



Home Inspection Report



3229 Westridge Drive, Kelseyville , CA 95451

Inspection Date:

Monday February 2, 2026

Prepared For:

Shuang Feng

Prepared By:

Dustin Wallace General Contractor Home Inspections
16496 Main St.
Lower Lake, CA 95457
(707) 293-6307
dustinjameswallace1985@gmail.com

Report Number:

2133

Inspector:

Dustin Wallace

License/Certification #:

CA--1052482

Inspector Signature:

Report Overview

Scope of Inspection

The goal of the inspection is to put the party who hired Dustin Wallace General Contractor Home Inspections in a better position to make a buying or selling decision. Not all improvements will be identified during the inspection. Unexpected repairs could still be anticipated. The inspection should not be considered a guarantee or warranty of any kind. The parties agree and understand that Dustin Wallace General Contractor Home Inspections assumes no liability or responsibility for the costs of repairing or replacing any unreported defects or deficiencies, either current or arising in the future, of any property damage, consequential damage, bodily injury, or any nature. If repairs or replacements are done without giving Dustin Wallace General Contractor Home Inspections the required notice, then there will be no liability to the client. The client further agrees that Dustin Wallace General Contractor Home Inspections is only liable for the cost of the inspection. The parties agree and understand that Dustin Wallace General Contractor Home Inspections is not an insurer or guarantor against defects in the structure, items, components, or systems inspected. The CLIENT also understands this contract goes in effect the moment the INSPECTOR (Dustin Wallace) is present on the property and this contract is binded after the payment for the inspection is completed. All payments are to be completed prior to the release of the inspection report.

1. INSPECTOR agrees to perform a visual inspection of the home/building and to provide CLIENT with a written inspection report identifying the defects that INSPECTOR both observed and deemed material. INSPECTOR may offer comments as a courtesy, but these comments will not comprise the bargained-for report. The report is only supplementary to the seller's disclosure.

2. Unless otherwise inconsistent with this Agreement or not possible, INSPECTOR agrees to perform the inspection in accordance to the current Standards of Practice of the International Association of Certified Home Inspectors posted at <http://www.nachi.org/sop.htm>. Although INSPECTOR agrees to follow InterNACHI's Standards of Practice, CLIENT understands that these standards contain certain limitations, exceptions, and exclusions. CLIENT also understands that InterNACHI is not a party to this Agreement and that InterNACHI has no control over INSPECTOR or representations made by INSPECTOR and does not supervise INSPECTOR. Unless otherwise indicated below, CLIENT understands that INSPECTOR will NOT be testing for the presence of Radon—a colorless, odorless, radioactive gas that may be harmful to humans. Unless otherwise indicated below, CLIENT understands that INSPECTOR will NOT be testing for mold. Unless otherwise indicated in separate writing, CLIENT understands that INSPECTOR will NOT be performing sewer lateral inspections as those should be performed by a licensed plumber, CLIENT understands that the INSPECTOR suggests a sewer lateral be performed by a licensed plumber prior to closing to avoid unwanted surprises.

CLIENT understands that INSPECTOR will not test for compliance with applicable building codes or for the presence of potential dangers arising from asbestos, lead paint, formaldehyde, molds, soil contamination, and other environmental hazards or violations.

3. The inspection and report are performed and prepared for the use of CLIENT, who gives INSPECTOR permission to discuss observations with real estate agents, owners, repairpersons, and other interested parties. INSPECTOR accepts no responsibility for use or misinterpretation by third parties. INSPECTOR'S inspection of the property and the accompanying report are in no way intended to be a guarantee or warranty, express or implied, regarding the future use, operability, habitability or suitability of the home/building or its components. Any and all warranties, express or implied, including warranties of merchantability and fitness for a particular purpose, are expressly excluded by this Agreement to the fullest extent allowed by law. If any structure or portion of any structure that is to be inspected pursuant to this Agreement, is a log home, log structure or similar log construction, CLIENT understands that such structures have unique characteristics that make it impossible for an inspector to inspect and evaluate them by an exterior visual inspection. Therefore, the scope of the inspection to be performed pursuant to this Agreement does not include decay of the interior of logs in log walls, log

Report Overview

Scope of Inspection

foundations or roofs or similar defects that are not visible by an exterior visual inspection.

4. INSPECTOR assumes no liability for the cost of repair or replacement of unreported defects or deficiencies either current or arising in the future. CLIENT acknowledges that the liability of INSPECTOR, its agents, employees, for claims or damages, costs of defense or suit, attorney s fees and expenses and payments arising out of or related to the INSPECTOR S negligence or breach of any obligation under this Agreement, including errors and omissions in the inspection or the report, shall be limited to liquidated damages in an amount equal to the fee paid to the INSPECTOR.

5. INSPECTOR does not perform engineering, architectural, plumbing, sewer lateral inspections, or any other job function requiring an occupational license in the jurisdiction where the inspection is taking place, unless the inspector holds a valid occupational license, in which case he/she may inform the CLIENT that he/she is so licensed, and is therefore qualified to go beyond this basic home inspection, and for additional fee, perform additional inspections beyond those within the scope of the basic home inspection. Any agreement for such additional inspections shall be in a separate writing.

6. In the event of a claim against INSPECTOR, CLIENT agrees to supply INSPECTOR with the following: (1) Written notification of adverse conditions within 7 days of discovery, and (2) Access to the premises. Failure to comply with the above conditions will release INSPECTOR and its agents from any and all obligations or liability of any kind.

7. The parties agree that any litigation arising out of this Agreement shall be filed only in the Court having jurisdiction in the County in which the INSPECTOR has its principal place of business. In the event that CLIENT fails to prove any adverse claims against INSPECTOR in a court of law, CLIENT agrees to pay all legal costs, expenses and fees of INSPECTOR in defending said claims. CLIENT further understands that any legal action against InterNACHI itself allegedly arising out of this Agreement or INSPECTOR s relationship with InterNACHI must be brought only in the District Court of Boulder County, Colorado.

8. If any court declares any provision of this Agreement invalid or unenforceable, the remaining provisions will remain in effect. This Agreement represents the entire agreement between the parties. All prior communications are merged into this Agreement, and there are no terms or conditions other than those set forth herein. No statement or promise of INSPECTOR or its agents shall be binding unless reduced to writing and signed by INSPECTOR. No change or modification shall be enforceable against any party unless such change or modification is in writing and signed by the parties. This Agreement shall be binding upon and enforceable by the parties and their heirs, executors, administrators, successors and assignees. CLIENT shall have no cause of action against INSPECTOR after 180 days from the date of the inspection.

9. Your inspector may have an affiliation with a third party service provider (TPSP) in order to offer you additional value-added services. By entering into this agreement you (a) authorize your inspector to provide your contact information (including telephone number) to the TPSP, (b) waive and release any restrictions that may prevent the TPSP from contacting you (including by telephone), and (c) authorize the TPSP to contact you (including by telephone) regarding special home alarm system offers. 10. Payment of the fee to INSPECTOR is due upon completion of the on-site inspection. The inspection report will not be released without full payment of any inspection fees. The CLIENT agrees to pay all legal and time expenses incurred in collecting due payments, including attorney s fees, if any. If CLIENT is a corporation, LLC, or similar entity, the person signing this Agreement on behalf of such entity does personally guaranty payment of the fee by the entity. CLIENT acknowledges that a trip fee of \$50.00 may be charged to them if the INSPECTOR drives to the inspection address and is unable inspect the property from circumstances out of the INSPECTOR s control. The CLIENT has no recourse for this guarantee after the inspector has left the inspection site. The CLIENT has no recourse for this guarantee if they do not physically attend the inspection. The client will not receive the inspection report if they do not pay for it. The INSPECTOR will choose the inspector that will inspect the site again.

Report Overview

Scope of Inspection

10. INSPECTOR is NOT a licensed pest control operator and does not perform pest inspections. INSPECTOR recommends having a pest inspection performed on all homes if not performed recently.

11. If CLIENT requests a re-inspection, the re-inspection is also subject to all the terms and conditions set forth in this agreement. The standard re-inspection fee will depend on the scope of the inspection and size of the home, this will be determined by the INSPECTOR. CLIENT agrees that any re-inspection fees are due before any re-inspection documentation is released. The re-inspection fee will be charged to the CLIENT unless other arrangements are agreed to by both parties in separate writing.

12. This Agreement is not transferable or assignable. CLIENT HAS CAREFULLY READ THE FOREGOING, AGREES TO IT, AND ACKNOWLEDGES RECEIPT OF A COPY OF THIS AGREEMENT.

Main Entrance Faces

East

State of Occupancy

Occupied

Weather Conditions

Sunny

Recent Rain

No

Ground Cover

Dry

Report Summary

Instructions

The areas of immediate attention and/or in POOR CONDITION will be noted in **BOLD RED** in the comment section (*Most important for "Request for Repairs"*) throughout the entire report. The small noted concerns that are of small repair or MARGINAL CONDITION or both will be noted in **BOLD ITALIC ORANGE** in the comment section; more information or background information on a certain product or practice and is also considered SATISFACTORY CONDITION will be noted in **BOLD ITALIC BLUE** in the comment section. Lastly, general information in the report on a product or practice will be noted in REGULAR BLACK FONT. The conditions **satisfactory**, **marginal**, **poor** will also be highlighted in green, yellow, and red throughout the report section in the tab location. Some pictures will also have descriptions below.

Referrals

IT IS A CONFLICT OF INTEREST FOR DUSTIN WALLACE GENERAL CONTRACTOR HOME INSPECTIONS TO PERFORM ANY PHYSICAL WORK WITHIN 12 MONTHS OF A COMPLETED INSPECTION

Licensed General Building Contractors:

For Martin Construction contact Efrain at 707-802-8368
 For Todd A. Summers Construction contact Todd at 707-732-6030
 For Pabst Blue Ribbon Construction contact Dusty at 707-349-1710
 For Roger Anthony Construction contact Roger at 707-349-9150
 For Furia Construction contact David Furia at 707-431-7405
 For Scott Construction contact Pat Scott at 707-994-3567

Pest Inspection: Contact Dale of Heritage Pest of Wine Country at 707-987-PEST or Nature Pacific Pest Services at 707-364-1319

Septic Inspection: Contact Giffords at 707-928-5240 or Perkins Septic at 707-263-6168

HVAC Contractor: Contact Mike Huber of Cool-Air at 707-277-7332

Mini Ductless Installing: Contact Mike Pesonen of Comfort Living HVAC at 707-367-0946

Roofing Contractor: (Not Inspections but Replacement): Contact Lucerne Roofing at 707-263-4200, Michael Salas at 707-416-9055, or Humbertos Roofing at 707-994-7643

Roofing Repairs: Contact Michael Salas 707-416-9055

Gutter Contractor: Contact Gutter Masters at 707-279-1524

Licensed Electrician: Contact John of JW Electric at 707-295-6445 or another option is Nate's Electric at 707-349-2217

Licensed Plumber: Contact Carreker Plumbing at 707-355-0247 or Contact Richard of Arbeez Plumbing at 707-349-1200

Drywall Contractor: Contact Evan Witzel at 707-987-2685

Excavating and Earthwork (Including French Drain Installing): Contact Brian Case of Case Excavating at 707-994-6815

Concrete Contractor: Contact Derek Andress Concrete at 707-337-1491

Report Summary

Referrals

Tree Management & Fire Abatement: Contact Anthony of AVR Tree Service at 707-994-1849

Appliance Repair: Contact Hedge Appliance at 707-809-7424

New Appliance Sales: Contact Kelseyville Appliance at 707-279-8559

Garage Doors: Contact Jeri-Co Garage Doors at 707-987-9515

Doors and Cabinets: Contact Andy or Spike with Quality Door Trim & Cabinets at 707-263-8877

Licensed Painter: (Painting, Drywall and Stucco Repair) Contact Xavier of West Coast Painters at 707-320-8876

Hardwood Floor Installation: Contact John Stacey at 707-245-2449

Insulation: Contact Turner Insulation at 707-279-1800

Window Sales and Installation: Contact Valley Glass at 707-994-7574

Carpet Installation: Contact Caliber Carpets at 707-467-0181

Mold Inspection and Removal: Contact Indoor Restore at 888-544-4449

Solar Sales and Installation: Contact Kurtis Woodward of Sun First Solar at 707-694-5384

Window, Gutter Cleaning, Solar Cleaning: Contact Crud B Gone at 707-230-3278

Civil Engineering (only applies to Manufactured Homes / 433A Certifications): Contract Melody De Leon of De Leon Engineering at (707) 263-6111

Structural Engineering (foundation tests): Contact Tim Twomey at 707-245-4724

Firewood Delivery: Contact Sundae Firewood at 707-533-6364

Chimney Services: Contact Loving's Fireplace Services at (707) 263-1900

Home Owners Insurance: Contact Jesse of Cognor Insurance Agency of Farmers Insurance at 707-263-9533

Receipt/Invoice

Dustin Wallace General Contractor Home
Inspections
16496 Main St.
Lower Lake, CA 95457
(707) 293-6307

Property Address
3229 Westridge Drive
Kelseyville , CA 95451

Date: Feb 2, 2026
Inspected By: Dustin Wallace

Inspection Number: 2133
Payment Method: Cash

Client: Shuang Feng

Inspection	Fee
Home Inspection	\$650.00
Total	\$650.00

Grounds

Service Walks

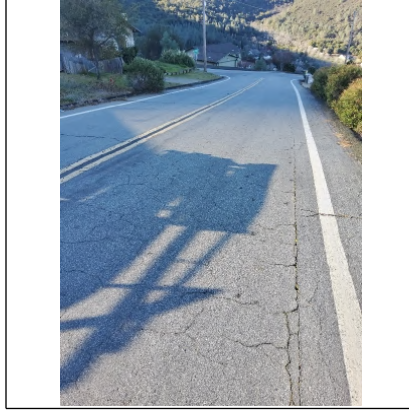
☐ None ☐ Not Visible

Material ☒ Asphalt ☐ Flagstone ☐ Gravel ☐ Brick Other: .

Condition ☐ Satisfactory ☒ Marginal ☐ Poor ☐ Trip hazard ☐ Typical cracks ☐ Pitched towards home
☐ Settling cracks ☐ Public sidewalk needs repair

Comments

Photos



Driveway

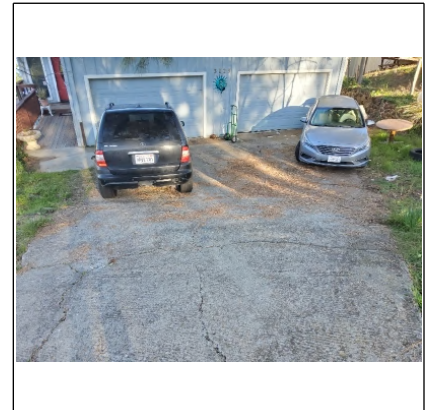
☐ None ☐ Not Visible

Material ☒ Concrete ☐ Asphalt ☐ Gravel/Dirt ☐ Brick Other: .

Condition ☐ Satisfactory ☐ Marginal ☒ Poor ☐ Settling Cracks ☐ Typical cracks ☐ Pitched towards home
☐ Trip hazard ☐ Fill cracks and seal

Comments Driveway has significant cracks that are not only a SAFETY HAZARD but is beyond repair, recommend replacement by a licensed concrete contractor

Photos



Porch

☐ None ☐ Not Visible

Condition ☐ Satisfactory ☒ Marginal ☐ Poor ☐ Railing/Balusters recommended

Support Pier ☐ Concrete ☒ Wood Other: .

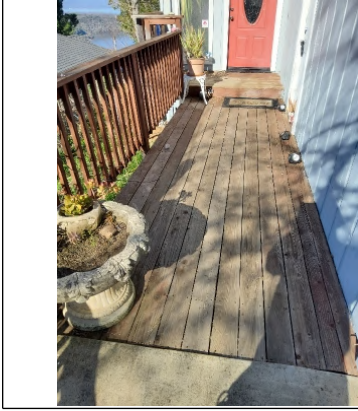
Floor ☐ Satisfactory ☒ Marginal ☐ Poor ☐ Safety Hazard

Grounds

Porch cont.

Comments Nails are popping up, recommend having all nails replaced with 3 1/2" exterior screws to properly fasten tread members.

Photos



Cracked joist, recommend replacing

Stoops/Steps

☐ None

Material

☐ Concrete ☒ Wood Other: ☐ Railing/Balusters recommended

Condition

☐ Satisfactory ☒ Marginal ☐ Poor ☐ Safety Hazard ☐ Uneven risers ☐ Rotted/Damaged
☐ Cracked ☐ Settled

Comments

Photos

Grounds



Deck

☐ None ☐ Not Visible

Material

☒ Wood ☐ Metal ☐ Composite ☐ Railing/Balusters recommended

Condition

☐ Satisfactory ☒ Marginal ☐ Poor ☐ Wood in contact with soil

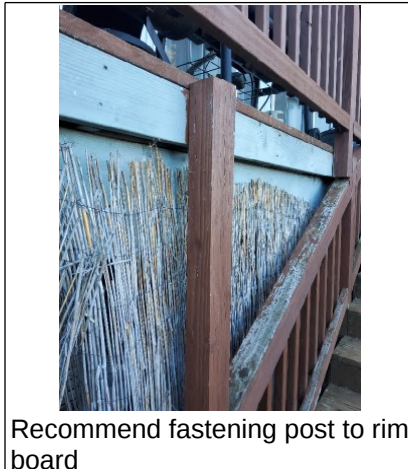
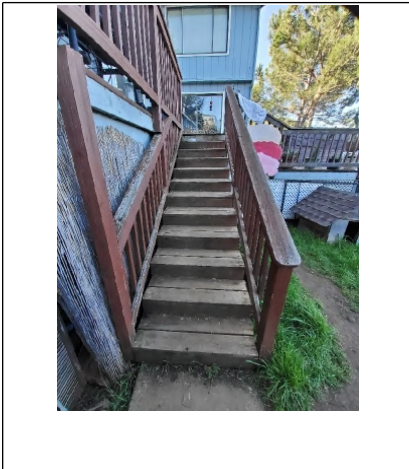
Finish

☐ Treated ☒ Painted/Stained Other: ☒ Safety Hazard ☐ Improper attachment to house
☐ Railing loose ☐ Not Applicable

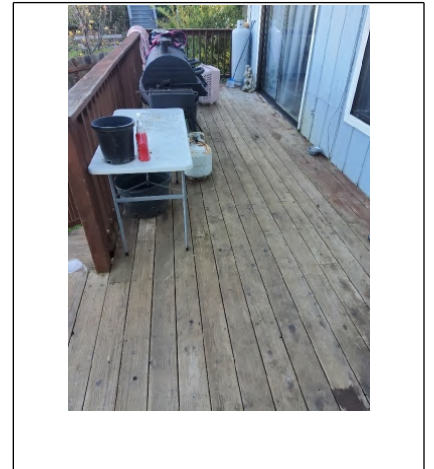
Comments

Nails are popping up, recommend having all nails replaced with 3 1/2" exterior screws to properly fasten tread members.

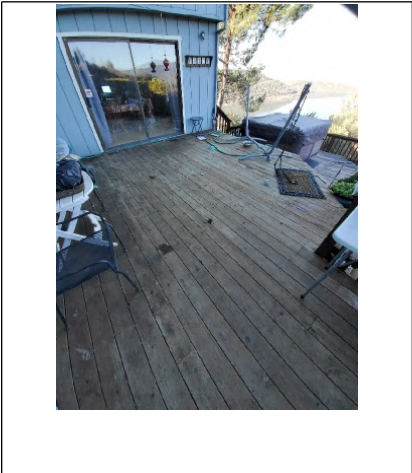
Photos



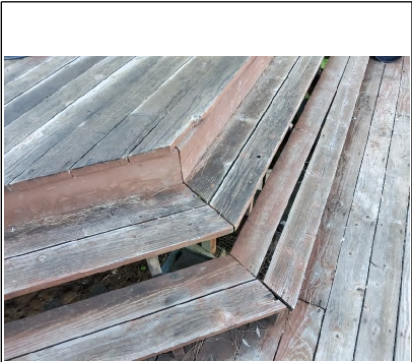
Recommend fastening post to rim board



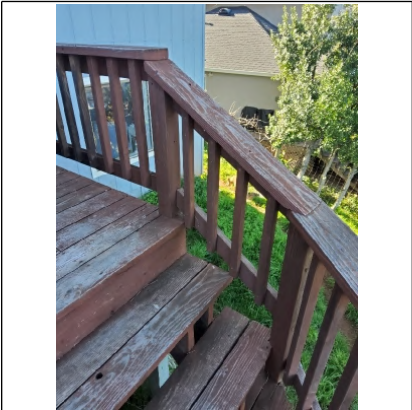
Grounds



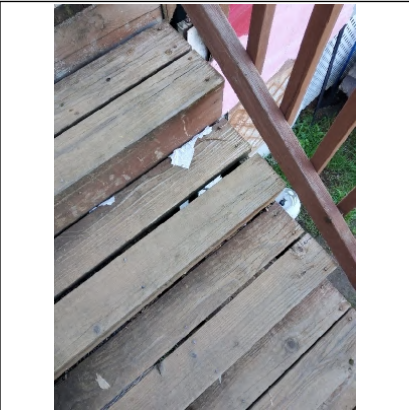
Damaged tread members, recommend replacing



Damaged tread members, recommend replacing



Railing is less then 36" this could be a SAFETY HAZARD for children. Recommend new railing that is minimum 42" to meet new code.



Loose plank needs to be fastened, recommend repair

Fence/Wall

Type

☐ Not evaluated

☐ None

Condition

☐ Brick

☐ Block

☐ Wood

☐ Metal

☒ Chain Link

☐ Rusted

☐ Vinyl

Gate

☐ Satisfactory

☒ Marginal

☐ Poor

☐ Typical cracks

☐ Loose Blocks/Caps

Comments

☐ N/A

☐ Satisfactory

☒ Marginal

☐ Poor

☐ Planks missing/damaged

Operable: ☐ Yes ☐ No

Photos

Grounds



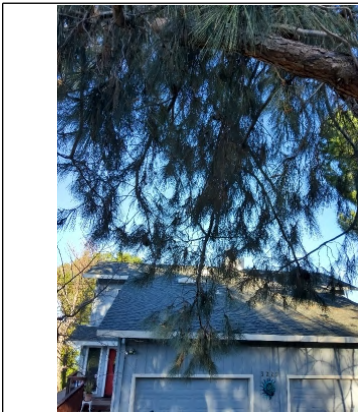
Landscaping affecting foundation

☐ N/A

Negative Grade ☐ East ☐ West ☐ North ☐ South ☐ Satisfactory ☐ Recommend additional backfill
☐ Recommend window wells/covers ☒ Trim back trees/shrubberies
☒ Wood in contact with/improper clearance to soil

Comments

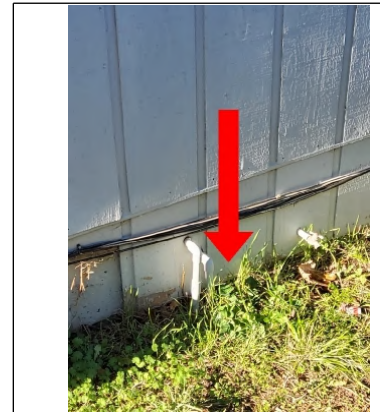
Photos



Recommend trimming back tree branches



Wood in contact with dirt, recommend pulling dirt away from direct contact.



Wood in contact with dirt, recommend pulling dirt away from direct contact.

Retaining wall

☐ None

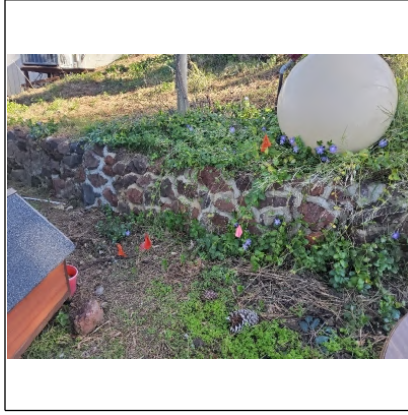
Material ☐ Brick ☒ Concrete ☐ Concrete block Other: Stone ☐ Railroad ties ☐ Timbers

Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Safety Hazard ☐ Leaning/cracked/bowed
☐ Drainage holes recommended

Comments

Photos

Grounds



Hose bibs

☐ N/A

Condition

☐ Satisfactory ☒ Marginal ☐ Poor ☐ No anti-siphon valve ☐ Recommend Anti-siphon valve

Operable

☒ Yes ☐ No ☐ Not Tested ☐ Not On

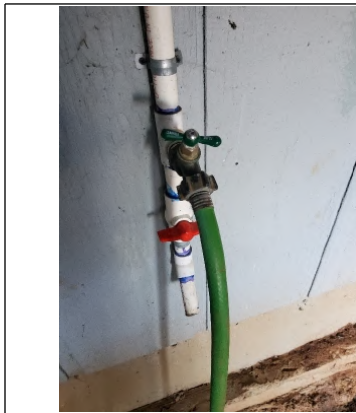
Comments

Hose bib(s) leaking/dripping, recommend licensed plumber repair

Photos



Hose bib is leaking, recommend repair

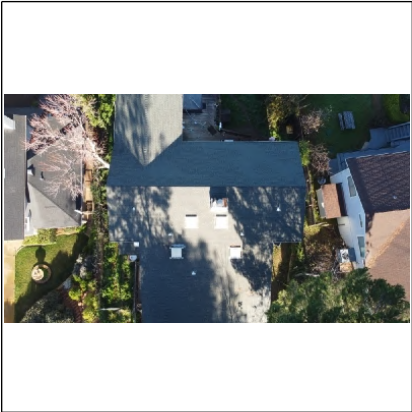


Roof

General

Visibility ☐ None ☒ All ☐ Partial Limited By: .
Inspected From ☒ Roof ☐ Ladder at eaves ☐ Ground ☐ With Binoculars

Photos



Style of Roof

Type ☒ Gable ☐ Hip ☐ Mansard ☐ Shed ☐ Flat Other: .

Pitch ☐ Low ☒ Medium ☐ Steep ☐ Flat

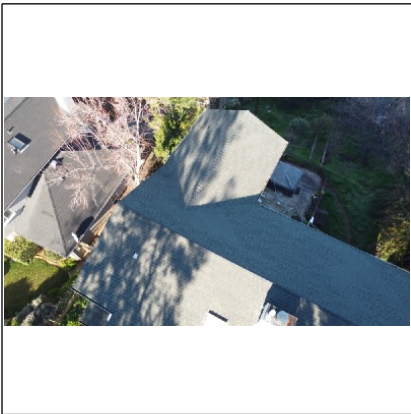
Roof #1 Type:30-Year Asphalt Dimensional
Layers:1 Layer
Age:5-10+
Location:

Roof #2 ☒ None
Type:
Layers:
Age:
Location:

Roof #3 ☒ None
Type:
Layers:
Age:
Location:

Comments

Photos



Roof

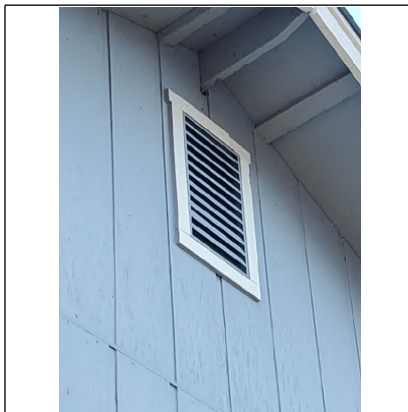
Ventilation System

☐ None ☐ N/A

Type ☒ Soffit ☐ Ridge ☒ Gable ☐ Roof ☐ Turbine ☐ Powered Other: .

Comments

Photos



Flashing

Material ☐ Not Visible ☒ Galv/Alum ☐ Asphalt ☐ Copper ☐ Foam ☐ Rubber ☐ Lead Other: .

Condition ☐ Not Visible ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Rusty ☐ Missing
☐ Separated from chimney/roof ☐ Recommend Sealing Other: .

Comments

Photos



Valleys

☐ N/A

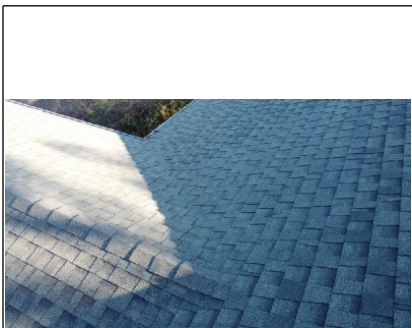
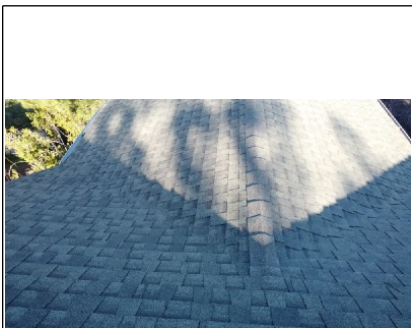
Material ☐ Not Visible ☐ Galv/Alum ☒ Asphalt ☐ Lead ☐ Copper Other: .

Condition ☐ Not Visible ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Holes ☐ Rusty ☐ Recommend Sealing

Comments

Photos

Roof



Condition of Roof Coverings

Roof #1

- ☐ Satisfactory ☒ Marginal ☐ Poor ☐ Curling ☐ Cracking ☐ Ponding ☐ Burn Spots
☒ Broken/Loose Tiles/Shingles ☐ Nail popping ☒ Granules missing ☐ Alligating ☐ Blistering
☐ Missing Tabs/Shingles/Tiles ☐ Moss buildup ☐ Exposed felt ☐ Cupping
☐ Incomplete/Improper Nailing ☐ Recommend roofer evaluate ☐ Evidence of Leakage

Roof #2

- ☒ N/A ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Curling ☐ Cracking ☐ Ponding ☐ Burn Spots
☐ Broken/Loose Tiles/Shingles ☐ Nail popping ☐ Granules missing ☐ Alligating ☐ Blistering
☐ Missing Tabs/Shingles/Tiles ☐ Moss buildup ☐ Exposed felt ☐ Cupping
☐ Incomplete/Improper Nailing ☐ Recommend roofer evaluate ☐ Evidence of Leakage

Roof #3

- ☒ N/A ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Curling ☐ Cracking ☐ Ponding ☐ Burn Spots
☐ Broken/Loose Tiles/Shingles ☐ Nail popping ☐ Granules missing ☐ Alligating ☐ Blistering
☐ Missing Tabs/Shingles/Tiles ☐ Moss buildup ☐ Exposed felt ☐ Cupping
☐ Incomplete/Improper Nailing ☐ Recommend roofer evaluate ☐ Evidence of Leakage

Comments

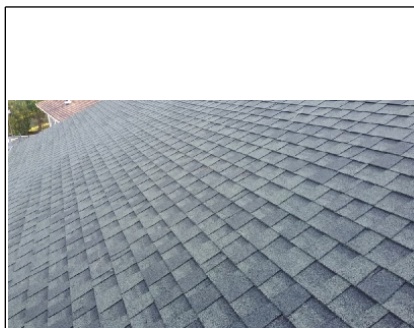
Photos



Recommend installing new roll asphalt roofing at location.



Missing shingles, recommend repair



Skylights

- ☐ N/A ☐ Not Visible
☐ Cracked/Broken ☒ Satisfactory ☐ Marginal ☐ Poor

Comments

Photos

Roof



Plumbing Vents

Condition

☐ Not Visible ☐ Not Present ☒ Satisfactory ☐ Marginal ☐ Poor

Comments

Photos



Roof



Exterior

Chimney(s)

☐ None

Location(s) Living Room

Viewed From ☒ Roof ☐ Ladder at eaves ☐ Ground (Inspection Limited) ☐ With Binoculars

Rain Cap/Spark Arrestor ☒ Yes ☐ No ☐ Recommended

Chase ☐ Brick ☐ Stone ☐ Metal ☐ Blocks ☒ Framed

Evidence of ☐ Holes in metal ☐ Cracked chimney cap ☐ Loose mortar joints ☐ Flaking ☐ Loose brick ☒ Rust
☐ No apparent defects

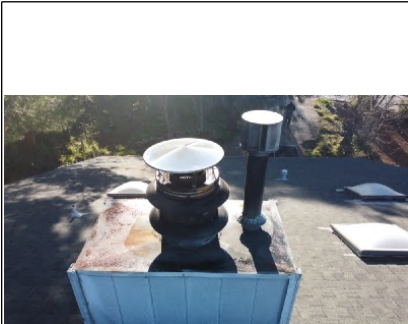
Flue ☐ Tile ☒ Metal ☐ Unlined ☐ Not Visible

Evidence of ☐ Scaling ☐ Cracks ☐ Creosote ☐ Not evaluated ☐ Have flue(s) cleaned and re-evaluated
☐ Recommend Cricket/Saddle/Flashing ☒ No apparent defects

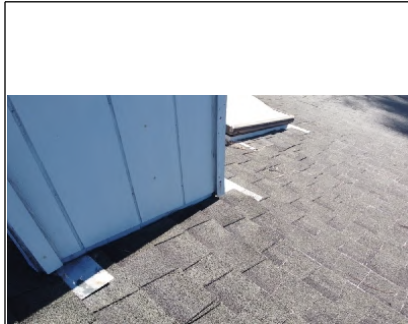
Condition ☐ Satisfactory ☐ Marginal ☐ Poor ☒ Recommend Repair

Comments

Photos



Rust is evident on chimney cap, recommend replacing or resealing the cap



Gutters/Scuppers/Eavestrough

☐ None

Condition ☐ Satisfactory ☐ Marginal ☒ Poor ☒ Rusting ☒ Downspouts needed ☒ Recommend repair/replace
☒ Needs to be cleaned

Material ☐ Copper ☐ Vinyl/Plastic ☒ Galvanized/Aluminum Other: .

Leaking ☐ Corners ☒ Joints ☐ Hole in main run ☐ No apparent leaks

Attachment ☒ Loose ☐ Missing spikes ☐ Improperly sloped ☐ Satisfactory

Extension needed ☐ North ☐ South ☒ East ☐ West ☐ N/A

Comments Gutters had some rusted through holes , recommend repair/replacement of damaged sections

Gutters are leaking at the seams - recommend repair

Photos

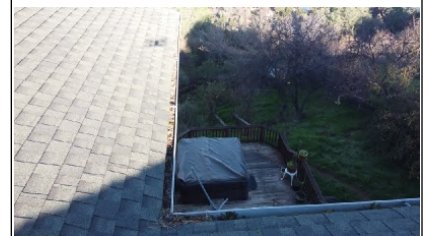
Exterior



New downspout that spans to the bottom is needed, recommend repair



Gutter is full of debri and rusting, recommend cleaning



Gutter is full of debri and rusting, recommend cleaning



Gutter is full of debri and damaged, recommend repair



Gutter is full of debri and rust, recommend cleaning



Active leak is evident on gutter, recommend replacing



Missing downspout, recommend repair



Significant rust is evident on downspout, gutters are nearing end of life, recommend replacing

Siding

Material

- ☐ Stone
 ☐ Slate
 ☐ Block/Brick
 ☐ Fiberboard
 ☐ Fiber-cement
 ☐ Stucco
 ☐ EIFS* Not Inspected
 ☐ Asphalt
 ☒ Wood
 ☐ Metal/Vinyl
 Other: ☐ Typical cracks
 ☐ Peeling paint
 ☐ Monitor
 ☐ Wood rot
 ☐ Loose/Missing/Holes

Condition

- ☐ Satisfactory
 ☐ Marginal
 ☒ Poor
 ☒ Recommend repair/painting

Exterior

Siding cont.

Comments **Siding is damaged at noted locations in pictures, recommend repair by a licensed contractor.**

Photos



Siding has significant damage, recommend repair



Siding has significant damage, recommend repair



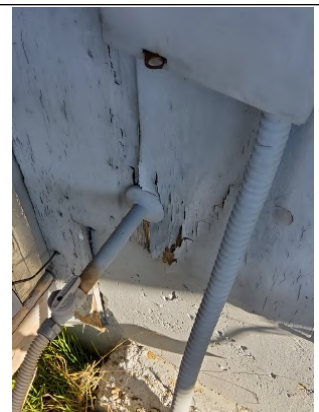
Siding has significant damage, recommend repair



Siding has significant damage, recommend repair



Siding has significant damage, recommend repair



Siding has significant damage, recommend repair



Siding has significant damage, recommend repair



Siding at section is warped, recommend having replaced by a licensed contractor.



Siding at section is warped, recommend having replaced by a licensed contractor.

Exterior



Trim

Material ☒ Wood ☐ Fiberboard ☐ Aluminum/Steel ☐ Vinyl ☐ Stucco ☒ Recommend repair/painting
☒ Damaged wood Other: .
Condition ☐ Satisfactory ☒ Marginal ☐ Poor

Comments

Photos



Exterior

Soffit

☐ None

Material

☒ Wood ☐ Fiberboard ☐ Aluminum/Steel ☐ Vinyl ☐ Stucco ☒ Recommend repair/painting
☐ Damaged wood Other: .

Condition

☐ Satisfactory ☒ Marginal ☐ Poor

Comments

Photos



Overhang has exposed wood, recommend sanding and repainting



Overhang has exposed wood, recommend sanding and repainting

Fascia

☐ None

Material

☒ Wood ☐ Fiberboard ☐ Aluminum/Steel ☐ Vinyl ☐ Stucco ☒ Recommend repair/painting
☐ Damaged wood Other: .

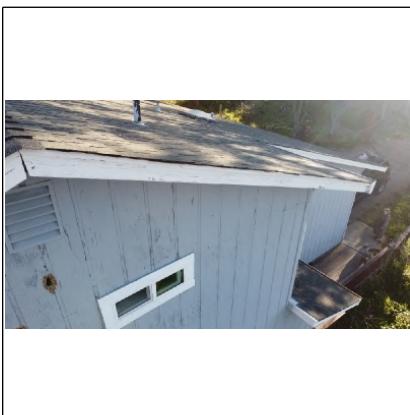
Condition

☐ Satisfactory ☒ Marginal ☐ Poor

Comments

Fascia at location is need of repainting, recommend repair

Photos



Caulking

☐ None

Condition

☐ Satisfactory ☐ Marginal ☐ Poor

☒ Recommend around windows/doors/masonry ledges/corners/utility penetrations

Comments

Photos

Exterior



Windows/Screens

Condition ☐ Satisfactory ☒ Marginal ☐ Poor ☐ Wood rot ☐ Recommend repair/painting
☐ Recommend repair/replace damaged screens ☐ Failed/fogged insulated glass

Material ☐ Wood ☒ Metal ☐ Vinyl ☐ Aluminum/Vinyl clad

Screens ☐ Torn ☐ Bent ☐ Not installed ☒ Satisfactory

Comments

Photos



Slab-On-Grade/Foundation

Foundation Wall ☐ Concrete block ☒ Poured concrete ☐ Post-Tensioned concrete ☐ Not Visible Other: .

Condition ☐ Satisfactory ☐ Marginal ☒ Monitor ☐ Have Evaluated ☐ Not Evaluated

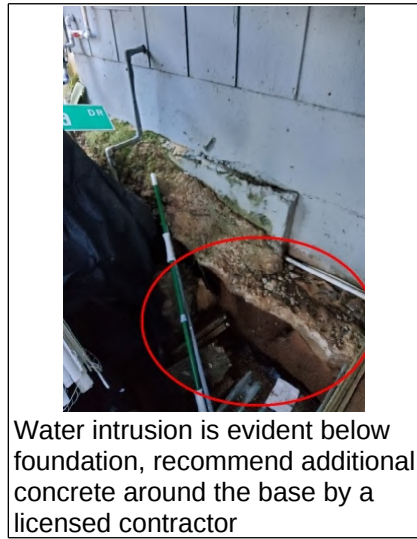
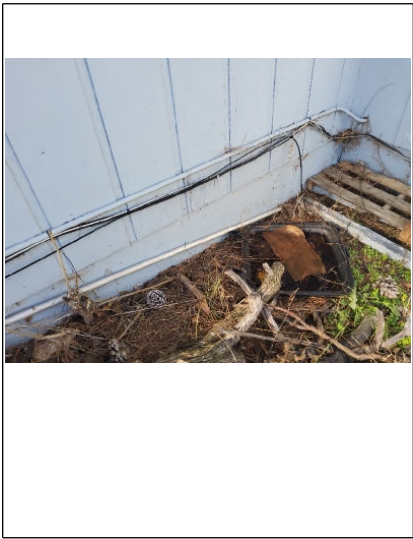
Concrete Slab ☒ N/A ☐ Not Visible ☐ Satisfactory ☐ Marginal ☐ Monitor ☐ Have Evaluated

Exterior

Slab-On-Grade/Foundation cont.

Comments **Water intrusion is evident below foundation at noted location, recommend additional concrete around the base by a licensed contractor**

Photos



Service Entry

Location ☒ Underground ☐ Overhead

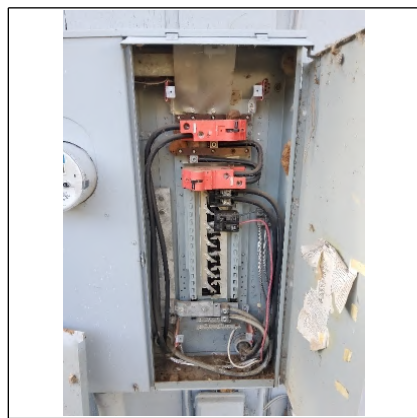
Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Weather head/mast needs repair ☐ Overhead wires too low

Exterior receptacles ☒ Yes ☐ No Operable: ☐ Yes ☐ No Condition: ☐ Satisfactory ☐ Marginal ☐ Poor

GFCI present ☒ Yes ☐ No Operable: ☐ Yes ☐ No ☐ Safety Hazard ☐ Reverse polarity ☐ Open ground(s)
☐ Recommend GFCI Receptacles

Comments **Wasps nests appear to be evident in service entry panel, recommend having removed from panel box**

Photos



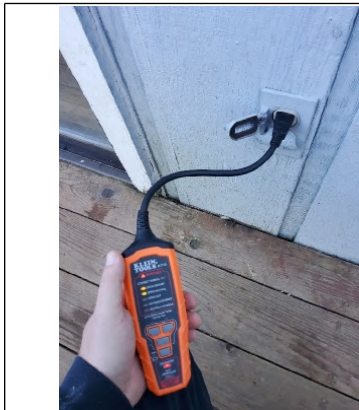
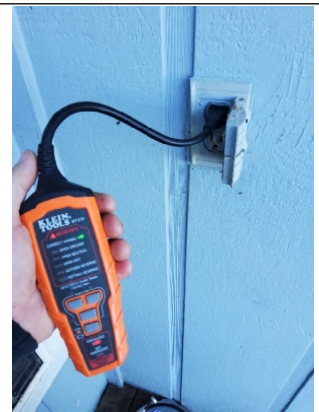
Exterior



Cover is missing screws, recommend repair



Broken outlet, recommend repair by a licensed electrician.



Electrical outlet has an open ground and neutral, recommend repair by a licensed electrician.

Building(s) Exterior Wall Construction

Type ☐ Not Visible ☒ Framed ☐ Masonry Other: .
Condition ☒ Not Visible ☐ Satisfactory ☐ Marginal ☐ Poor
Comments

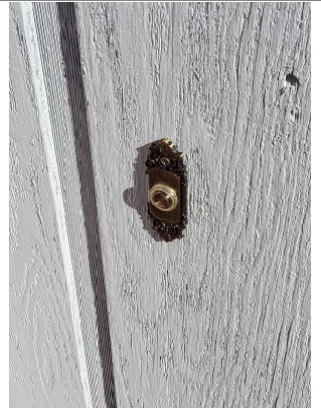
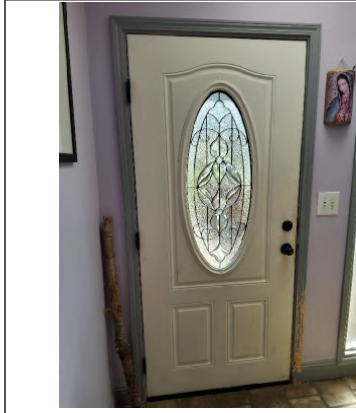
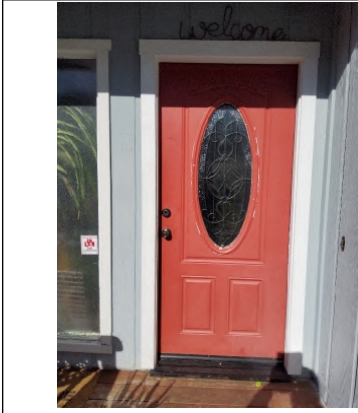
Exterior Doors

Main Entrance ☐ N/A Weatherstripping: ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Missing ☐ Replace Door condition: ☒ Satisfactory ☐ Marginal ☐ Poor
Patio ☒ N/A Weatherstripping: ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Missing ☐ Replace Door condition: ☐ Satisfactory ☐ Marginal ☐ Poor
Rear door ☒ N/A Weatherstripping: ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Missing ☐ Replace Door condition: ☐ Satisfactory ☐ Marginal ☐ Poor
Other door ☒ N/A Weatherstripping: ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Missing ☐ Replace Door condition: ☐ Satisfactory ☐ Marginal ☐ Poor

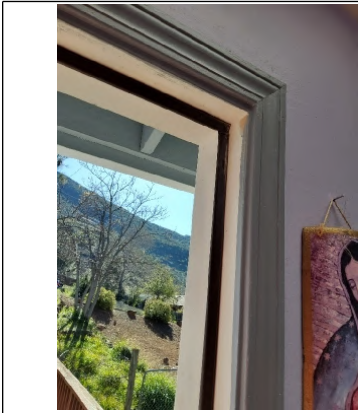
Comments

Photos

Exterior



Doorbell doesn't properly operate, recommend repair



Recommend replacing damaged trim

Exterior A/C - Heat pump #1

Unit #1

☐ N/A

Location: Left of home

Brand: Day & Night

Model #:

Serial #:

Approximate Age: Older

Condition

☐ Satisfactory ☐ Marginal ☐ Poor ☒ Cabinet/housing rusted

Energy source

☒ Electric ☐ Gas Other: .

Unit type

☒ Air cooled ☐ Water cooled ☐ Geothermal ☐ Heat pump

Outside Disconnect

☒ Yes ☐ No Maximum fuse/breaker rating (amps): Fuses/Breakers installed (amps):
☐ Improperly sized fuses/breakers

Level

☒ Yes ☐ No ☐ Recommend re-level unit

Condenser Fins

☐ Damaged ☒ Need cleaning ☐ Damaged base/pad ☐ Damaged Refrigerant Line ☐ Satisfactory

Insulation

☒ Yes ☐ No ☐ Replace

Improper Clearance (air flow)

☒ Yes ☐ No

Comments

The unit is older and nearing the end of its life. I recommend having the A/C condenser properly serviced by a licensed HVAC contractor. It will also be wise to get a home warranty based on the conditions presented on the unit during the time of inspection.

Photos

Exterior



Missing cover, recommend repair



Cover installed over units is not structurally sound, recommend new posts minimum 4x4 be installed to replace 2x6. Also roll asphalt should be installed over new wood sheathing to replace existing.

Exterior A/C - Heat pump #2

Unit #2

☐ N/A

Location: Left of home

Brand: Trane

Model #:

Serial #:

Approx. Age:

Energy source ☒ Electric ☒ Gas Other: .

Unit type ☒ Air cooled ☐ Water cooled ☐ Geothermal ☐ Heat pump

Outside Disconnect ☒ Yes ☐ No Maximum fuse/breaker rating (amps): Fuses/Breakers installed (amps):
☐ Improperly sized fuses/breakers

Level ☒ Yes ☐ No ☐ Recommend re-level unit

Condenser Fins ☐ Damaged ☐ Need cleaning ☐ Damaged base/pad ☐ Damaged Refrigerant Line ☒ Satisfactory

Insulation ☒ Yes ☐ No ☐ Replace

Condition ☐ Satisfactory ☒ Marginal ☐ Poor ☐ Cabinet/housing rusted

Improper Clearance (air flow) ☐ Yes ☒ No

Comments **Recommend having unit serviced by a licensed HVAC contractor, unit operated but doesn't pull heat as lined is capped off.**

Photos

Exterior



Interior

Fireplace

☐ None

Location(s) Living Room

Type ☐ Gas ☒ Wood ☐ Solid fuel burning stove ☐ Electric ☐ Ventless

Material ☐ Masonry ☐ Metal (pre-fabricated) ☐ Metal insert ☒ Cast Iron

Miscellaneous ☒ Not Tested Operable: ☐ Yes ☐ No Damper operable: ☐ Yes ☐ No
☐ Open joints or cracks in firebrick/panels should be sealed ☐ Fireplace doors need repair

Damper modified for gas operation ☒ N/A ☐ Yes ☐ No ☐ Damper missing

Hearth extension adequate ☒ Yes ☐ No

Mantel ☐ N/A ☒ Secure ☐ Loose ☐ Recommend repair/replace

Physical condition ☐ Satisfactory ☐ Marginal ☐ Poor ☒ Recommend having flue cleaned and re-examined
☐ Not evaluated

Comments

Photos



Stairs/Steps/Balconies

☐ None

Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Loose/Missing

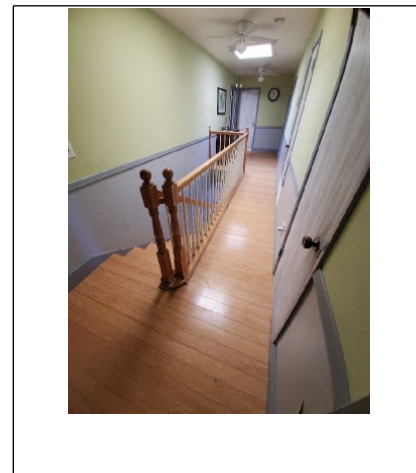
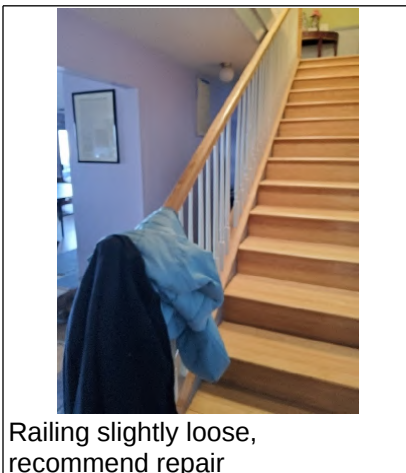
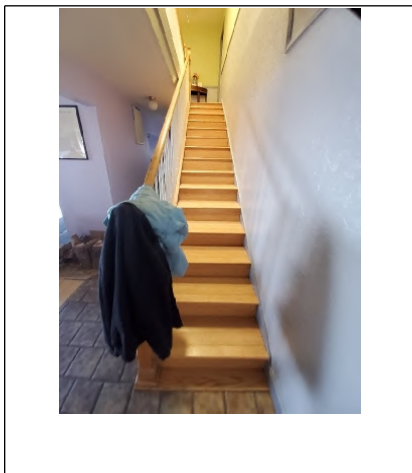
Handrail ☐ Satisfactory ☒ Marginal ☐ Poor ☐ Safety hazard ☐ Hand Rail/Railing/Balusters recommended

Risers/Treads ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Risers/Treads uneven ☐ Trip hazard

Comments

Photos

Interior



Smoke/Carbon Monoxide detectors

Smoke Detector ☐ Present ☐ Not Present Operable: ☐ Yes ☐ No ☐ Not tested ☒ Recommend additional
☒ Safety Hazard

CO Detector ☐ Present ☐ Not Present Operable: ☐ Yes ☐ No ☐ Not tested ☒ Recommend additional
☒ Safety Hazard

Comments

Photos



Attic/Structure/Framing/Insulation

☐ N/A

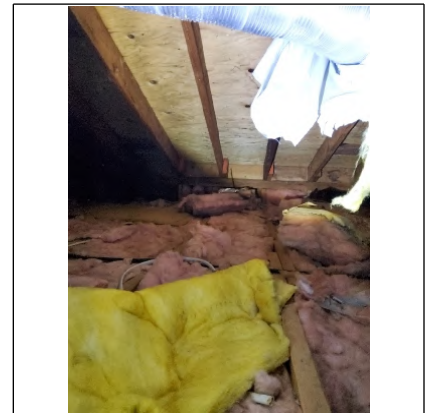
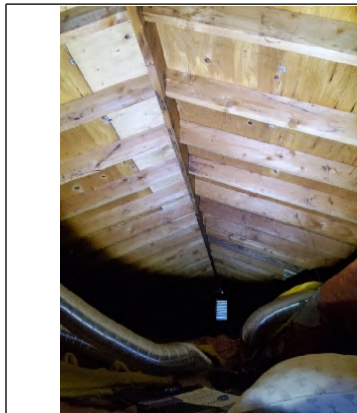
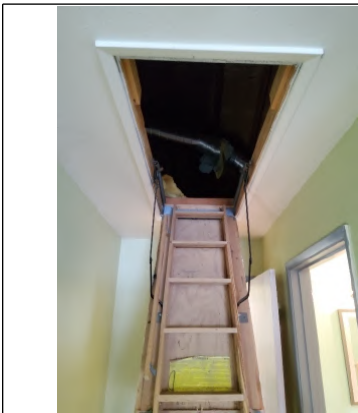
Interior

Attic/Structure/Framing/Insulation cont.

- Access** ☐ Stairs ☒ Pulldown ☐ Scuttlehole/Hatch ☐ No Access Other: Access limited by:
- Inspected from** ☒ Access panel ☐ In the attic ☐ Other
- Location** ☐ Hallway ☐ Bedroom Closet ☐ Garage ☒ Other
- Flooring** ☒ Complete ☐ Partial ☐ None
- Insulation** ☐ Fiberglass ☒ Batts ☐ Loose ☐ Cellulose ☐ Foam ☐ Other ☐ Vermiculite ☐ Rock wool
Depth: ☐ Damaged ☐ Displaced ☐ Missing ☐ Compressed ☐ Recommend additional insulation
- Installed in** ☐ Rafters/Trusses ☐ Walls ☒ Between ceiling joists ☐ Underside of roof deck ☐ Not Visible
- Vapor barriers** ☒ Kraft/foil faced ☐ Plastic sheeting ☐ Not Visible ☐ Improperly installed
- Ventilation** ☒ Ventilation appears adequate ☐ Recommend additional ventilation ☐ Recommend baffles at eaves
- Fans exhausted to Attic:** ☒ Yes ☐ No ☐ Recommend repair Outside: ☒ Yes ☐ No ☐ Not Visible
- HVAC Duct** ☐ N/A ☒ Satisfactory ☐ Damaged ☐ Split ☐ Disconnected ☐ Leaking ☐ Repair/Replace
☐ Recommend Insulation
- Chimney chase** ☐ N/A ☒ Satisfactory ☐ Needs repair ☐ Not Visible
- Structural problems observed** ☐ Yes ☒ No ☐ Recommend repair ☐ Recommend structural engineer
- Roof structure** ☒ Rafters ☐ Trusses ☐ Wood ☐ Metal ☐ Collar ties ☐ Purlins ☐ Knee wall ☐ Not Visible Other:
- Ceiling joists** ☒ Wood ☐ Metal ☐ Not Visible
- Sheathing** ☒ Plywood ☐ OSB ☐ Planking ☐ Rotted ☐ Stained ☐ Delaminated
- Evidence of condensation** ☐ Yes ☒ No
- Evidence of moisture** ☒ Yes ☐ No
- Evidence of leaking** ☒ Yes ☐ No
- Firewall between units** ☐ N/A ☒ Yes ☐ No ☐ Needs repair/sealing
- Electrical** ☒ No apparent defects ☐ Open junction box(es) ☐ Handyman wiring
☐ Knob and tube covered with insulation ☐ Safety Hazard

Comments

Photos



Interior



Moisture stains are evident on rafters and sheathing this could be from an active leak, recommend repair



Da



Damaged siding, recommend repair

Plumbing

Water service

Main shut-off location Left of home

Water entry piping ☐ Not Visible ☒ Copper/Galv. ☐ PVC Plastic ☐ CPVC Plastic ☐ Polybutylene Plastic
☐ PEX Plastic ☐ Lead ☐ Polyethylene

Lead other than solder joints ☐ Yes ☒ No ☐ Unknown ☐ Service entry

Visible water distribution piping ☒ Copper ☐ Galvanized ☐ PVC Plastic ☐ CPVC Plastic ☐ Polybutylene Plastic
☐ PEX Plastic Other: .

Condition ☒ Satisfactory ☐ Marginal ☐ Poor

Flow ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Water pressure over 80 psi ☐ Recommend plumber evaluate
☐ Recommend pressure regulator

Pipes Supply/Drain ☐ Corroded ☐ Leaking ☐ Valves broken/missing ☐ Dissimilar metal Cross connection: ☐ Yes
☐ No ☐ Safety Hazard ☒ Recommend repair ☐ Recommend a dielectric union ☐ Satisfactory

Drain/Waste/Vent pipe ☐ Copper ☐ Cast iron ☐ Galvanized ☐ PVC ☒ ABS ☐ Brass

Condition ☐ Satisfactory ☒ Marginal ☐ Poor

Support/Insulation ☒ N/A
 Type:

Traps proper P-Type ☒ Yes ☐ No ☐ P-traps recommended

Drainage ☒ Satisfactory ☐ Marginal ☐ Poor

Interior fuel storage system ☒ N/A ☐ Yes ☐ No Leaking: ☐ Yes ☐ No

Fuel line ☐ N/A ☐ Copper ☐ Brass ☐ Black iron ☐ Stainless steel ☐ CSST ☐ Not Visible ☒ Galvanized
☐ Recommend CSST be properly bonded

Condition ☐ N/A ☐ Satisfactory ☐ Marginal ☐ Poor ☒ Recommend plumber evaluate

Comments

Photos



Water meter location



Plumbing



Active plumbing leak, recommend repair

Main fuel shut-off location

☐ N/A

Location

Right of home

Comments

Photos



Propane tank is 80 percent full during time of inspection.



Rust is evident on gas line, recommend further evaluation and repair by a licensed plumber

Water heater #1

☐ N/A

General

Brand Name: Reliance

Serial #:

Capacity:

Approx. age: Less than 1 year old

Type

☐ Gas ☐ Electric ☐ Oil ☒ LP Other: .

Combustion air venting present ☒ Yes ☐ No ☐ N/A

Seismic restraints needed ☐ Yes ☒ No ☐ N/A

Relief valve

☒ Yes ☐ No Extension proper: ☐ Yes ☐ No ☐ Missing ☐ Recommend repair
☐ Improper material

Vent pipe

☐ N/A ☐ Satisfactory ☐ Pitch proper ☐ Improper ☐ Rusted ☒ Recommend repair

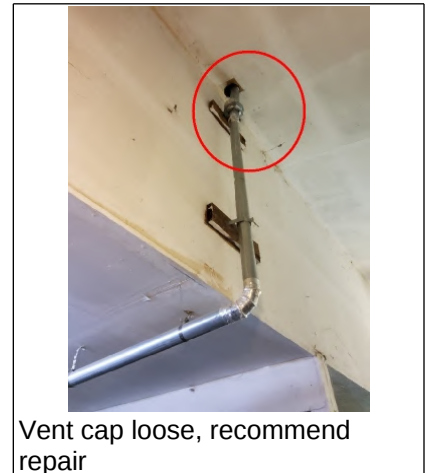
Condition

☒ Satisfactory ☐ Marginal ☐ Poor

Comments

Photos

Plumbing



Vent cap loose, recommend repair

Water heater #2

General

☐ N/A

Brand Name: Oevant

Serial #:

Capacity:

Approx. age:

Type

☒ Gas ☐ Electric ☐ Oil ☐ LP Other:

Combustion air venting present ☒ Yes ☐ No ☐ N/A

Seismic restraints needed ☐ Yes ☒ No ☐ N/A

Relief valve

☐ Yes ☒ No Extension proper: ☐ Yes ☐ No ☐ Missing ☐ Recommend repair

☐ Improper material

Vent pipe

☐ N/A ☒ Satisfactory ☐ Pitch proper ☐ Improper ☐ Rusted ☐ Recommend repair

Condition

☒ Satisfactory ☐ Marginal ☐ Poor

Comments

Not operable during time of inspection, recommend further evaluation by a licensed plumber. Seller has noted that the water heater is not staying

Photos



Electrical System

Sub panel(s)

☐ None apparent

Location(s)

Location 1: Below deck

Location 2: Garage

Location 3:

Evaluation

☐ Panel not accessible ☒ Satisfactory

Reason:

☐ Recommend separating/isolating neutrals ☐ Recommend electrician repair/evaluate box

Branch wire

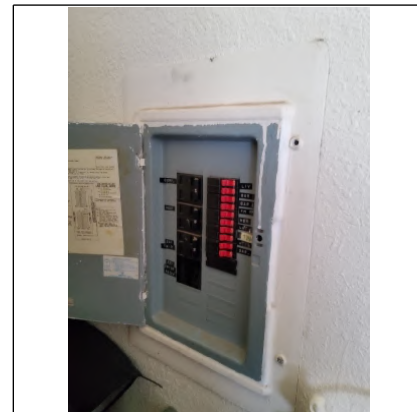
☒ Copper ☐ Aluminum ☐ Safety hazard Neutral/ground separated: ☐ Yes ☐ No Neutral isolated: ☐ Yes ☐ No

Condition

☒ Satisfactory ☐ Marginal ☐ Poor

Comments

Photos



Heating System

Heating system

Unit #1 Brand name: Day & Night
 Approx. age: Older
☐ Unknown Model #: Serial #: ☐ Satisfactory ☐ Marginal ☐ Poor
☒ Recommended HVAC technician examine

Unit #2 ☒ None
 Brand name:
 Approx. age:
☐ Unknown
 Model #:
 Serial #: ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Recommended HVAC technician examine

Energy source ☐ Gas ☒ LP ☐ Oil ☐ Electric ☐ Solid fuel

Warm air system ☐ Belt drive ☐ Direct drive ☐ Gravity ☒ Central system ☐ Floor/wall furnace

Heat exchanger ☐ N/A ☒ Sealed ☐ Not Visible ☐ Visual w/mirror ☐ Flame distortion ☐ Rusty
☐ Carbon/soot buildup

Carbon monoxide ☒ N/A ☐ Detected at plenum ☐ Detected at register ☐ Not tested
 Tester:

Combustion air venting present ☐ N/A ☒ Yes ☐ No

Controls Disconnect: ☐ Yes ☒ No ☐ Normal operating and safety controls observed Gas shut off valve:
☐ Yes ☒ No

Distribution ☐ Metal duct ☒ Insulated flex duct ☐ Cold air returns ☐ Duct board ☐ Asbestos-like wrap
☐ Safety Hazard

Flue piping ☐ N/A ☒ Satisfactory ☐ Rusty ☐ Improper slope ☐ Safety hazard ☐ Recommend repair/replace

Filter ☒ Standard ☐ Electrostatic ☐ Satisfactory ☐ Needs cleaning/replacement ☐ Missing
☐ Electronic (not tested)

When turned on by thermostat ☒ Fired ☐ Did not fire Proper operation: ☐ Yes ☐ No ☐ Not tested

Heat pump ☒ N/A ☐ Supplemental electric ☐ Supplemental gas

Sub-slab ducts ☒ N/A ☐ Satisfactory ☐ Marginal ☐ Poor Water/Sand Observed: ☐ Yes ☐ No

System not operated due to ☒ N/A ☐ Exterior temperature Other: .

Comments **Recommend having unit serviced by a licensed HVAC contractor, unit operated but doesn't pull heat as lined is capped off.**

Photos



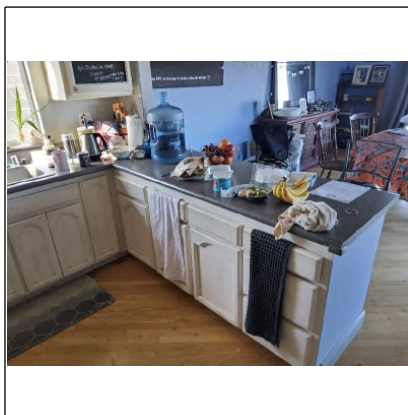
Kitchen

Countertops

Condition ☒ Satisfactory ☐ Marginal ☐ Recommend repair/caulking

Comments

Photos



Cabinets

Condition ☐ Satisfactory ☒ Marginal ☐ Recommend repair/adjustment

Comments

Photos



Plumbing

Faucet Leaks ☐ Yes ☒ No

Pipes leak/corroded ☐ Yes ☒ No

Sink/Faucet ☒ Satisfactory ☐ Corroded ☐ Chipped ☐ Cracked ☐ Recommend repair

Functional drainage ☒ Satisfactory ☐ Marginal ☐ Poor

Functional flow ☒ Satisfactory ☐ Marginal ☐ Poor

Comments

Photos

Kitchen

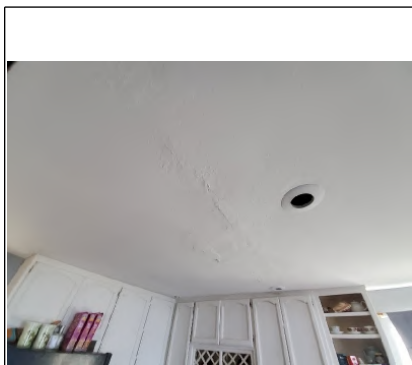


Walls & Ceiling

Condition ☐ Satisfactory ☐ Marginal ☐ Poor ☒ Typical cracks ☐ Moisture stains

Comments

Photos



Moisture damage is evident on ceiling, sellers noted that the leak was repaired.

Heating/Cooling Source

☒ Yes ☐ No

Comments

Floor

Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Sloping ☐ Squeaks

Comments

Photos

Kitchen

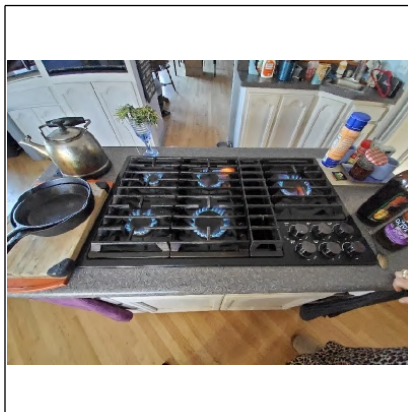


Appliances

- Disposal** ☐ N/A ☐ Not tested Operable: ☒ Yes ☐ No
Oven ☐ N/A ☐ Not tested Operable: ☒ Yes ☐ No
Range ☐ N/A ☐ Not tested Operable: ☒ Yes ☐ No
Dishwasher ☐ N/A ☐ Not tested Operable: ☒ Yes ☐ No
Trash Compactor ☒ N/A ☐ Not tested Operable: ☐ Yes ☐ No
Exhaust fan ☐ N/A ☐ Not tested Operable: ☒ Yes ☐ No
Refrigerator ☐ N/A ☐ Not tested Operable: ☒ Yes ☐ No
Microwave ☐ N/A ☐ Not tested Operable: ☒ Yes ☐ No
Other Operable: ☒ Yes ☐ No
Dishwasher airgap ☒ Yes ☐ No
Dishwasher drain line looped ☒ Yes ☐ No
Receptacles present ☒ Yes ☐ No Operable: ☐ Yes ☐ No
GFCI ☐ Yes ☒ No Operable: ☐ Yes ☐ No Recommend GFCI Receptacles: ☐ Yes ☐ No
☒ Potential Safety Hazard(s)
Open ground/Reverse polarity: ☐ Yes ☒ No ☐ Potential Safety Hazard

Comments

Photos



Kitchen



Dishwasher is not properly fastened, recommend repair



Missing cover plate, recommend repair

Living Room

Living Room

Location Main floor

Walls & Ceiling ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Typical cracks ☐ Damage

Moisture stains ☐ Yes ☒ No

Where:

Floor ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Squeaks ☐ Slopes ☐ Tripping hazard

Ceiling fan ☐ None ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Recommend repair/replace

Electrical Switches: ☒ Yes ☐ No ☐ Operable Receptacles: ☒ Yes ☐ No ☐ Operable
Open ground/Reverse polarity: ☐ Yes ☒ No ☐ Safety hazard ☐ Cover plates missing

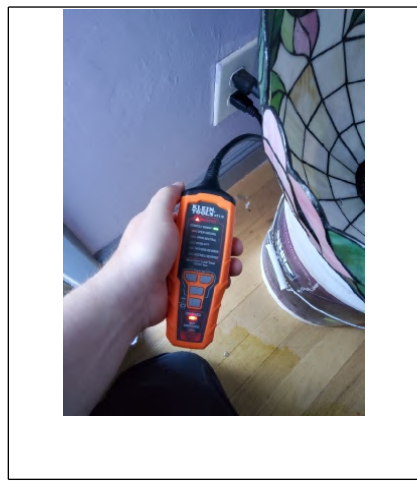
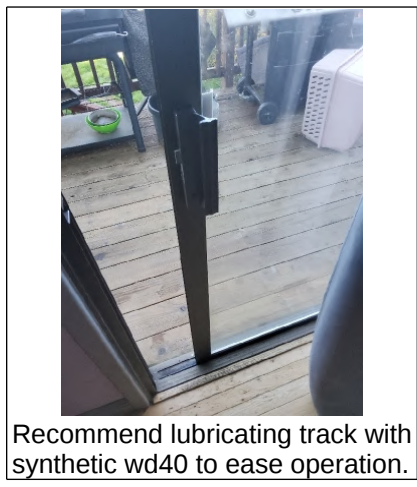
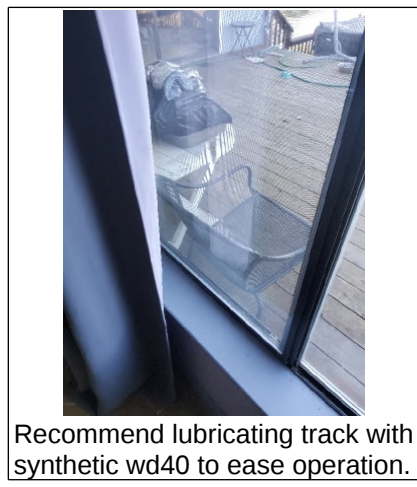
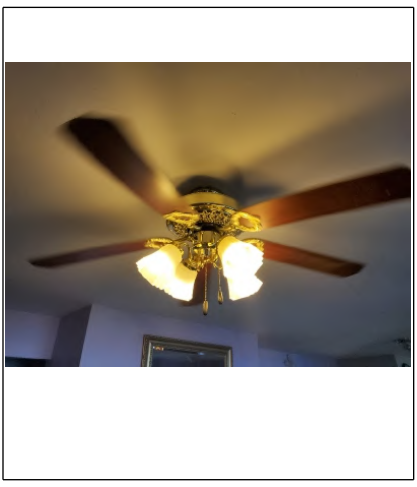
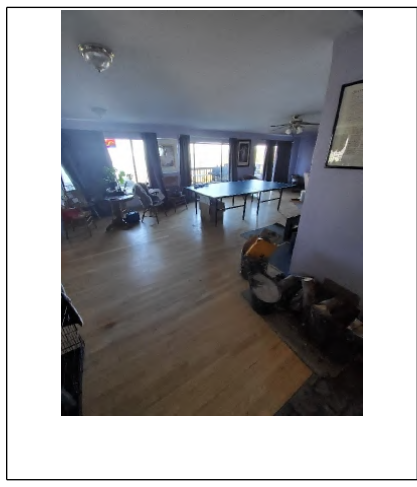
Heating source present ☒ Yes ☐ No Holes: ☐ Doors ☐ Walls ☐ Ceilings

Doors ☐ None ☐ Satisfactory ☒ Marginal ☐ Poor ☐ Cracked glass ☐ Broken/Missing hardware

Windows ☐ None ☐ Satisfactory ☒ Marginal ☐ Poor ☐ Cracked glass ☐ Evidence of leaking insulated glass
☐ Broken/Missing hardware

Comments

Photos



Dining Room

Dining Room

Location Main floor

Walls & Ceiling ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Typical cracks ☐ Damage

Moisture stains ☐ Yes ☒ No

Where:

Floor ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Squeaks ☐ Slopes ☐ Tripping hazard

Ceiling fan ☐ None ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Recommend repair/replace

Electrical Switches: ☒ Yes ☐ No ☐ Operable Receptacles: ☒ Yes ☐ No ☐ Operable
Open ground/Reverse polarity: ☐ Yes ☒ No ☐ Safety hazard ☐ Cover plates missing

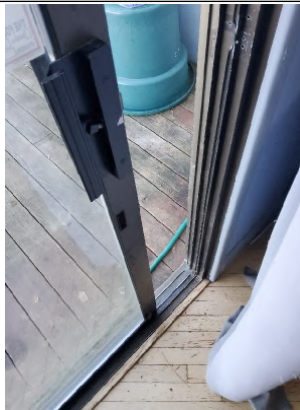
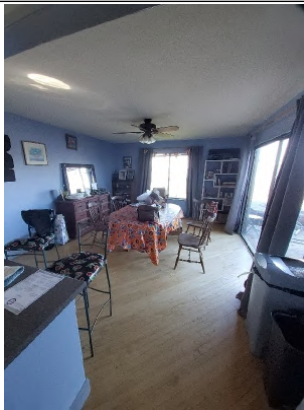
Heating source present ☒ Yes ☐ No Holes: ☐ Doors ☐ Walls ☐ Ceilings

Doors ☐ None ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Cracked glass ☒ Broken/Missing hardware

Windows ☐ None ☐ Satisfactory ☒ Marginal ☐ Poor ☐ Cracked glass ☐ Evidence of leaking insulated glass
☐ Broken/Missing hardware

Comments

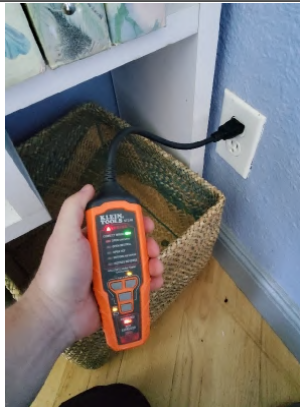
Photos



Recommend lubricating track with synthetic wd40 to ease operation.



Missing latch hardware, recommend repair



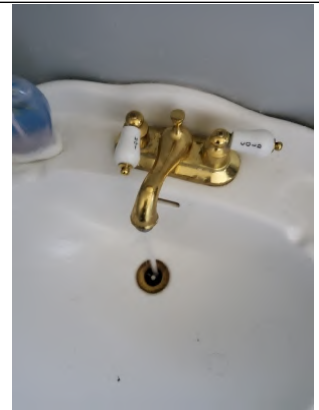
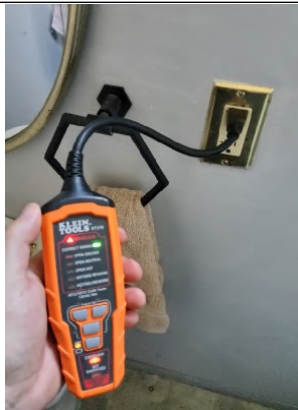
Main Floor Half Bath

Bath

- Location** Main floor
- Sinks** Faucet leaks: ☐ Yes ☒ No Pipes leak: ☐ Yes ☒ No
- Tubs** ☒ N/A Faucet leaks: ☐ Yes ☐ No Pipes leak: ☐ Yes ☐ No ☐ Not Visible
- Showers** ☒ N/A Faucet leaks: ☐ Yes ☐ No Pipes leak: ☐ Yes ☐ No ☐ Not Visible
- Toilet** Bowl loose: ☐ Yes ☒ No Operable: ☒ Yes ☐ No ☐ Cracked bowl ☐ Toilet leaks
- Whirlpool** ☐ Yes ☒ No Operable: ☐ Yes ☐ No ☐ Not tested ☐ No access door GFCI: ☐ Yes ☐ No
☐ GFCI Recommended
- Shower/Tub area** ☐ Ceramic/Plastic ☐ Fiberglass ☐ Masonite Other: . Condition: ☐ Satisfactory ☐ Marginal
☐ Poor ☐ Rotted floors Caulk/Grouting needed: ☐ Yes ☐ No
 Where:
☒ N/A
- Drainage** ☒ Satisfactory ☐ Marginal ☐ Poor
- Water flow** ☒ Satisfactory ☐ Marginal ☐ Poor
- Moisture stains present** ☐ Yes ☒ No ☐ Walls ☐ Ceilings ☐ Cabinetry
- Doors** ☐ Satisfactory ☒ Marginal ☐ Poor
- Window** ☐ None ☐ Satisfactory ☒ Marginal ☐ Poor
- Receptacles present** ☒ Yes ☐ No Operable: ☐ Yes ☐ No
- GFCI** ☒ Yes ☐ No Operable: ☐ Yes ☐ No ☐ Recommend GFCI
- Open ground/Reverse polarity** ☐ Yes ☒ No ☐ Potential Safety Hazard
- Heat source present** ☒ Yes ☐ No
- Exhaust fan** ☐ Yes ☒ No Operable: ☐ Yes ☐ No ☐ Noisy

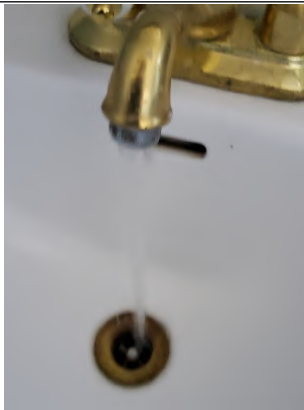
Comments

Photos

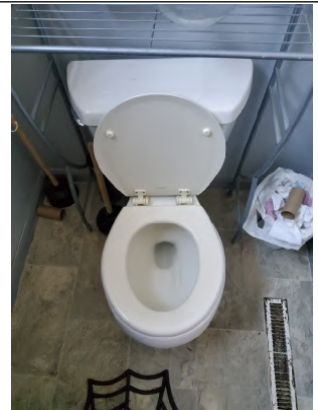


Missing drain stop, recommend repair

Main Floor Half Bath



Recommend replacing aerator on faucet



Upper Floor Bedroom 1

Room

Location Upper Floor

Type BEDROOM

Walls & Ceiling ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Typical cracks ☐ Damage

Moisture stains ☐ Yes ☒ No

Where:

Floor ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Squeaks ☐ Slopes ☐ Tripping hazard

Ceiling fan ☒ None ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Recommend repair/replace

Electrical Switches: ☒ Yes ☐ No ☐ Operable Receptacles: ☒ Yes ☐ No ☐ Operable
Open ground/Reverse polarity: ☐ Yes ☒ No ☐ Safety hazard ☐ Cover plates missing

Heating source present ☒ Yes ☐ No Holes: ☐ Doors ☐ Walls ☐ Ceilings

Bedroom Egress restricted ☐ N/A ☐ Yes ☒ No

Doors ☐ None ☐ Satisfactory ☐ Marginal ☒ Poor ☐ Cracked glass ☐ Broken/Missing hardware

Windows ☐ None ☐ Satisfactory ☒ Marginal ☐ Poor ☐ Cracked glass ☐ Evidence of leaking insulated glass
☐ Broken/Missing hardware

Comments

Photos



Damaged door slab, recommend replacing



Threshold is loose, recommend fastening



Upper Floor Bathroom 1

Bath

Location Upper floor

Sinks Faucet leaks: ☐ Yes ☒ No Pipes leak: ☐ Yes ☒ No

Tubs ☒ N/A Faucet leaks: ☐ Yes ☐ No Pipes leak: ☐ Yes ☐ No ☐ Not Visible

Showers ☐ N/A Faucet leaks: ☐ Yes ☒ No Pipes leak: ☐ Yes ☒ No ☐ Not Visible

Toilet Bowl loose: ☐ Yes ☒ No Operable: ☐ Yes ☐ No ☐ Cracked bowl ☐ Toilet leaks

Whirlpool ☐ Yes ☒ No Operable: ☐ Yes ☐ No ☐ Not tested ☐ No access door GFCI: ☐ Yes ☐ No
☐ GFCI Recommended

Shower/Tub area ☐ Ceramic/Plastic ☐ Fiberglass ☒ Masonite Other: . Condition: ☒ Satisfactory ☐ Marginal
☐ Poor ☐ Rotted floors Caulk/Grouting needed: ☒ Yes ☐ No
Where: Around entry of shower
☐ N/A

Drainage ☒ Satisfactory ☐ Marginal ☐ Poor

Water flow ☒ Satisfactory ☐ Marginal ☐ Poor

Moisture stains present ☐ Yes ☒ No ☐ Walls ☐ Ceilings ☐ Cabinetry

Doors ☒ Satisfactory ☐ Marginal ☐ Poor

Window ☐ None ☐ Satisfactory ☒ Marginal ☐ Poor

Receptacles present ☒ Yes ☐ No Operable: ☐ Yes ☐ No

GFCI ☒ Yes ☐ No Operable: ☐ Yes ☐ No ☐ Recommend GFCI

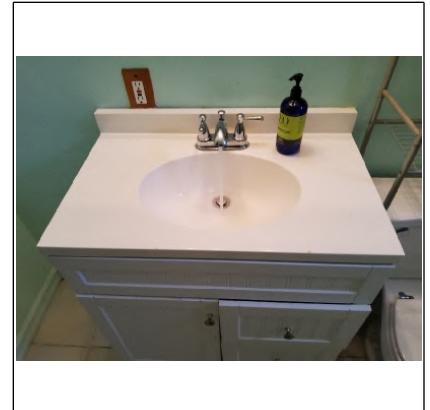
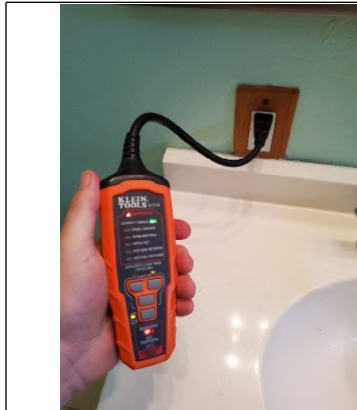
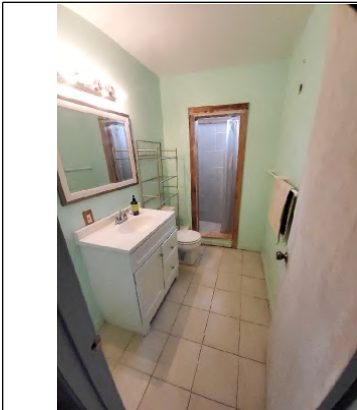
Open ground/Reverse polarity ☐ Yes ☒ No ☐ Potential Safety Hazard

Heat source present ☒ Yes ☐ No

Exhaust fan ☐ Yes ☒ No Operable: ☐ Yes ☐ No ☐ Noisy

Comments

Photos



Upper Floor Bathroom 1



Drain pipe doesn't have proper pitch, recommend repair by a licensed plumber.



Upper Floor Bedroom 2

Room

Location Upper floor

Type BEDROOM

Walls & Ceiling ☐ Satisfactory ☒ Marginal ☐ Poor ☐ Typical cracks ☐ Damage

Moisture stains ☒ Yes ☐ No

Where: Wall

Floor ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Squeaks ☐ Slopes ☐ Tripping hazard

Ceiling fan ☒ None ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Recommend repair/replace

Electrical Switches: ☒ Yes ☐ No ☐ Operable Receptacles: ☒ Yes ☐ No ☐ Operable
Open ground/Reverse polarity: ☐ Yes ☒ No ☐ Safety hazard ☐ Cover plates missing

Heating source present ☒ Yes ☐ No Holes: ☐ Doors ☐ Walls ☐ Ceilings

Bedroom Egress restricted ☐ N/A ☐ Yes ☒ No

Doors ☐ None ☐ Satisfactory ☒ Marginal ☐ Poor ☐ Cracked glass ☐ Broken/Missing hardware

Windows ☐ None ☐ Satisfactory ☒ Marginal ☐ Poor ☐ Cracked glass ☐ Evidence of leaking insulated glass
☐ Broken/Missing hardware

Comments

Photos



Upper Floor Bedroom 3

Room

Location Upper floor

Type BEDROOM

Walls & Ceiling ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Typical cracks ☐ Damage

Moisture stains ☐ Yes ☒ No

Where:

Floor ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Squeaks ☐ Slopes ☐ Tripping hazard

Ceiling fan ☐ None ☐ Satisfactory ☐ Marginal ☐ Poor ☒ Recommend repair/replace

Electrical Switches: ☒ Yes ☐ No ☐ Operable Receptacles: ☒ Yes ☐ No ☐ Operable
Open ground/Reverse polarity: ☐ Yes ☒ No ☐ Safety hazard ☐ Cover plates missing

Heating source present ☒ Yes ☐ No Holes: ☐ Doors ☐ Walls ☐ Ceilings

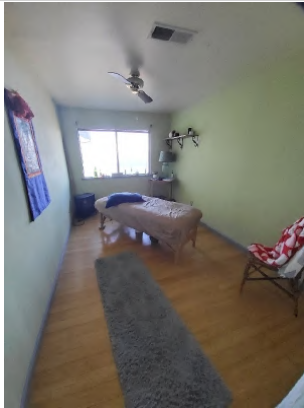
Bedroom Egress restricted ☐ N/A ☐ Yes ☒ No

Doors ☐ None ☐ Satisfactory ☒ Marginal ☐ Poor ☐ Cracked glass ☐ Broken/Missing hardware

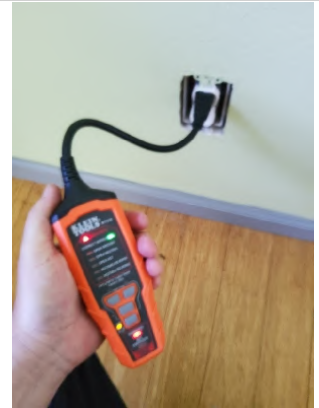
Windows ☐ None ☐ Satisfactory ☒ Marginal ☐ Poor ☐ Cracked glass ☐ Evidence of leaking insulated glass
☐ Broken/Missing hardware

Comments

Photos



Missing door hardware,
recommend installing new one



Upper Floor Bedroom 4

Room

Location Upper floor

Type BEDROOM

Walls & Ceiling ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Typical cracks ☐ Damage

Moisture stains ☐ Yes ☒ No

Where:

Floor ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Squeaks ☐ Slopes ☐ Tripping hazard

Ceiling fan ☐ None ☐ Satisfactory ☐ Marginal ☐ Poor ☒ Recommend repair/replace

Electrical Switches: ☒ Yes ☐ No ☐ Operable Receptacles: ☒ Yes ☐ No ☐ Operable
Open ground/Reverse polarity: ☐ Yes ☒ No ☐ Safety hazard ☐ Cover plates missing

Heating source present ☒ Yes ☐ No Holes: ☐ Doors ☐ Walls ☐ Ceilings

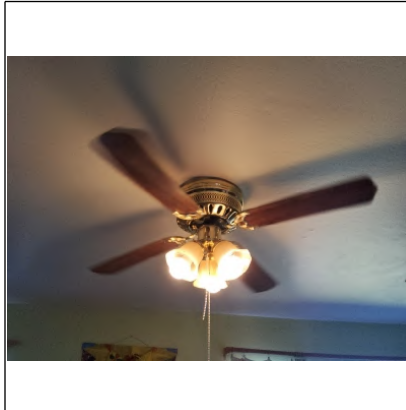
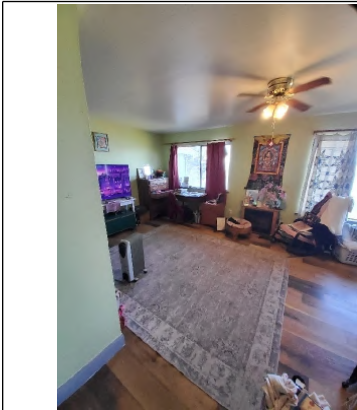
Bedroom Egress restricted ☐ N/A ☐ Yes ☒ No

Doors ☐ None ☐ Satisfactory ☒ Marginal ☐ Poor ☐ Cracked glass ☐ Broken/Missing hardware

Windows ☐ None ☐ Satisfactory ☒ Marginal ☐ Poor ☐ Cracked glass ☐ Evidence of leaking insulated glass
☐ Broken/Missing hardware

Comments

Photos



Upper Floor Bedroom 5

Room

Location Upper floor

Type BEDROOM

Walls & Ceiling ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Typical cracks ☐ Damage

Moisture stains ☐ Yes ☒ No

Where:

Floor ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Squeaks ☐ Slopes ☐ Tripping hazard

Ceiling fan ☒ None ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Recommend repair/replace

Electrical Switches: ☒ Yes ☐ No ☐ Operable Receptacles: ☒ Yes ☐ No ☐ Operable
Open ground/Reverse polarity: ☐ Yes ☒ No ☐ Safety hazard ☐ Cover plates missing

Heating source present ☒ Yes ☐ No Holes: ☐ Doors ☐ Walls ☐ Ceilings

Bedroom Egress restricted ☐ N/A ☐ Yes ☒ No

Doors ☐ None ☐ Satisfactory ☒ Marginal ☐ Poor ☐ Cracked glass ☐ Broken/Missing hardware

Windows ☐ None ☐ Satisfactory ☒ Marginal ☐ Poor ☐ Cracked glass ☐ Evidence of leaking insulated glass
☐ Broken/Missing hardware

Comments

Photos



Missing door latch hardware,
recommend repair



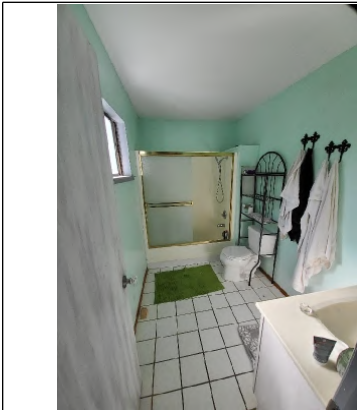
Upper Floor Common Bathroom

Bath

- Location** Upper floor
- Sinks** Faucet leaks: ☐ Yes ☒ No Pipes leak: ☐ Yes ☒ No
- Tubs** ☐ N/A Faucet leaks: ☐ Yes ☒ No Pipes leak: ☐ Yes ☒ No ☐ Not Visible
- Showers** ☐ N/A Faucet leaks: ☒ Yes ☐ No Pipes leak: ☐ Yes ☒ No ☐ Not Visible
- Toilet** Bowl loose: ☐ Yes ☒ No Operable: ☐ Yes ☐ No ☐ Cracked bowl ☐ Toilet leaks
- Whirlpool** ☐ Yes ☒ No Operable: ☐ Yes ☐ No ☐ Not tested ☐ No access door GFCI: ☐ Yes ☐ No
☐ GFCI Recommended
- Shower/Tub area** ☐ Ceramic/Plastic ☒ Fiberglass ☐ Masonite Other: . Condition: ☒ Satisfactory ☐ Marginal
☐ Poor ☐ Rotted floors Caulk/Grouting needed: ☐ Yes ☒ No
 Where:
☐ N/A
- Drainage** ☒ Satisfactory ☐ Marginal ☐ Poor
- Water flow** ☒ Satisfactory ☐ Marginal ☐ Poor
- Moisture stains present** ☐ Yes ☒ No ☐ Walls ☐ Ceilings ☐ Cabinetry
- Doors** ☐ Satisfactory ☒ Marginal ☐ Poor
- Window** ☐ None ☐ Satisfactory ☒ Marginal ☐ Poor
- Receptacles present** ☒ Yes ☐ No Operable: ☐ Yes ☐ No
- GFCI** ☒ Yes ☐ No Operable: ☐ Yes ☐ No ☐ Recommend GFCI
- Open ground/Reverse polarity** ☐ Yes ☒ No ☐ Potential Safety Hazard
- Heat source present** ☒ Yes ☐ No
- Exhaust fan** ☐ Yes ☒ No Operable: ☐ Yes ☐ No ☐ Noisy

Comments

Photos



Recommend replacing faucet or install new aerator

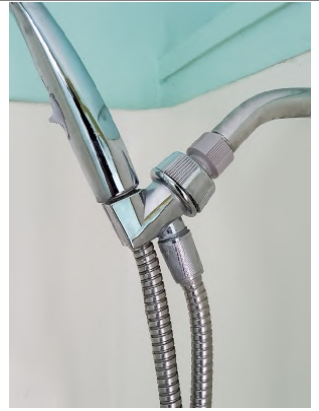
Upper Floor Common Bathroom



Recommend having flex drain pipe replaced by a licensed plumber.



Missing drain stop, recommend repair



Active leak, recommend repair



Upper Floor Bathroom 2

Bath

Location Upper floor

Sinks Faucet leaks: ☐ Yes ☒ No Pipes leak: ☐ Yes ☒ No

Tubs ☐ N/A Faucet leaks: ☐ Yes ☒ No Pipes leak: ☐ Yes ☒ No ☐ Not Visible

Showers ☐ N/A Faucet leaks: ☐ Yes ☒ No Pipes leak: ☐ Yes ☒ No ☐ Not Visible

Toilet Bowl loose: ☐ Yes ☒ No Operable: ☒ Yes ☐ No ☐ Cracked bowl ☐ Toilet leaks

Whirlpool ☐ Yes ☒ No Operable: ☐ Yes ☐ No ☐ Not tested ☐ No access door GFCI: ☐ Yes ☐ No
☐ GFCI Recommended

Shower/Tub area ☐ Ceramic/Plastic ☒ Fiberglass ☐ Masonite Other: . Condition: ☒ Satisfactory ☐ Marginal
☐ Poor ☐ Rotted floors Caulk/Grouting needed: ☐ Yes ☒ No
Where:
☐ N/A

Drainage ☒ Satisfactory ☐ Marginal ☐ Poor

Water flow ☒ Satisfactory ☐ Marginal ☐ Poor

Moisture stains present ☐ Yes ☒ No ☐ Walls ☐ Ceilings ☐ Cabinetry

Doors ☐ Satisfactory ☒ Marginal ☐ Poor

Window ☐ None ☐ Satisfactory ☒ Marginal ☐ Poor

Receptacles present ☒ Yes ☐ No Operable: ☐ Yes ☐ No

GFCI ☐ Yes ☒ No Operable: ☐ Yes ☐ No ☒ Recommend GFCI

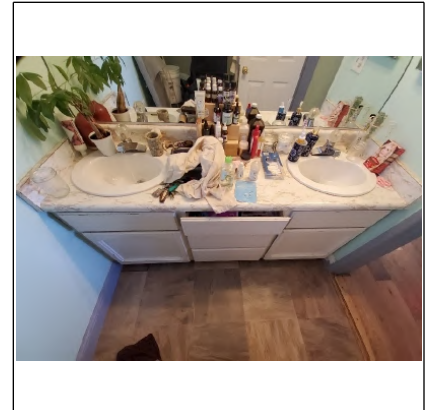
Open ground/Reverse polarity ☐ Yes ☒ No ☐ Potential Safety Hazard

Heat source present ☒ Yes ☐ No

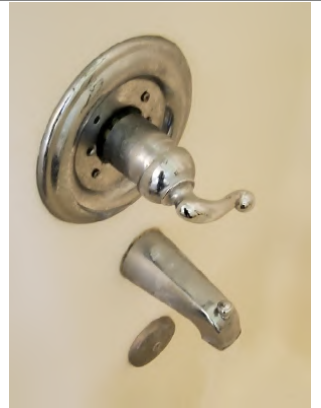
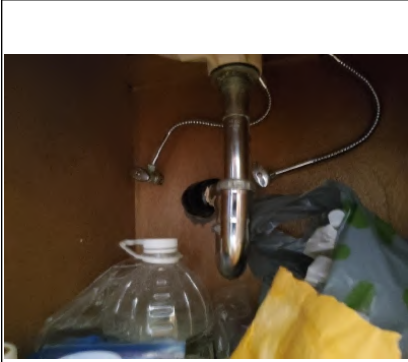
Exhaust fan ☐ Yes ☒ No Operable: ☐ Yes ☐ No ☐ Noisy

Comments

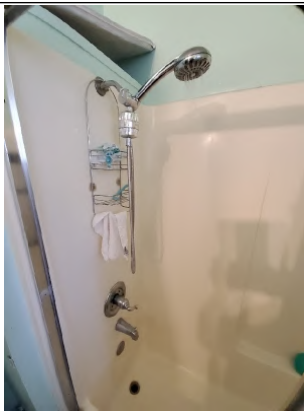
Photos



Upper Floor Bathroom 2



Loose handle, recommend repair



Laundry

Laundry

Laundry sink ☒ N/A

Faucet leaks ☐ Yes ☒ No

Pipes leak ☐ Yes ☒ No ☐ Not Visible

Cross connections ☐ Yes ☒ No ☐ Potential Safety Hazard

Heat source present ☒ Yes ☐ No

Room vented ☒ Yes ☐ No

Dryer vented ☐ N/A ☐ Wall ☐ Ceiling ☐ Floor ☐ Not vented ☐ Plastic dryer vent not recommended
☒ Not vented to exterior ☒ Recommend repair ☐ Safety hazard

Electrical Open ground/reverse polarity: ☐ Yes ☒ No ☐ Safety hazard

GFCI present ☐ Yes ☒ No Operable: ☐ Yes ☐ No ☒ Recommend GFCI Receptacles

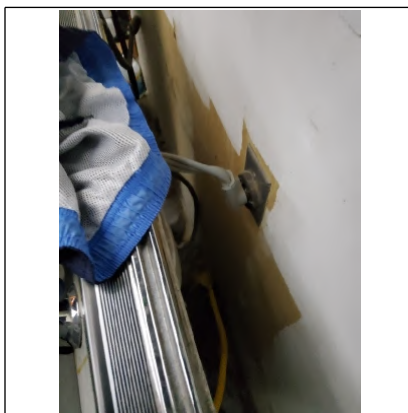
Appliances ☒ Washer ☒ Dryer ☒ Water heater ☐ Furnace/Boiler

Washer hook-up lines/valves ☒ Satisfactory ☐ Leaking ☐ Corroded ☐ Not Visible

Gas shut-off valve ☒ N/A ☐ Yes ☐ No ☐ Cap Needed ☐ Safety hazard ☐ Not Visible

Comments

Photos



Dryer vent disconnected,
recommend repair

Bonus Room

Room

Location Bottom floor

Type BONUS ROOM

Walls & Ceiling ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Typical cracks ☐ Damage

Moisture stains ☐ Yes ☒ No
Where:

Floor ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Squeaks ☐ Slopes ☐ Tripping hazard

Ceiling fan ☒ None ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Recommend repair/replace

Electrical Switches: ☒ Yes ☐ No ☐ Operable Receptacles: ☒ Yes ☐ No ☐ Operable
Open ground/Reverse polarity: ☐ Yes ☒ No ☐ Safety hazard ☐ Cover plates missing

Heating source present ☐ Yes ☒ No Holes: ☐ Doors ☐ Walls ☐ Ceilings

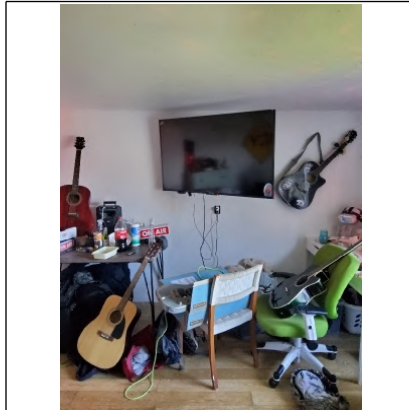
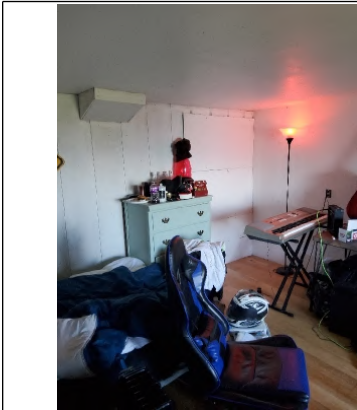
Bedroom Egress restricted ☐ N/A ☐ Yes ☒ No

Doors ☐ None ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Cracked glass ☒ Broken/Missing hardware

Windows ☐ None ☐ Satisfactory ☒ Marginal ☐ Poor ☐ Cracked glass ☐ Evidence of leaking insulated glass
☐ Broken/Missing hardware

Comments

Photos



Crawl Space

Crawl space

☐ N/A

Type ☒ Full crawlspace ☐ Combination basement/crawl space/slab

Conditioned (heated/cooled) ☐ Yes ☒ No

Comments

Photos



Access

Location ☐ Exterior ☒ Interior hatch/door ☐ Via basement ☐ No access

Inspected from ☐ Access panel ☒ In the crawl space

Comments

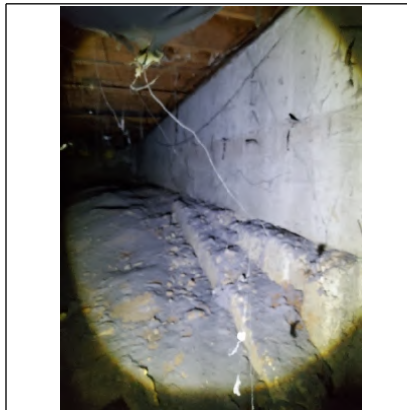
Foundation walls

Condition ☒ Satisfactory ☐ Marginal ☐ Have Evaluated ☐ Monitor ☐ Cracks ☐ Movement

Material ☐ Concrete block ☒ Poured concrete ☐ Stone ☐ ICF ☐ Wood ☐ Brick

Comments

Photos



Floor

Material ☐ Concrete ☐ Gravel ☒ Dirt Other: .

Condition ☒ Typical cracks ☐ Not Visible ☐ Vapor barrier present

Comments

Photos

Crawl Space



Seismic bolts

☐ N/A ☐ None visible

Condition ☐ Appear satisfactory ☒ Recommended evaluation

Comments

Photos



Moisture intrusion evident,
recommend having a pest
inspection for proper treatment.

Drainage

Sump pump ☐ Yes ☒ No Operable: ☐ Yes ☐ No ☐ Pump not tested

Standing water ☐ Yes ☒ No ☐ Not Visible

Evidence of moisture damage ☒ Yes ☐ No

Comments **Active leak on abs pipe, recommend repair by a licensed plumber**

Photos

Crawl Space



Ventilation

☐ N/A

Location

☒ Wall vents ☐ Power vents ☐ None apparent

Condition

☐ Additional ventilation recommended ☒ Evidence of moisture damage

Comments

Photos



Screen is not properly fastened to siding, recommend repair

Girders/Beams/Columns

Material

☐ Steel ☒ Wood ☐ Masonry

Condition

☒ Satisfactory ☐ Marginal ☐ Poor ☐ Not Visible ☐ Sagging/Altered

Comments

Photos

Crawl Space



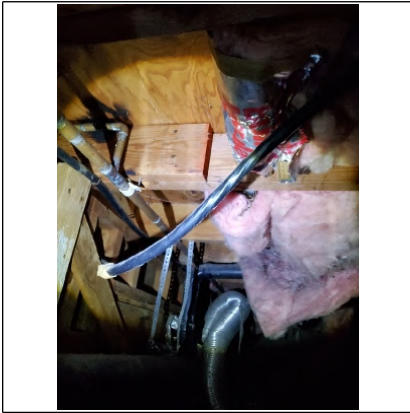
Joists

Material ☒ Wood ☐ Steel ☐ Truss ☐ Not Visible ☐ 2x8 ☐ 2x10 ☐ 2x12 ☐ Engineered I-Type
☐ Sagging/Altered joists

Condition ☒ Satisfactory ☐ Marginal ☐ Poor

Comments

Photos



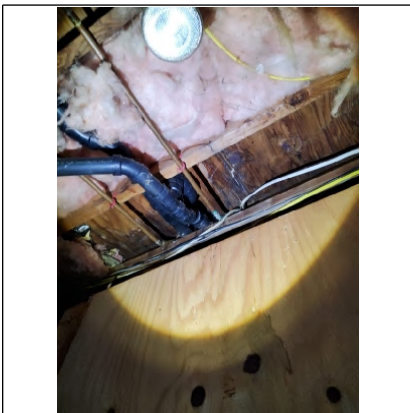
Subfloor

☐ Not Visible

Condition ☒ Indication of moisture stains/rotting

Comments

Photos



Crawl Space

Insulation

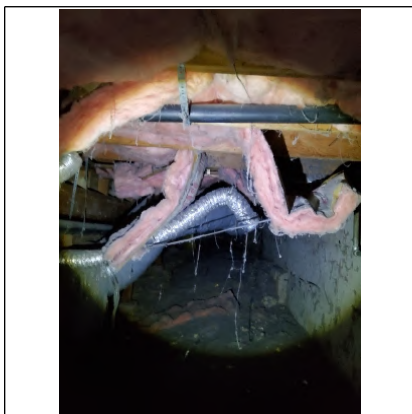
☐ None

Type ☒ Fiberglass ☐ Cellulose ☐ Rockwool ☐ Foam ☐ Not Visible

Location ☐ Walls ☒ Between floor joists Other: .

Comments **Insulation was damaged/missing , recommend repair**

Photos



Vapor barrier

Present ☒ Yes ☐ No ☐ Not Visible ☐ Improperly installed

Material ☒ Kraft/foil faced ☐ Plastic ☐ Not Visible Other: .

Condition ☒ Satisfactory ☐ Marginal ☐ Poor

Comments

Garage

Type

☐ None
☒ Attached ☐ Detached ☐ 1-Car ☐ 2-Car ☐ 3-Car ☐ 4-Car ☐ Carport

Comments

Photos



Automatic Opener

☐ None ☐ N/A
☒ Operable ☐ Inoperable

Comments

Photos



Safety Reverse

☐ None ☐ N/A
☒ Operable ☐ Not Operable ☐ Need(s) adjusting ☐ Safety hazard
☐ Photo eyes and pressure reverse tested

Comments

Photos

Garage



Floor

Material ☒ Concrete ☐ Gravel ☐ Asphalt ☐ Dirt Other: .

Condition ☐ Satisfactory ☒ Typical cracks ☐ Large settling cracks ☐ Recommend evaluation/repair

☐ Safety hazard

Source of Ignition within 18" of the floor ☐ N/A ☒ Yes ☐ No

Comments

Photos



Sill Plates

☐ None ☒ Not Visible

Type ☐ Floor level ☒ Elevated

Condition ☐ Rotted/Damaged ☐ Recommend repair

Comments

Photos

Garage



Overhead Door(s)

☐ N/A

Material

☐ Wood ☒ Fiberglass ☐ Masonite ☐ Metal ☐ Recommend repair

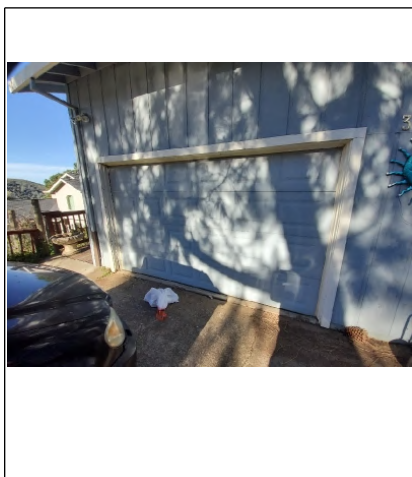
Condition

☐ Satisfactory ☐ Marginal ☒ Poor ☐ Hardware loose ☐ Safety Cable Recommended
☐ Weatherstripping missing/damaged ☐ Loose/missing

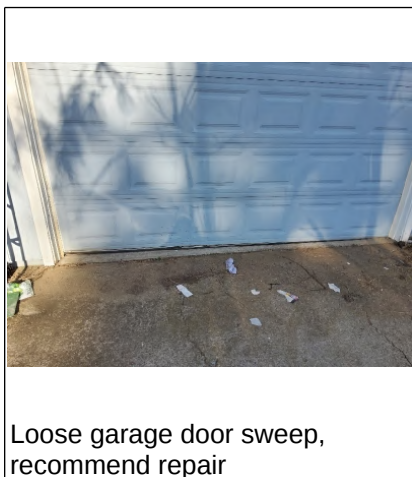
Recommend Priming/Painting Inside & Edges ☐ Yes ☒ No

Comments

Photos



Damaged flashing, recommend replacing



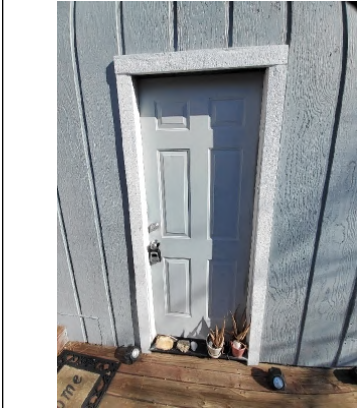
Loose garage door sweep, recommend repair

Garage

Exterior Service Door

☐ None

Condition
☐ Satisfactory ☐ Marginal ☒ Poor ☐ Damaged/Rusted

Comments
Photos


Missing casing trim, recommend repair

Electrical Receptacles

☒ Yes ☐ No ☐ Not Visible Operable: ☐ Yes ☐ No

Reverse polarity ☐ Yes ☒ No

Open ground ☐ Yes ☒ No ☐ Safety Hazard

GFCI Present ☐ Yes ☒ No Operable: ☐ Yes ☐ No ☐ Handyman/extension cord wiring

☐ Recommend GFCI Receptacles

Comments
Photos


Fire Separation Walls & Ceiling

☐ N/A ☐ Present ☐ Missing ☐ Recommend repair

Condition ☐ Satisfactory ☐ Recommend repair ☐ Holes walls/ceiling ☒ Safety hazard(s)

Moisture Stains Present ☐ Yes ☒ No

Typical Cracks ☐ Yes ☒ No

Fire door ☐ Not verifiable ☒ Not a fire door ☐ Needs repair ☐ Satisfactory

Garage

Fire Separation Walls & Ceiling cont.

Self closure ☐ N/A ☐ Satisfactory ☒ Inoperative ☐ Missing

Comments

Photos

