License Expired
Property Inspection Report



329 Hobbs Ln, Santa Maria, CA 93455
Inspection prepared for: Chris Leon
Date of Inspection: 9/16/2026 Time: 8:00 AM
Age of Home: 1959 Size: 1,589 sqft
Weather: Overcast

Inspector: License Expired
License # 16101912
2023 Preisker Ln, STE F, Santa Maria, 93454
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Report Summary

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

Grounds		
Page 4 Item: 4	Retaining walls condition	• Damaged wood and/or leaning post noted multiple locations of the rear retaining walls. (2) (3)
Exterior componants		
Page 7 Item: 6	Chimney Condition	• Loose and/or missing bricks noted at the chimney. (2)
Roof		
Page 9 Item: 1	Roof Condition	• A portion of the roof and rear patio covers were under repair at the time of inspection. This area is where the two patio covers and roof meet. The rear patio cover was resting on the shingles with no visible support and/or slip sheet. (2) (3) • Older weathered rolled roofing noted at the patio cover weathering and/or open seam(s) were noted. (2)
Page 10 Item: 2	Flashing/Skylights	• Weathered and/or missing sealant noted at flashings/fasteners. Typical maintenance necessary now and on a triennial basis. This generally consists of resealing gaps at through-the-roof projections and at the valley flashing/chimney/walls as necessary. *
Plumbing - Water & Fuel Supply		
Page 12 Item: 2	Water Pressure	• 85 PSI • Water pressure exceeds max recommended 80psi. Recommend adjustment, repair, or installation/replacement of pressure regulator as needed. (2)
Water Heater		
Page 13 Item: 1	Water Heater Condition	• A small water heater was noted at the outdoor cooking area. This water heater was not strapped/secured and did not a TPRV discharge pipe installed. (2)
Page 13 Item: 3	Strapping	• Loose strap(s) or restraint system noted at water heater tank. Missing blocking noted between tank and wall. * (5) • Not to code, requires two 1 1/2" steel straps 16 gauge, 1/3 from the top and the bottom.
Page 13 Item: 4	TPR and Discharge Condition	• TPR discharge pipe is runs short/poor termination location. * (5)
Electrical		
Page 16 Item: 6	Condition - Wiring/outlets/fixtures	• 3 prong outlet(s) tested ungrounded at various locations. (2) (5) • Hot/neutral are reversed the garage outlet next to the fireplace. Unsecured and exposed MC cable was noted between the outlet and fireplace. (2) (5)
Page 18 Item: 7	GFCI	• GFCI not located at ALL current/applicable locations; GFCI protected receptacles may not have been required when the

		house was built. Recommend upgrading/installing GFCI outlets in all applicable locations as needed. (Kitchen, Bathrooms, Garage, Exterior, wet areas.) * (5)
Interior Components		
Page 21 Item: 1	Wall Condition	• An unfinished drywall patch was noted in the kitchen sink cabinet. *
Bathroom		
Page 25 Item: 6	Bath Tubs	• The hall bathroom shower diverter does not fully engage and is stuck on the tub faucet setting. *
Garage		
Page 29 Item: 2	Walls & Ceiling	• An opening in the fire barrier between garage and living space was noted at the improperly patched drywall above the water heater. (2) (5)

Inspection Details

INTRODUCTION:

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process.

Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFCI outlets may not be installed; this report will focus on safety and function, not current code. This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair.

For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.

KEY TO THE INSPECTION REPORT
* Items that have an asterisk * next to them. This item or component warrants additional attention, repair or monitoring. Items that have a (#) next to them. The Bracketed Numbers are defined as follows:

(1) Recommend evaluation by a qualified licensed structural engineer / geotechnical engineer.

(2) Recommend further review and repairs as needed by a qualified licensed contractor or specialty tradesman dealing with that item or system.

(3) Recommend further review for the presence of any wood destroying pests or organisms by qualified Pest Inspector.

(4) This item is a safety hazard - correction is needed.

(5) Recommend upgrading for safety enhancement. This building may have been constructed before current safety standards were developed.

1. Attendance

In Attendance: Client present • Construction/trades workers present

2. Home Type

Home Type: Single Family Home

3. Occupancy

Occupancy: Occupied - partially furnished. • Access to some items such as: electrical outlets/receptacles, windows, wall/floor surfaces, and cabinet interiors may be restricted by furniture or personal belongings. Any such items are excluded from this inspection report.

Grounds

Inspectors shall inspect adjacent or entryway walkways, patios, and driveways; vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building.

1. Driveway and Walkway Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Concrete and paver driveway noted. • Concrete walkways noted.
Observations:
• Driveway and walkways are in generally good condition for age of property.
• Common cracks/settlement noted. *

2. Exterior Faucet Condition

Good	Fair	Poor	N/A	None
	X			

Location: Front of garage. • Rear of house
Observations:
• Hose faucet(s) are functional.

3. Fence Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Wood • Metal posts noted in some areas.
Observations:
• Fences and Gates were in generally fair condition for age of property.
• Weathered/aged boards and posts noted. *

4. Retaining walls condition

Good	Fair	Poor	N/A	None
		X		

Materials: Wood
Location: Rear exterior
Observations:
• Retaining walls are in functional condition.
• Damaged wood and/or leaning post noted multiple locations of the rear retaining walls. (2) (3)



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5. Grading

Good	Fair	Poor	N/A	None
	X			

Observations:
• No major system safety or function concerns noted at time of inspection.
• The exterior drainage is generally away from foundation.
• Surface drains are noted.

6. Sprinklers

Good	Fair	Poor	N/A	None
			X	

Observations:
• This company does not inspect/test sprinkler systems; beyond the scope of our inspection due to most of its parts/piping not visible for inspection Client is advised to check with seller to demonstrate timing/operations/locations or seek advice of a specialist in evaluating this system before use. *

Exterior componants

This section describes the exterior wall coverings and trim. Inspectors are required to inspect the exterior wall coverings, flashing, trim, all exterior doors, the stoops, steps porches and their associated railings, any attached decks and balconies and eaves, soffits and fascias accessible from ground level.

1. Exterior walls Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Exterior walls are wood framed with stucco wall covering. • Brick veneer noted.
Observations:
• Exterior walls/wall covering are in generally good condition for age of the property.
• Stucco extends to grade/concrete; no weep screed which may be typical for age and area of home. Brick veneer noted also extends to grade. * (3)
• Not fully visible

2. Eaves/Fascia & Trim

Good	Fair	Poor	N/A	None
	X			

Observations:
• Exterior eaves are of wood construct
• Eaves and fascia are in generally good condition for the age of the property.

3. Deck/Balcony/Porch(s)

Good	Fair	Poor	N/A	None
		X		

4. Patio Condition(s)

Good	Fair	Poor	N/A	None
	X			

Materials : Brick and Concrete • Patio locations: Front and Rear

5. Patio cover condition(s)

Good	Fair	Poor	N/A	None
		X		

Materials: Low Slope Rolled Roofing • Corrugated metal paneling
Location: Rear • Right side
Observations:
• Patio cover(s) are in fair condition for the age of the property.
• The patio cover(s) appear to be functional at the time of inspection. Determining whether the installation meets current building code, planning/zoning requirements, or fire standards is outside the scope of a general home inspection. *
• Soot/Blackened panel noted at the metal patio cover above the cook area. *
• A portion of the roof and rear patio covers were under repair at the time of inspection. This area is where the two patio covers and roof meet. The rear patio cover was resting on the shingles with no visible support and/or slip sheet. (2) (3)
• Older weathered rolled roofing noted at the patio cover weathering and/or open seam(s) were noted. (2)

6. Chimney Condition

Good	Fair	Poor	N/A	None
		X		

Location: Roof • Garage interior
Materials: Brick
Observations:
• Chimney(s) are in generally good condition for age of the property.
• Cracking noted at multiple locations of the grout.
• Missing spark arrestor at the flue. It may not be required for the installed retrofit insert. * (5)
• Loose and/or missing bricks noted at the chimney. (2)



Loose and/or missing bricks noted at the chimney. (2)

7. Gutters/Downspouts condition

Good	Fair	Poor	N/A	None
	X			

Observations:
• Gutters and downspouts are in generally good condition for the age of the property.
• Minor damage and/or warping noted at the gutters. *
• Not fully visible.

Foundation

This report describes the foundation, floor, wall, ceiling and roof structures and the method used to inspect any accessible under floor crawlspace areas. Inspectors inspect and probe the structural components of the home, including the foundation and framing, where deterioration is suspected or where clear indications of possible deterioration exist. Probing is not done when doing so will damage finished surfaces or when no deterioration is visible or presumed to exist. Inspectors are not required to offer an opinion as to the structural adequacy of any structural systems or components or provide architectural services or an engineering or structural analysis of any kind. Despite all efforts, it is impossible for a home inspection to provide any guaranty that the foundation, and the overall structure and structural elements of the building is sound.

1. Slab Foundation

Good	Fair	Poor	N/A	None
	X			

Observations:
• Concrete slab appears serviceable but not fully visible due to floor coverings. No readily visible issues noted.

2. Foundation Perimeter

Good	Fair	Poor	N/A	None
X				

Observations:
• No deficiencies were observed at the visible portions of the structural components of the home.

3. Raised Foundation/Crawlspace Condition

Good	Fair	Poor	N/A	None
			X	

Roof

As with all areas of the house, we recommend that you carefully examine the roof immediately prior to closing the deal. Note that walking on a roof voids some manufacturer's warranties.

Adequate attic ventilation, solar / wind exposure, and organic debris all affect the life expectancy of a roof.

Always ask the seller about the age and history of the roof. On any home that is over 3 years old, experts recommend that you obtain a roof certification from an established local roofing company to determine its serviceability and the number of layers on the roof. We certainly recommend this for any roof over 5 years of age. Metal roofs in snow areas often do not have gutters and downspouts, as there is a concern that snow or ice cascading off the roof may tear gutters from the house.

Likewise, be advised that such cascading may cause personal injury or even death.

If this house has a metal roof, consult with qualified roofers or contractors regarding the advisability of installing a damming feature which may limit the size and amount of snow / ice sliding from the roof.

1. Roof Condition

Good	Fair	Poor	N/A	None
	X			

Roof inspected by walking accessible rooftop
Materials: Asphalt shingles noted.
Observations:
• The main roof covering was in generally good condition for the age of the property.
• The general condition of the roof appears to be serviceable with signs of weathering and aging. Recommend regular maintenance and periodic inspections.
• Portions of roof coverings are not fully visible; these inspections are limited to visible locations as noted by roof info/accessibility. *
• Moisture staining noted at multiple areas of the roof framing and sheathing in the attic; areas appeared dry at time of inspection. *
• Moisture staining noted at the garage ceiling; areas appeared dry at time of inspection. * (3)
• A portion of the roof and rear patio covers were under repair at the time of inspection. This area is where the two patio covers and roof meet. The rear patio cover was resting on the shingles with no visible support and/or slip sheet. (2) (3)
• Older weathered rolled roofing noted at the patio cover weathering and/or open seam(s) were noted. (2)



A portion of the roof and rear patio covers were under repair at the time of inspection. This area is where the two patio covers and roof meet. The rear patio cover was resting on the shingles with no visible support and/or slip sheet. (2) (3)



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Older weathered rolled roofing noted at the patio cover weathering and/or open seam(s) were noted. (2)



The general condition of the roof appears to be serviceable with signs of weathering and aging. Recommend regular maintenance and periodic inspections.

2. Flashing/Skylights

Good	Fair	Poor	N/A	None
	X			

Observations:
• Flashings/Vent caps appear in generally good condition.
• Not fully visible
• Weathered and/or missing sealant noted at flashings/fasteners. Typical maintenance necessary now and on a triennial basis. This generally consists of resealing gaps at through-the-roof projections and at the valley flashing/chimney/walls as necessary. *



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Plumbing - Water & Fuel Supply

1. Main line/Shut off valve

Good	Fair	Poor	N/A	None
	X			

Materials: Copper piping noted.
Observations:
• Meter location : sidewalk/street
• Main shut off location: front of garage
• Main valve/lines are poorly supported. *
• Main shut off valve appears to be in generally good condition for age of home; Valves are not operated/tested within scope of inspection.
• Not fully visible

2. Water Pressure

Good	Fair	Poor	N/A	None
	X			

Observations:
• 85 PSI
• Water pressure exceeds max recommended 80psi. Recommend adjustment, repair, or installation/replacement of pressure regulator as needed. (2)

3. Pressure Regulator

Good	Fair	Poor	N/A	None
	X			

Observations:
• Pressure regulator noted and appears to be in generally good condition for the age of the property.

4. Plumbing/Supply lines condition

Good	Fair	Poor	N/A	None
	X			

Materials: Copper piping noted. • PEX piping noted.
Observations:
• Supply lines appear to be in serviceable/functional condition.
• Some of the supply lines are not visible for inspection.
• Exposed PEX supply line noted in the garage; exposed to UV and subject to physical damage. *

5. Plumbing/Waste Lines condition

Good	Fair	Poor	N/A	None
	X			

Materials: ABS/PVC • Cast Iron/Galvaniized
Observations:
• Waste lines and vent systems appear to be in serviceable condition. Portions of waste lines are not visible for inspection. All waste lines drain properly at time of inspection.
• Older waste lines are still present. Determining life expectancy and/or if up to current codes or standards is beyond the scope of this inspection. Video scope of older drain lines is recommended. *

6. Main Gas Valve Condition

Good	Fair	Poor	N/A	None
	X			

Location: Right side of the garage
Observations:
• Gas meter/fuel supply appears to be in generally good condition.

Water Heater

1. Water Heater Condition

Good	Fair	Poor	N/A	None
	X			

Heater Type: Gas
Location: The water heater is located in the garage.
Observations:
• The water heater appeared to be in serviceable condition. Hot water was detected at all fixtures.
• Improper clearance noted between the water heater flue and the drywall at the garage ceiling. * (5)
• A small water heater was noted at the outdoor cooking area. This water heater was not strapped/secured and did not a TPRV discharge pipe installed. (2)



A small water heater was noted at the outdoor cooking area. This water heater was not strapped/secured and did not a TPRV discharge pipe installed. (2)



Improper clearance noted between the water heater flue and the drywall at the garage ceiling. * (5)

2. Number Of Gallons

Good	Fair	Poor	N/A	None
	X			

Observations:
• 50 gallons

3. Strapping

Good	Fair	Poor	N/A	None
		X		

Observations:
• Loose strap(s) or restraint system noted at water heater tank. Missing blocking noted between tank and wall. * (5)
• Not to code, requires two 1 1/2" steel straps 16 gauge, 1/3 from the top and the bottom.

4. TPR and Discharge Condition

Good	Fair	Poor	N/A	None
		X		

Materials: Galvanized
Observations:
• TPR discharge pipe is functional but may not be up to most current standards. *
• TPR discharge pipe is runs short/poor termination location. * (5)

5. Base

Good	Fair	Poor	N/A	None
	X			

Observations:
• The water heater base is functional.

Electrical

This report describes the amperage and voltage rating of the service, the location of the main disconnect and any sub panel(s), the presence of solid conductor aluminum branch circuit wiring, the presence or absence of smoke detectors and wiring methods. Inspectors are required to inspect the viewable portions of the service drop from the utility to the house, the service entrance conductors, cables and raceways, the service equipment and main disconnects, the service grounding, the interior components of the service panels and sub panels, the conductors, the over-current protection devices (fuses or breakers), ground fault circuit interrupters and a representative number of installed lighting fixtures, switches and receptacles. All issues or concerns listed in this Electrical section should be construed as current and a potential personal safety or fire hazard. Repairs should be a priority, and should be made by a qualified, licensed electrician.

1. Electrical Panel

Good	Fair	Poor	N/A	None
	X			

Main panel location: Rear exterior
Sub panel location Rear Storage Container. • Panel at rear exterior adjacent to main panel.
Observations:
• Main and sub panel(s) appeared to be in generally good condition for the age of the property.
• The main panel is older and/or original to home. Determining life expectancy or if up to current standards/code is beyond the scope of this inspection. *
• The sub panel at the storage container in the backyard does not have sufficient access clearance around it Recommend moving to a different area the panel was not able to be opened at the time of inspection due to improper access. (2) (5)
• Solar panel/service installed. This type of service is beyond the scope of this inspection; check with seller for maintenance agreements/plans. *
• Panel cover screw(s) missing. *



The sub panel at the storage container in the backyard does not have sufficient access clearance around it Recommend moving to a different area the panel was not able to be opened at the time of inspection due to improper access. (2) (5)

2. Main Amp Breaker

Good	Fair	Poor	N/A	None
	X			

Observations:
• 100 amp

3. Breakers in off position

Good	Fair	Poor	N/A	None
			X	

4. Main Service & Panel Wiring Type

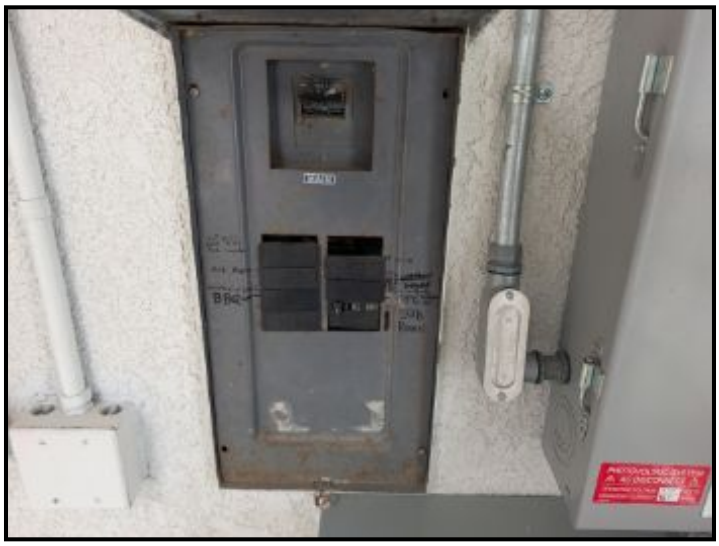
Good	Fair	Poor	N/A	None
	X			

Observations:
• There is an overhead service drop noted.
• Service wire type: Copper
• Branch wire type: Copper

5. Panel(s)-Breakers/Wiring notes

Good	Fair	Poor	N/A	None
	X			

Materials: Copper non-metallic sheathed cable noted.
Observations:
• All of the circuit breakers appeared serviceable.
• The deadfront does not properly shut at the main panel due to the number and/or organization or the wires/splices. * (5)
• Uncapped opening/holes noted at the main panel deadfront. * (5)



Uncapped opening/holes noted at the main panel deadfront. * (5)

6. Condition - Wiring/outlets/fixtures

Good	Fair	Poor	N/A	None
		X		

Observations:
• The representative sample of switches and outlets tested appeared to be serviceable. The occupant's belongings
prevented testing of some of the outlets and switches.
• Altered light fixture(s) that have been replaced by LED fixtures were noted in the garage. Missing wire clamps/connectors noted at multiple wire entry points in the fixtures/junction boxes. Abandoned bare/exposed bulb sockets noted in the attic. * (5)
• Two garage light fixtures were not operational or needs bulb(s) replaced. *
• 3 prong outlet(s) tested ungrounded at various locations. (2) (5)
• Hot/neutral are reversed the garage outlet next to the fireplace. Unsecured and exposed MC cable was noted between the outlet and fireplace. (2) (5)



Hot/neutral are reversed the garage outlet next to the fireplace. Unsecured and exposed MC cable was noted between the outlet and fireplace. (2) (5)



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Altered light fixture(s) that have been replaced by LED fixtures were noted in the garage. Missing wire clamps/connectors noted at multiple wire entry points in the fixtures/junction boxes. Abandoned bare/exposed bulb sockets noted in the attic. * (5)

7. GFCI

Good	Fair	Poor	N/A	None
		X		

Observations:

• A weak ground connection noted at the GFCI outlet at the outdoor cook area. * (5)

• GFCI not located at ALL current/applicable locations; GFCI protected receptacles may not have been required when the house was built. Recommend upgrading/installing GFCI outlets in all applicable locations as needed. (Kitchen, Bathrooms, Garage, Exterior, wet areas.) * (5)

Heat/AC

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

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

1. Heater Condition

Good	Fair	Poor	N/A	None
	X			

Location: The furnace is located in the attic
Materials: High efficacy gas or propane fired forced hot air.
Observations:
• Heating unit(s) appears serviceable and responded to normal controls.
• The furnace location has been moved from the hallway closet to the attic space. Additional framing and support framing were noted attached to the roof rafters to support the unit. It could not be verified whether this installation meets current structural design standards and/or local building codes. Additionally, there is no continuous work platform or permanent light fixture with a switch installed at the equipment area. (1) (2)

2. Vent Pipe

Good	Fair	Poor	N/A	None
	X			

Observations:
• The furnace venting system appears to be functional.
• Not fully visible.

3. Refrigerant Lines

Good	Fair	Poor	N/A	None
			X	

4. AC Condenser/Compress Condition

Good	Fair	Poor	N/A	None
			X	

5. Evaporative cooler

Good	Fair	Poor	N/A	None
			X	

6. Air Supply

Good	Fair	Poor	N/A	None
			X	

7. Registers

Good	Fair	Poor	N/A	None
	X			

Observations:
• The registers/ductwork appears to be functional.

8. Filters

Good	Fair	Poor	N/A	None
	X			

Location: Located in a filter grill in an interior area ceiling.
Observations:
• Air filter present/appears serviceable.

9. Thermostats

Good	Fair	Poor	N/A	None
	X			

Observations:
• Location at hallway
• Functional at the time of inspection.

10. Ducting

Good	Fair	Poor	N/A	None
	X			

Observations:
• Ductwork is in generally good condition for age of property; Heat and/or cool air detected at all registers.
• Damaged/loose insulation and/or vapor barrier on ductwork noted in attic space. *



Damaged/loose insulation and/or vapor barrier on ductwork noted in attic space. *

Interior Components

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

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

1. Wall Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Drywall walls noted.
Observations:
• Interior walls appear serviceable.
• Furnishings prevent full view and access to walls, windows, floors, etc. Inspection is limited to visible areas/components. *
• Not fully visible. *
• An unfinished drywall patch was noted in the kitchen sink cabinet. *



An unfinished drywall patch was noted in the kitchen sink cabinet. *

2. Ceiling Condition

Good	Fair	Poor	N/A	None
	X			

Materials: There are drywall ceilings noted.
Observations:
• Ceilings appear to be in generally good condition.
• Small/Common cracking in the wall or ceiling finish is noted. *
• Not fully visible

3. Floor Condition

Good	Fair	Poor	N/A	None
	X			

Flooring Types: Ceramic/Porcelain tile is noted. • Wood/Laminate plank floor noted.
Observations:
• Floor coverings appear serviceable.

4. Window Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Vinyl framed sliding, dual pane windows noted.
Observations:
• The representative sample of windows tested appear operational.

5. Ceiling fan(s) condition

Good	Fair	Poor	N/A	None
	X			

Observations:
• Ceiling fan(s) are operational.
• Two of the exterior ceiling fans buzz during operation. (2)

6. Doors

Good	Fair	Poor	N/A	None
	X			

Observations:
• Front entry door appears in generally good condition for the age of the property.
• Interior doors appear in generally good condition for the age of the property.

7. Patio Doors

Good	Fair	Poor	N/A	None
	X			

Observations:
• The sliding glass patio door is functional and in generally good condition for age of the property.

8. Screen Doors

Good	Fair	Poor	N/A	None
	X			

Observations:
• Sliding door screen is functional.

9. Fireplace

Good	Fair	Poor	N/A	None
	X			

Materials: Prefabricated
Location: Living Room
Observations:
• Fireplace appears in generally fair condition for the age of the property.
• Chimney flue/damper is dirty; recommend professional cleaning before extended/regular use. * (5)



Chimney flue/damper is dirty; recommend professional cleaning before extended/regular use. * (5)

10. Stairs/Railings condition

Good	Fair	Poor	N/A	None
			X	

11. Smoke Detectors

Good	Fair	Poor	N/A	None
	X			

Observations:
• Smoke detectors and CO detectors are present in all applicable locations. This company does not test smoke detectors/carbon monoxide detectors only verify if they are present. Recommend regular testing by all home owners/residents periodically. * (5)
• No smoke detectors present in the hallways. *

Kitchen

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

1. Cabinets

Good	Fair	Poor	N/A	None
	X			

Observations:
• Cabinets & counters are in generally good condition for the age of the property.
• No functional deficiencies observed on all kitchen cabinets/counters. Cosmetic damage is beyond the scope of this inspection and not evaluated.
• Worn/weathered cabinet finish noted at various locations; consistent with age of home and materials. *

2. Sinks

Good	Fair	Poor	N/A	None
	X			

Observations:
• Sink is in generally good condition for the age of the property.
• Plumbing below sink appeared serviceable.

3. Garbage Disposal

Good	Fair	Poor	N/A	None
	X			

Observations:
• Operated - functional at time of inspection.

4. Cook top condition

Good	Fair	Poor	N/A	None
	X			

Observations:
• Gas cook top noted.
• This unit was tested and appeared serviceable at time of inspection. Inspection does not include calibration as this is not a technically exhaustive inspection. No warranties or guarantees of this or any other appliance can be offered.

5. Oven & Range

Good	Fair	Poor	N/A	None
	X			

Observations:
• Oven: gas burners
• The unit was tested and appeared serviceable at time of inspection. Inspection does not include calibration as this is not a technically exhaustive inspection. No warranties or guarantees of this or any other appliance can be offered.

6. Vent Condition

Good	Fair	Poor	N/A	None
	X			

Exterior Vented
Observations:
• Central ventilation system is present and functional.
• Stove top light needs a bulb replaced. *

7. Dishwasher

Good	Fair	Poor	N/A	None
X				

Observations:
• Dishwasher is functional/in generally good condition.

Bathroom

Bathrooms can consist of many features from jacuzzi tubs and showers to toilets and bidets. Because of all the plumbing involved it is an important area of the house to look over. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring..

1. Toilet(s) Condition

Good	Fair	Poor	N/A	None
	X			

Observations:
• Toilet(s) are functional and in good visual condition.

2. Cabinets

Good	Fair	Poor	N/A	None
	X			

Observations:
• Vanities/Cabinets and sink tops are in generally good condition for age of property.

3. Sinks

Good	Fair	Poor	N/A	None
	X			

Observations:
• Sinks and plumbing below sink(s) are in generally good condition for the age of the property.
• Not fully visible due to stored personal items.

4. Showers

Good	Fair	Poor	N/A	None
	X			

Observations:
• Showers are functional/in generally good condition for age of property.

5. Shower Walls

Good	Fair	Poor	N/A	None
	X			

Observations:
• Ceramic tile noted.
• Shower walls are in generally good condition for the age of the home.

6. Bath Tubs

Good	Fair	Poor	N/A	None
	X			

Observations:
• Bathtub(s) are in generally good condition for the age of the property.
• The hall bathroom shower diverter does not fully engage and is stuck on the tub faucet setting. *

7. Enclosure

Good	Fair	Poor	N/A	None
	X			

Observations:
• The shower enclosure track was present at the hall bathroom but the doors were not installed. The homeowner states that the doors are in the storage unit in the backyard. *

8. Exhaust Fan

Good	Fair	Poor	N/A	None
	X			

Observations:
• The bath fan(s) are operational/in generally good condition for age of home.

Attic

This report describes the method used to inspect any accessible attics; and describes the insulation and vapor retarders used in unfinished spaces when readily accessible and the absence of insulation in unfinished spaces at conditioned surfaces. Inspectors are required to inspect insulation and vapor retarders in unfinished spaces when accessible and passive/mechanical ventilation of attic areas, if present.

1. Access

Good	Fair	Poor	N/A	None
	X			

Observations:
• Access at hallway ceiling.
• Access located at garage ceiling.

2. Structure

Good	Fair	Poor	N/A	None
	X			

Observations:
• Structure appears in generally good condition.
• Roof framed : Rafter and conventional framing
• Ceiling framed : Joist and conventional framing
• The furnace location has been moved from the hallway closet to the attic space. Additional framing and support framing were noted attached to the roof rafters to support the unit. It could not be verified whether this installation meets current structural design standards and/or local building codes. Additionally, there is no continuous work platform or permanent light fixture with a switch installed at the equipment area. (1) (2)
• Not fully visible.



The furnace location has been moved from the hallway closet to the attic space. Additional framing and support framing were noted attached to the roof rafters to support the unit. It could not be verified whether this installation meets current structural design standards and/or local building codes. Additionally, there is no continuous work platform or permanent light fixture with a switch installed at the equipment area. (1) (2)



The furnace location has been moved from the hallway closet to the attic space. Additional framing and support framing were noted attached to the roof rafters to support the unit. It could not be verified whether this installation meets current structural design standards and/or local building codes. Additionally, there is no continuous work platform or permanent light fixture with a switch installed at the equipment area. (1) (2)

3. Ventilation

Good	Fair	Poor	N/A	None
	X			

Observations:
• Ventilation appears serviceable. Determining efficiency is beyond the scope of this inspection.

4. Vent Screens

Good	Fair	Poor	N/A	None
	X			

Observations:
• Vent screens appear in generally good condition; not all fully visible which limits inspection.
• An opening that does not appear ti be sealed was noted at a bird block at the front of the house. *



An opening that does not appear ti be sealed was noted at a bird block at the front of the house. *

5. Insulation Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Unfinished fiberglass batts noted. • Blown in cellulose insulation noted.
Depth: Insulation depth/coverage appears serviceable.
Observations:
• Insulation appears adequate. Determining efficiency is beyond the scope of this inspection.

Laundry

1. Location

Locations: In the garage area.

2. Condition

Good	Fair	Poor	N/A	None
	X			

Observations:
• Laundry area appears to be in generally good condition.
• Washer/Dryer present; Limited view for inspection.

3. Dryer Vent

Good	Fair	Poor	N/A	None
	X			

Observations:
• Dryer vent appears serviceable; Not fully visible

4. Electrical

Good	Fair	Poor	N/A	None
	X			

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

5. GFCI

Good	Fair	Poor	N/A	None
			X	

Garage

1. Floor Condition

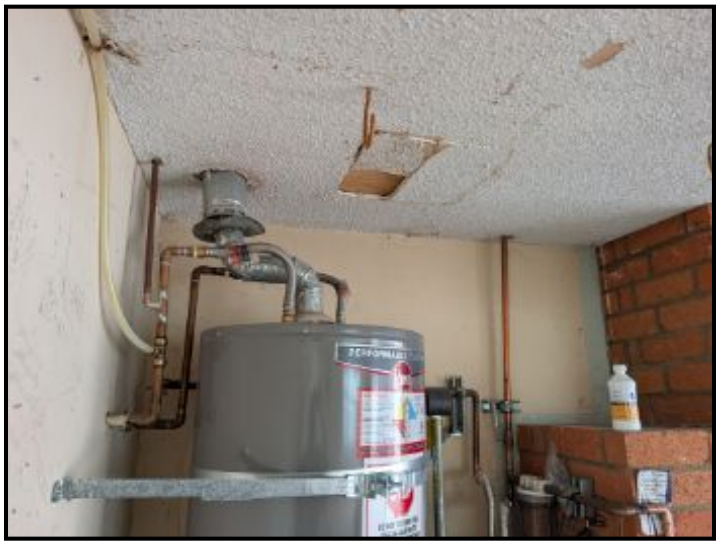
Good	Fair	Poor	N/A	None
	X			

Materials: Concrete floors noted. • Sheet viny lflooring is noted.
Observations:
• Garage floor is in generally good condition for the age of the property.
• Vinyl installed. It may be considered improper to cover garage floor with any potentially flammable materials/floor covering. *
• Stained surface noted. *

2. Walls & Ceiling

Good	Fair	Poor	N/A	None
	X			

Observations:
• The common firewall/ceiling between the garage and living space is in generally good condition.
• Stored items prevented full access to walls, windows, floors, fire barrier, electrical components, and other areas/components. This limited visibility for inspection. *
• PEX is not allowed to penetrate the fire barrier between garage and living space. (2) (5)
• Moisture stains noted at garage ceiling; the areas appeared dry at time of inspection. * (3)
• Poorly sealed drywall noted around the fireplace. Remnants of old paneling were also noted. *
• An opening in the fire barrier between garage and living space was noted at the improperly patched drywall above the water heater. (2) (5)



An opening in the fire barrier between garage and living space was noted at the improperly patched drywall above the water heater. (2) (5)

3. Door to Living space

Good	Fair	Poor	N/A	None
	X			

Observations:
• The door to living space is in generally good condition.
• Door is solid core/wood or appears to be fired rated type; No label verification. *
• Self closing hardware is operational.

4. Garage exterior Door

Good	Fair	Poor	N/A	None
			X	

5. Utility Closet Door

Good	Fair	Poor	N/A	None
			X	

6. Ventilation

Good	Fair	Poor	N/A	None
	X			

Observations:
• Ventilation is serviceable, However, no Visible Vent openings noted. *

7. Vent Screens

Good	Fair	Poor	N/A	None
	X			

Observations:
• Vent screens noted as functional.

8. Garage Door Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Roll-up door(s) noted.
Observations:
• Vehicle doors appear to be in generally good condition for age of the property.

9. Garage Opener Status

Good	Fair	Poor	N/A	None
	X			

Observations:
• Auto opener for vehicle door(s) is in generally Functional/Fair condition for age of the property.

10. Garage Door's Reverse Status

Good	Fair	Poor	N/A	None
	X			

Observations:
• Electronic sensors/auto reverse feature is present and operating.