squeaks
215	na			Heat source	<input type="checkbox"/> Present/operates	<input type="checkbox"/> Low flow	<input type="checkbox"/> Not operated	<input checked="" type="checkbox"/> None		
216	✓			Walls	<input type="checkbox"/> Cracks	<input type="checkbox"/> Holes	<input type="checkbox"/> Moisture stains present			
217	✓			Window	<u>(1)</u> Operated	<input checked="" type="checkbox"/> Dual paned	<input type="checkbox"/> Insulation leak	<input type="checkbox"/> Cracked glass	<input type="checkbox"/> None	

#	S	M	P	# = Item Number	S = Satisfactory	M = Marginal	P = Poor	H = Safety Hazard	H	
				Hallway Room Location Living room to the bath/bedrooms						
218	✓			Ceiling	___Cracks	___Moisture stains present	___Holes			
219		✓		Doors	___Loose hinges/screws	✓Hole	___Missing hardware	___None		
220	na			Electrical outlets	___Operate properly	___Reverse polarity	___Open ground	✓None		
221	✓			Lighting	___Fan	✓Operates properly	___Does not operate	___Bulb burned out	___None	
222	✓			Electrical switch(s)	✓Operates properly	___Does not operate	___None			
223	✓			Floor	✓Wood sub floor	___Carpet	___Stains	___Linoleum	___Tile	___Squeaks
224	✓			Heat source	✓Present/operates	___Low flow	___Not operated	___None		
225	✓			Walls	___Cracks	___Holes	___Moisture stains present			
226	na			Windows	___Operated	___Dual paned	___Insulation leak	___Cracked glass	✓None	

				Guest Bed Room Location Hallway, to the right						
227	✓			Ceiling	___Cracks	___Moisture stains present	___Holes			
228	✓			Doors	___Loose hinges/screws	___Holes	___Missing hardware	___None		
229	✓			Electrical outlets	✓Operate properly	___Reverse polarity	___Open ground	___None		
230	✓			Lighting	___Fan	✓Operates properly	___Does not operate	___Bulb burned out	___None	
231	✓			Electrical switch(s)	✓Operates properly	___Does not operate	___None			
232	✓			Floor	✓Wood sub floor	___Carpet	___Stains	___Linoleum	___Tile	___Squeaks
233	na			Heat source	___Present/operates	___Low flow	___Not operated	✓None		
234	✓			Walls	___Cracks	___Holes	___Moisture stains present			
235		✓		Windows	(2) Operated	✓Dual paned	___Insulation leak	___Cracked glass	___None	

				Primary Bed Room Location Hallway, to the left						
236	✓			Ceiling	___Cracks	___Moisture stains present	___Holes			
237	✓			Doors	___Loose hinges/screws	___Holes	___Missing hardware	___None		
238	✓			Electrical outlets	✓Operate properly	___Reverse polarity	___Open ground	___None		
239	✓			Lighting	___Fan	✓Operates properly	___Does not operate	___Bulb burned out	___None	
240	✓			Electrical switch(s)	✓Operates properly	___Does not operate	___None			
241	✓			Floor	✓Original wood	___Carpet	___Stains	___Linoleum	___Tile	___Squeaks
242	na			Heat source	___Present/operates	___Low flow	___Not operated	✓None		
243	✓			Walls	___Cracks	___Holes	___Moisture stains present			
244	✓			Window	(1) Operated	✓Dual paned	___Insulation leak	___Cracked glass	___None	

#	S	M	P	# = Item Number	S = Satisfactory	M = Marginal	P = Poor	H = Safety Hazard	H
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(2) Fireplaces No Fireplace

272		✓		Location #1 <u>Great room</u> Location #2 <u>Living room</u> Location #3 _____ Fuel: ___ Gas Both Wood only ___ Other _____ #2 Free standing ___ Masonry #1 Metal prefab ___ Insert Open joints or cracks in firebox. Recommend repair by qualified person. ✓ Recommend having both flues cleaned and re-examined
273	✓			Damper ___ ✓ Damper operates ___ Damper damaged ___ Damper missing ___ Locked open
274		✓		Electric blower ___ Operates ✓ Does not operate ___ None
275	✓			Hearth ___ Brick ___ Concrete #1 Flagstone ___ Tile ___ Wood #2 None ___ Other _____ ___ Undersized ___ Inadequate
276	✓			Mantle ___ Brick ___ Concrete ___ Stone ___ Tile #1 Wood #2 None ___ Not secure

___ Stairs ✓ No Stairs

277				___ Adequate headroom ___ Handrail present ___ Inconsistent stair riser ___ Incorrect stair tread width ___ Stringers not visible ___ Recommend hand railings
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(0) Smoke detectors (0) Carbon monoxide detectors

278			✓	<u>(0)</u> Smoke detectors tested <u>(0)</u> Operate
279			✓	<u>(0)</u> Carbon monoxide detectors in place <u>(0)</u> Operate

✓ Attic ___ No Attic

280	✓			Access ✓ Limited access ___ Pull down ✓ Scuttle ___ Stairs ___ Door Location: Guest Bedroom closet ___ Laundry room ___ Hall closet ___ Hallway ___ Garage
281	✓			Ceiling joist ___ Metal ___ Trusses ✓ Wood ___ 2x4 ✓ 2x6 ___ 2x8 ___ 2x10 ___ 2x12 ___ Damaged Wood ✓ Partially visible ___ Moisture stains ✓ Please see the pest report
282	✓			Electrical ___ Evidence of non-qualified workmanship ___ Wires not terminated in box ___ Boxes covered with insulation ___ Recommend qualified electrician inspect
283	na			Lighting ___ Operates properly ___ Does not operate ___ Bulb burned out ✓ None
284	✓			Bathroom exhaust vents ___ In attic ✓ To the exterior/roof ___ Not visible ___ None
285	na			Flooring ___ Complete ___ Partial ✓ None ___ Please see the pest report
286	na			Gas lines ✓ None visible
287	✓			Inspected from ✓ Access opening ___ In the attic ___ Evidence of water condensation or leaks ___ Structural problem noted
288	na			Insulation ___ Fiberglass batts ___ Blown fiberglass Approximate R-Value _____ ___ In ceiling joists ___ In the rafters ✓ None ✓ Recommended
289	na			Power vent ___ Operating ___ Not tested ___ Thermostat present ___ Recommend humidistat be installed
290	✓			Plumbing vent pipes ___ Cast Iron ___ Copper ✓ Plastic ✓ Metal ___ Steel
291	✓			Roof rafters ___ Metal ___ Trusses ✓ Wood ✓ 2x4 ✓ 2x6 ___ 2x8 ___ 2x10 ___ 2x12 ___ Collar ties present ___ Damaged wood ___ Moisture stains ✓ Please see the pest report
292	✓			Roof sheathing ___ Plywood ✓ Wood ___ Particle board ___ OSB ___ Damaged Wood ___ Moisture stains ✓ Please see the pest report
293	na			Water lines ___ Present ___ Insulated ___ Leaking ✓ None visible

#	S	M	P	# = Item Number	S = Satisfactory	M = Marginal	P = Poor	H = Safety Hazard	H
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HEATING SYSTEM

294	na			Distribution ducts <input checked="" type="checkbox"/> None <input type="checkbox"/> Flex duct <input type="checkbox"/> Metal duct <input type="checkbox"/> Metal/floor joists					
295	na			Filter <input checked="" type="checkbox"/> N/A <input type="checkbox"/> None <input type="checkbox"/> Electrostatic <input type="checkbox"/> Standard disposable Size _____ <input type="checkbox"/> Recommend replace Filter location _____					
296	✓			#1 Furnace/Wall heater <input type="checkbox"/> Furnace <input checked="" type="checkbox"/> Wall heater Unit 1 Brand <u>Williams</u> Model <u>2509621</u> Location <u>West end hallway</u> Serial # <u>J041125</u> Approximate age <u>2011</u> #2 Furnace/Wall heater <input type="checkbox"/> Furnace <input type="checkbox"/> Wall heater Unit 2 Brand <u>N/A</u> Model _____ Location _____ Serial # _____ Approximate age _____ Fuel <input type="checkbox"/> Natural gas <input type="checkbox"/> Electric <input checked="" type="checkbox"/> Propane <input type="checkbox"/> Wood <input type="checkbox"/> Heat pump <input type="checkbox"/> Oil Type <input type="checkbox"/> Floor radiant <input type="checkbox"/> Forced air <input type="checkbox"/> Hot water <input checked="" type="checkbox"/> Gravity flow <input type="checkbox"/> Motor vibration <input checked="" type="checkbox"/> Operated by thermostat Set temperature #1 <u>70.0</u> Tested temperature <u>68.8</u> <input type="checkbox"/> Operated by thermostat Set temperature #2 _____ Tested temperature _____ <input type="checkbox"/> Recommend HVAC technician evaluate <input type="checkbox"/> Corrosion present					
297	✓			Flue <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Metal <input type="checkbox"/> Plastic <input checked="" type="checkbox"/> Proper pitch <input type="checkbox"/> Rusted					
298	✓			Heat exchanger check <input checked="" type="checkbox"/> N/A, sealed system <input type="checkbox"/> No access <input type="checkbox"/> Visual with mirror <input type="checkbox"/> Rusted <input type="checkbox"/> Flame distortion <input type="checkbox"/> Recommend HVAC Technician evaluate					
299	na			Heat pump <input checked="" type="checkbox"/> None					
300	✓			Main fuel shutoff location <input checked="" type="checkbox"/> Outside at the propane tank <input type="checkbox"/> On tank <input type="checkbox"/> Not found					
301	na			Return ducts <input type="checkbox"/> Flex duct <input type="checkbox"/> Metal duct <input type="checkbox"/> Metal/floor joists <input checked="" type="checkbox"/> None					
302	✓			Safety controls <input type="checkbox"/> Disconnected					

Cooling System No Cooling system

303				Central unit(s) Energy Source <input type="checkbox"/> Electric <input type="checkbox"/> Gas <input type="checkbox"/> Other _____ Operated <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Ambient air temperature to low Refrigerant lines: <input type="checkbox"/> Damaged <input type="checkbox"/> Signs of leakage <input type="checkbox"/> Insulation recommended					
304				Window/wall units <input type="checkbox"/> None <input type="checkbox"/> Operates properly <input type="checkbox"/> Ambient air temperature to low Temperature set @ _____ Actual temperature _____					
305				Well pump <input type="checkbox"/> None <input type="checkbox"/> Shared well <input type="checkbox"/> Submersible <input type="checkbox"/> Well house <input type="checkbox"/> Well pit <input type="checkbox"/> Should be inspected and certified by a licensed well and pump inspector					

#	S	M	P	# = Item Number	S = Satisfactory	M = Marginal	P = Poor	H = Safety Hazard	H
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Electrical Main Panel

306	✓			Location Laundry room Maximum amps rated 200 Volts 120 / 240 <input checked="" type="checkbox"/> Breakers <input checked="" type="checkbox"/> Appears grounded <input checked="" type="checkbox"/> Circuits labeled					
307	✓			Branch wire ___ Aluminum <input checked="" type="checkbox"/> Copper ___ Not visible <input checked="" type="checkbox"/> Circuits labeled ___ Conduit ___ Knob & tube ___ Romex ___ Double tapping ___ Undersized wire Recommend a qualified electrician to re-evaluate/repair					
308	na			GFCI breaker ___ Operated ___ Not operated ___ Does not operate <input checked="" type="checkbox"/> None					
309	✓			Main wire ___ Aluminum <input checked="" type="checkbox"/> Copper ___ Not visible					

Electrical sub panel #1 ___ None apparent

310	✓			Location In the garage Maximum amps rated 125 ___ Not evaluated ___ Panel not accessible <input checked="" type="checkbox"/> Circuits labeled					
311	✓			Branch wire ___ Aluminum <input checked="" type="checkbox"/> Copper ___ Copper clad aluminum ___ Not visible ___ Conduit ___ Knob & tube ___ Romex ___ Double tapping ___ Undersized wire Recommend a qualified electrician to re-evaluate/repair					
312	na			GFCI breaker ___ Operated ___ Not operated ___ Does not operate <input checked="" type="checkbox"/> None					
313	✓			Main wire ___ Aluminum <input checked="" type="checkbox"/> Copper ___ Copper clad aluminum ___ Not visible					
314	✓			Neutral/ground separated <input checked="" type="checkbox"/> Yes ___ No Recommend a qualified electrician to re-evaluate/repair					

Electrical sub panel #2 ___ None apparent

315	✓			Location In the barn Maximum amps rated 200 ___ Not evaluated ___ Panel not accessible <input checked="" type="checkbox"/> Circuits not labeled					
316	✓			Branch wire ___ Aluminum <input checked="" type="checkbox"/> Copper ___ Copper clad aluminum ___ Not visible ___ Conduit ___ Knob & tube ___ Romex ___ Double tapping ___ Undersized wire Recommend a qualified electrician to re-evaluate/repair					
317	na			GFCI breaker ___ Operated ___ Not operated ___ Does not operate <input checked="" type="checkbox"/> None					
318	✓			Main wire ___ Aluminum <input checked="" type="checkbox"/> Copper ___ Copper clad aluminum ___ Not visible					
319	✓			Neutral/ground separated <input checked="" type="checkbox"/> Yes ___ No Recommend a qualified electrician to re-evaluate/repair					

Electrical sub panel #3 None apparent

320				Location _____ Maximum amps rated _____ ___ Not evaluated ___ Panel not accessible ___ Circuits labeled					
321				Branch wire ___ Aluminum ___ Copper ___ Copper clad aluminum ___ Not visible ___ Conduit ___ Knob & tube ___ Romex ___ Double tapping ___ Undersized wire Recommend a qualified electrician to re-evaluate/repair					
322				GFCI breaker ___ Operated ___ Not operated ___ Does not operate ___ None					
323				Main wire ___ Aluminum ___ Copper ___ Copper clad aluminum ___ Not visible					
324				Neutral/ground separated ___ Yes ___ No Recommend a qualified electrician to re-evaluate/repair					

ITEMS OF CONCERN... THESE ITEMS WILL NEED ATTENTION IN THE NEAR FUTURE

Item #	The item number is in reference to the item of concern from the previous pages
5	Retaining wall -At the west end of the porch/veranda, some of the wall is displaced (appears solid now) where a wood support post had come loose. Please see the photo following the summary items.
6	Steps -At the steps to the deck, I recommend the addition of a maximum 2" diameter 'grab rail' be added to the existing handrail so to meet the current building and safety codes. Please see the photo following the summary items.
12	Chimneys -At the east end chimney, there is some surface corrosion on the chimney cap flashing. Both chimneys appear to be in good condition, but I do recommend having a fireplace/chimney professional service and re-evaluate both units for a fresh start. Please see the photo following the summary items.
13	Deck -At the rear deck, there is some wood damage to the 2x6 rail cap and bottom picket frame. Please see the pest report for any additional details. Please see the photos following the summary items.
15	Exterior doors -At the rear entry door to the primary bedroom, the door frame strike plate for the door deadbolt is missing. This has damaged the door frame. Please see the photo following the summary items.
18	Fascia -There is some wood damage to the fascia board joins, across the front of the home and mainly at the corners of the roof. Please see the pest report for any additional details. Please see the photos following the summary items.
19	Rain gutters -Mainly at the rear of the home and at the west end, the gutters are clogged with debris and most of the storm water is not accessing the downspouts. I recommend clearing all of the soil and debris from the gutters for positive water flow. Please see the photos following the summary items.
22	Porch/veranda -At the front of the west end portion of the home, there are a few stones that are missing and there are gaps between some of the flagstones. This could be a trip hazard. Please see the photos following the summary items.
24	Soffit/rafter tails -At the front of the home, west end, there is some wood damage to the rafters above the porch/veranda. Please see the pest report for any additional details. Please see the photo following the summary items.
25	Supports -Mainly at the west end of the home, there is some wood damage to the 4x4 posts, various locations. Please see the pest report for any additional details. Please see the photos following the summary items.
26	Exterior trim -There is some wood damage to the 1x4 trim around the windows and at the vertical corner trim of the home. Please see the pest report for any additional details. Please see the photos following the summary items.
45	Garage, electrical outlets -The outlets on the west and north walls are GFCI protected and they reset at the outlets on each end of the wall. The outlets on the north wall are not GFCI protected. GFCI protection was required at this location when this garage was built. I recommend having a licensed electrician re-evaluate and install GFCI protection where needed to meet the current building and safety codes.
59	Garage, exterior trim -At the pedestrian door toward the front of the garage and on the north side, there is wood damage to the door frame and trim, both sides and down near the door threshold. Please see the pest report for any additional details. Please see the photos following the summary items.
67	Kitchen, drainage -Under the sink, the hose that connects the dishwasher drain to the garbage disposer is installed incorrectly. The drain hose should travel from the dishwasher to an air-vac on top of the sink or under the sink at least higher than the bottom of the sink (High loop) and then to the disposer. This drain line under the sink has been installed directly from the dishwasher to the garbage disposer and with no high point in the line. If this drain line, sink or garbage disposer backs up at any time, contaminated water from the disposer could siphon back to the clean dishes in the dishwasher (health concern). I recommend at least, the installation of a 'high loop' in the discharge line under the counter top and higher than the bottom of the sink. Please see the photos following the summary items (current condition and options for the proper installation).
68	Kitchen, electrical outlets -The outlets operate as originally intended, but they are not GFCI protected. GFCI protection was not required at this location when this home was built. I recommend having a licensed electrician re-evaluate and install GFCI protection where needed to meet the current building and safety codes.
	Continued on page 17

Item #	Continued from page 16;	Page 17
88	Water heater -There are no seismic straps in place. A strap is required 1/3 down from the top and one strap 1/3 up from the bottom of the water heater to meet current building and safety codes. Also, a block is required between the heater tank and the wall to prevent rocking during a seismic event. Please see the photo following the summary items.	
88	Water heater -The thermostat on the water heater is at the 'A' setting. At this setting the water temperature in the home is currently at 136.2 degrees . This is considered too hot and will cause scalding . I recommend lowering the thermostat so that the water temperature for the water in the home is at 120 degrees or less for safety purposes. Please see the photo following the summary items.	
88	Water heater -There is a pressure relief valve (PRV) on top/side of the heater tank. An extension is required from the PRV to within 6" of the floor or to the exterior and within 6" of the ground, in case of a sudden relief of pressure from the tank and if someone was near the PRV. Please see the photo following the summary items.	
88	Water heater, exhaust vent -Where the exhaust vent leaves the top of the heater tank, the vent pipe only travels to above the water heater closet. Because there is an operating window within 4' of the exhaust, the exhaust pipe should be extended to be 24" above the roof top. If not, this could cause a carbon monoxide backup/leak into the home. Please see the photo following the summary items.	
113 118	Crawl space, columns/girders -There are numerous columns that have wood damage and not setting on concrete piers. In addition , boards have been placed between the columns and the girders, also between the columns and piers to level the home flooring, but they are not secured. At the intersection of the columns/girders (numerous locations). I recommend replacing all of the columns that are too short and remove the pieces of wood that are being used as fillers. I recommend the installation of either wood 'Gussets', metal 'T-straps' or metal connectors at each column to girder and column to pier intersection. This will aid in keeping the two together in the event of seismic activity. Please see the photos following the summary items.	
117	Crawl space, foundation -Concrete rubble was used as the foundation along the front of the home (west end/older section of the home). I was not able to see where the home framing was bolted to the concrete rubble or CMU foundation. Please see the photos following the summary items.	
128	Bathroom, electrical outlet -The outlet operates as originally intended, but it is not GFCI protected. GFCI protection was not required at this location when this home was built. I recommend having a licensed electrician re-evaluate and install GFCI protection where needed to meet the current building and safety codes.	
135	Bathroom, shower faucet -CCSD will require a low flow 1.5 gpm shower head with a shut off valve to meet the requirements for their low flow retrofit program (currently a 2.5 gpm).	
138	Bathroom, sink faucet -CCSD will require a low flow 0.5 gpm aerator to meet the requirements for their low flow retrofit program (currently 1.2 gpm).	
191	Great room, ceiling -At the peak of the ceiling, there is a crack in the drywall at the joint. This is typical for this type of join line and does not appear to be a structural problem. Please see the photo following the summary items.	
194	Great room, lighting/fans -Per the owner, the overhead fans operate, but the remote control is missing for each.	
219	Hallway, door -The entry door to the storage closet has a hole on the hallway side of the door. Please see the photo following the summary items.	
235	Guest bedroom, window -At the window on the north wall (front), the left side metal guide track has disconnected from the operating window frame. The window will not glide up/down easily/evenly as intended until this is corrected. I recommend having a window professional re-evaluate and either re-attach the existing guide track or install a new guide track.	
272	Fireplace -The fireboxes and flues have residue. The flue interiors are not visible. I recommend having the fireboxes and flues cleaned and re-examined for a fresh start.	
274	Fireplace, blower -Per the owner, there is a blower in the great room fireplace, but I was not able to get it to operate.	
278	Smoke detectors -There are no detectors in this home. I recommend a detector inside of each bedroom above the entry door from the hallway and in the hallway to meet current building and safety codes. Three (3) additional detectors are recommended for this home.	
279	Carbon monoxide detector -No detector found. As of July 1, 2011 a detector is required in all homes. One (1) detector is required for this home to meet the current building and safety codes.	
Continued on page 18		

Item #	Continued from page 17;	Page 18
Note	Sewer system -This system appears to be flowing as intended (when the toilets are flushed, water running, etc.). I recommend having a licensed plumbing professional video and inspect the sewer system from the home to the septic tank.	
Note	Roof -The 50-year composite shingle roofing material is in good condition and approximately 20 years of age +/- . I have attached photos of the roof at the end of the photo section for your information and review.	
Note	Crawl space, columns/girders -In my opinion and throughout the crawl space, wherever there are concrete piers, wood columns and stacked wood between the columns/piers and columns/girders under the home, the existing 4x4 columns should be removed and replaced with the proper length new 4x4 wood columns (no wood spacers and then the columns and girders should be secured together with metal T-straps or wood Gussets.	
65-Photos are below and on the following pages		

Item #5-Retaining wall-At the front of the home/west end, the end of the stacked stone wall has been damaged and then repaired



Item #6-Steps-At the rear deck, I recommend adding a maximum 2" diameter 'grab rail' to the top or side of the 2x6 rail cap



Item #12-Chimney-At the chimney for the Great room fireplace, there is surface corrosion on the chimney cap flashing



Item #13-Deck-At the rear deck, wood damage to the 2x6 rail cap corner join



Item #13-Deck-At the rear deck, wood damage to the bottom rail framing



Item #15-Exterior doors-At the rear entry to the primary bedroom, the deadbolt strike plate on the door frame is missing/damaging the frame



Item #18-Fascia-At the west end of the home, wood damage to the fascia board behind the rain gutter



Continued

Item #18-Fascia-At the front of the home/west end, wood damage to the fascia board above the metal porch roof



Item #19-Rain gutters-At the rear of the home, the gutters are blocked with debris, mainly at the gutter to downspout connection



Item #19-Rain gutters-At the rear of the home, the gutters are blocked with debris, mainly at the gutter to downspout connection



Item #19-Rain gutters-At the rear of the home, the gutters are blocked with debris, mainly at the gutter to downspout connection



Item #22-Porch/veranda-At the west end of the home, a few of the flagstones are missing/trip hazard



Item #22-Porch/veranda-At the west end of the home, some of the grout between the stones is missing/trip hazard



Item #24-Soffit/rafter tails-At the west end of the home and over the porch/veranda, wood damage to the 2x4 rafter



Item #25-Supports-Mainly at the west end of the porch/veranda, there is some wood damage to the 4x4 support posts, various posts



Item #25-Supports-Mainly at the west end of the porch/veranda, there is some wood damage to the 4x4 support posts, various posts



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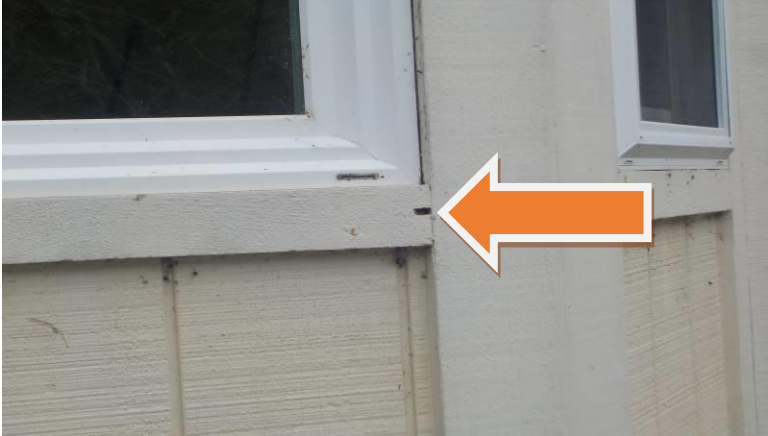
Item #25-Supports-Mainly at the west end of the porch/veranda, there is some wood damage to the 4x4 support posts, various posts



Item #26-Exterior trim-At the rear of the home, wood damage to the 1x4 window trim



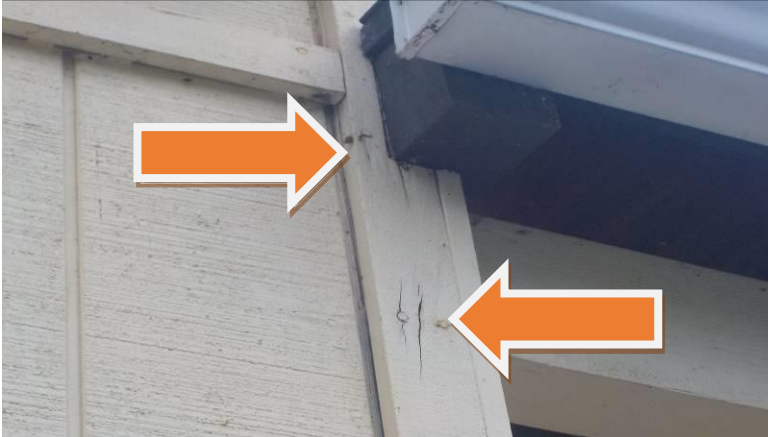
Item #26-Exterior trim-At the rear of the home, wood damage to the 1x4 window trim



Item #26-Exterior trim-At the SE corner of the home, wood damage to the 1x4 vertical trim



Item #26-Exterior trim-At the SE corner of the home, wood damage to the 1x4 vertical trim



Item #59-Garage, exterior trim-On the north side of the garage, there is wood damage to the door frame and trim down near the threshold



Item #59-Garage, exterior trim-On the north side of the garage, there is wood damage to the door frame and trim down near the threshold



Item #67-Kitchen, drainage-This gray ribbed drain line should be re-routed to be higher than the bottom of the sink/see 3-photos below



Item #67-Kitchen drain line-This is how the dishwasher/dispenser drain should be installed with a 'high/loop' style drain line



Item #67-Kitchen drain line-This is how the dishwasher/dispenser drain should be installed with an 'air-vac' style drain line/on top of sink



Item #88-Water heater-Seismic straps are required 1/3 down from the top and 1/3 up from the bottom of the heater tank



Item #88-Water heater-The water temperature in the home is at 136.9 degrees (too hot) / 115-120 degrees is recommended



Item #88-Water heater-An extension is required from the pressure relief valve to within 6" of the ground



Item #88-Water heater-Because this exhaust vent pipe is within 4' of an operating window, the pipe needs to be extended to 24" above the roof



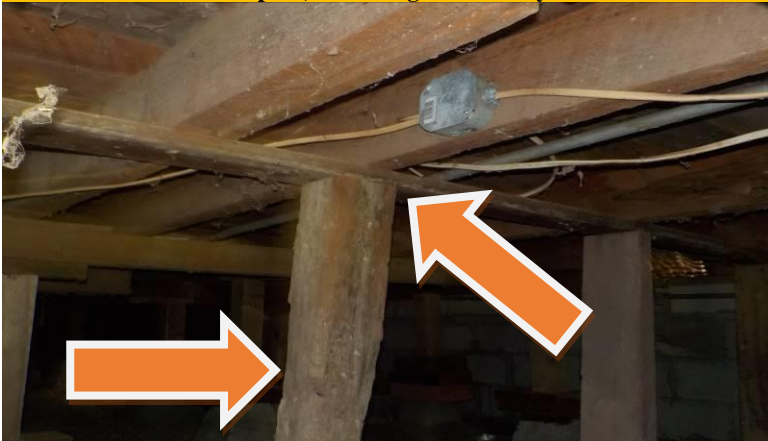
Item #'s 113/118-Crawl space, columns/girders-Many of the columns are not on piers, but buried in the soil and have wood damage



Item #'s 113/118-Crawl space, columns/girders-Many of the columns are not on piers, but buried in the soil and have wood damage



Item #'s 113/118-Crawl space, columns/girders-Many of the columns are not secured to the girders and have wood damage



Item #'s 113/118-Crawl space, columns/girders-Many of the columns have spacers between the top of the columns and the girders/not secured



Item #'s 113/118-Crawl space, columns/girders-The columns have spacers between the top of the columns and the girders/piers/not secured



Item #'s 113/118-Crawl space, columns/girders-Many of the columns have spacers between the top of the columns and the girders/not secured



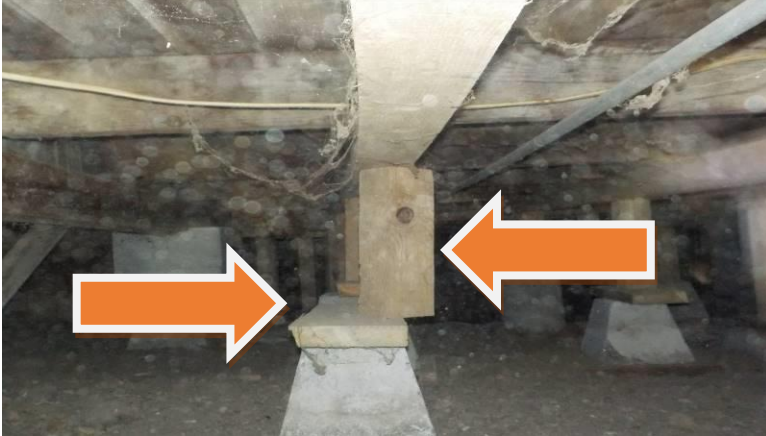
Item #'s 113/118-Crawl space, columns/girders-The columns have spacers between the columns and the piers/not secured



Item #'s 113/118-Crawl space, columns/girders-The columns have spacers between the top of the columns and the girders/piers/not secured



Item #'s 113/118-Crawl space, columns/girders-A few of the columns have spacers between the columns and piers/not setting on the piers square



Item #'s 113/118-Crawl space, columns/girders-A few of the columns have spacers between the columns and piers/not setting on the piers square



Item #'s 113/118-Crawl space, columns/girders-The columns have spacers between the top of the columns and the girders/piers/not secured



Item #117-Crawl space, foundation-Along the north side of the home (front), concrete rubble has been used as a foundation



Item #117-Crawl space, foundation-Along the north side of the home (front), concrete rubble has been used as a foundation



Item #117-Crawl space, foundation-Along the north side of the home (front), concrete rubble has been used as a foundation



Item #117-Crawl space, foundation-Along the north side of the home (front), concrete rubble has been used as a foundation



Item #191-Great room, ceiling-In the great room at the east end of the home, there is a crack in the ceiling at the peak of the room



Item #219-Hallway, door-At the door to the closet, there is a hole in the hallway side of the door



Note-Roof-The composite shingle roofing material all appears to be in good condition/below; over the great room



Note-Roof-The composite shingle roofing material all appears to be in good condition/below; over the great room



Note-Roof-The composite shingle roofing material all appears to be in good condition/below; over the great room



Note-Roof-The composite shingle roofing material all appears to be in good condition/below; over the great room



Note-Roof-The composite shingle roofing material all appears to be in good condition/below; over the great room



Note-Roof-The composite shingle roofing material all appears to be in good condition/below; over the west end of the great room



Note-Roof-The composite shingle roofing material all appears to be in good condition/below; over the great room and laundry room



Note-Roof-The composite shingle roofing material all appears to be in good condition/below; over the laundry room



Note-Roof-The composite shingle roofing material all appears to be in good condition/below; over the laundry room and living room



Note-Roof-The composite shingle roofing material all appears to be in good condition/below; over the guest bedroom



Note-Roof-The composite shingle roofing material all appears to be in good condition/below; over the bathroom



Note-Roof-The composite shingle roofing material all appears to be in good condition/below; over the primary bedroom



Note-Roof-The composite shingle roofing material all appears to be in good condition/below; over the primary bedroom and kitchen area



Note-Roof-The composite shingle roofing material all appears to be in good condition/below; over the kitchen area



Note-Roof-The composite shingle roofing material all appears to be in good condition/below; over the kitchen and rear side of the great room



Note-Roof-The composite shingle roofing material all appears to be in good condition/below; over the rear side of the great room



End