



Home Inspection Report



70 Shaul St., Clearlake Oaks, CA 95423

Inspection Date:

Tuesday August 4, 2026

Prepared For:

Sue Blunt

Prepared By:

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

Report Number:

1323

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 to 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.

After thoroughly examining this roof, Dustin Wallace General Contractor Home Inspections (CSLB #1052482) has provided a two-year certification.

Main Entrance Faces

West

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
70 Shaul St.
Clearlake Oaks, CA 95423

Date: Aug 4, 2026
Inspected By: Dustin Wallace

Inspection Number: 1323
Payment Method: Cash

Client: Sue Blunt

Inspection	Fee
Home Inspection	\$400.00
Total	\$400.00

Grounds

Service Walks

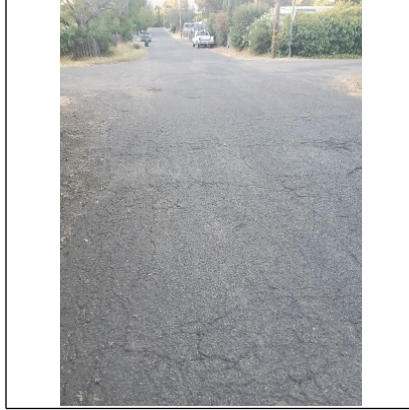
☐ None ☐ Not Visible

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/Parking

☐ 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

Photos



Concrete Walkway

☐ 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

Photos

Grounds



Rear Stoops/Steps

☐ None

Material

☐ Concrete ☒ Wood Other: ☐ Railing/Balusters recommended

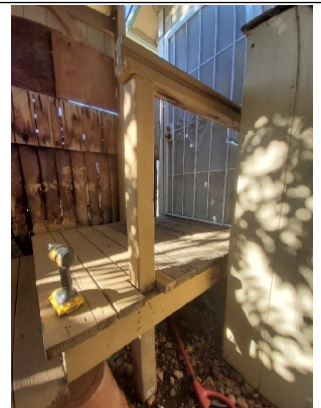
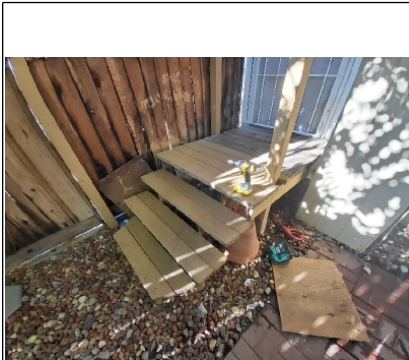
Condition

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

Comments

Recommend replacing damaged tread members that are noted, structurally the steps are of no concern.

Photos



Additional railing not required as tread to ground level is less than 30".

Grounds



Recommend replacing damaged treads

Patio

☐ None

Material

☐ Concrete ☐ Flagstone ☐ Kool-Deck ☒ Brick Other: .

Condition

☒ Satisfactory ☐ Marginal ☐ Poor ☐ Settling cracks ☐ Trip hazard
☐ Pitched towards home (see remarks) ☐ Drainage provided ☐ Typical cracks

Comments

Photos



Rear Cover

☐ None

Condition

☐ Satisfactory ☐ Marginal ☐ Poor ☐ Posts/Supports need Repair ☐ Earth to wood contact
☒ Moisture/Insect damage

Recommend

☐ Metal Straps/Bolts/Nails/Flashing ☐ Improper attachment to house ☒ None

Comments

Moisture damage was evident on fascia but structurally there are no concerns with the rear cover with regards to the structural wood members.

Photos

Grounds



Moisture damage is evident on fascia, recommend replacing

Fence/Wall 1

☐ Not evaluated ☐ None
Type ☐ Brick ☐ Block ☐ Wood ☐ Metal ☒ Chain Link ☐ Rusted ☐ Vinyl
Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Typical cracks ☐ Loose Blocks/Caps
Gate ☐ N/A ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Planks missing/damaged Operable: ☐ Yes ☐ No
Comments
Photos



Fence/Wall 2

☐ Not evaluated ☐ None

Grounds

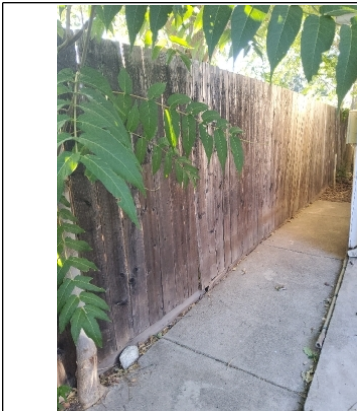
Fence/Wall 2 cont.

Type ☐ Brick ☐ Block ☒ Wood ☐ Metal ☐ Chain Link ☐ Rusty ☐ Vinyl
Condition ☐ Satisfactory ☒ Marginal ☐ Poor ☐ Typical cracks ☐ Loose Blocks/Caps
Gate ☐ N/A ☐ Satisfactory ☒ Marginal ☐ Poor ☐ Planks missing/damaged Operable: ☐ Yes ☐ No
Comments *Fencing was in need of maintenance repairs.*
Photos



Fence/Wall 3

☐ Not evaluated ☐ None
Type ☐ Brick ☐ Block ☒ Wood ☐ Metal ☐ Chain Link ☐ Rusty ☐ Vinyl
Condition ☐ Satisfactory ☒ Marginal ☐ Poor ☐ Typical cracks ☐ Loose Blocks/Caps
Gate ☒ N/A ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Planks missing/damaged Operable: ☐ Yes ☐ No
Comments *Fencing was in need of maintenance repairs.*
Photos



Fence/Wall 4

☐ Not evaluated ☐ None
Type ☐ Brick ☐ Block ☒ Wood ☐ Metal ☐ Chain Link ☐ Rusty ☐ Vinyl
Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Typical cracks ☐ Loose Blocks/Caps
Gate ☐ N/A ☐ Satisfactory ☐ Marginal ☐ Poor ☒ Planks missing/damaged Operable: ☒ Yes ☐ No
Comments *Fencing was in need of maintenance repairs.*
Photos

Grounds



Missing and damaged planks,
recommend repair



Gate needs to be readjusted to
properly swing, recommend
repair

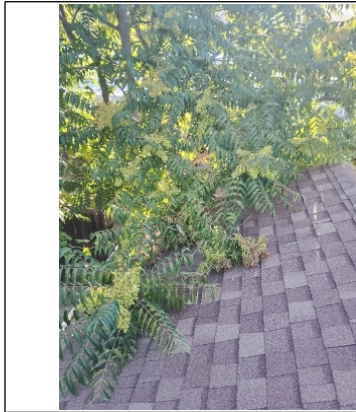
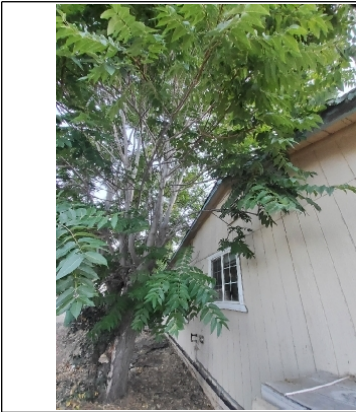
Landscaping affecting foundation

☐ 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



Hose bibs

☐ N/A

Grounds

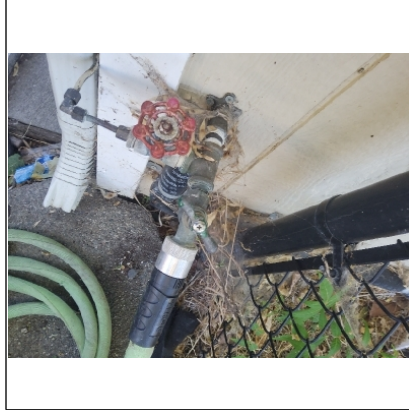
Hose bibs cont.

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

Operable ☒ Yes ☐ No ☐ Not Tested ☐ Not On

Comments

Photos



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

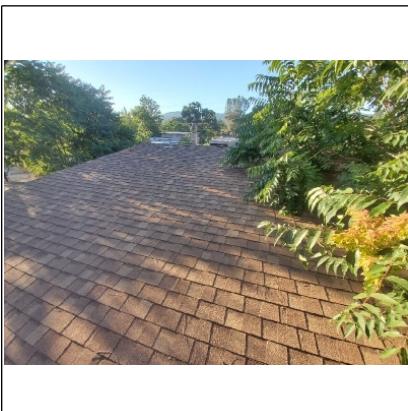
Roof #1 Type:30-Year Asphalt Dimensional
Layers:1 Layer
Age:13 years of Age
Location:

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



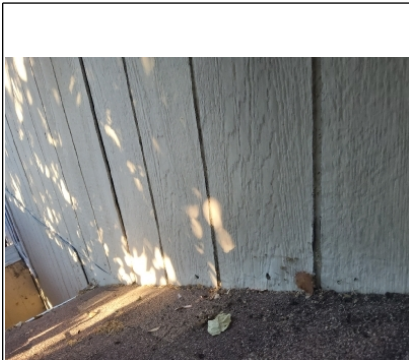
Flashing

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

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

Comments

Photos



Siding should clear flashing by 1",
flashing not visible at location.
However, does appear to have
galvanized flashing behind the
siding.



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

Roof

Condition of Roof Coverings cont.

- Roof #2 cont.** ☐ 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 **Recommend cleaning all moss "lichens" off the roof**

With the moss build up I always recommend applying Wet & Forget this can be purchased at Home Depot, look at the forecast for about a week to make sure no rain is in site and then spray the chemical on the roof and do not use a pressure washer sprayer ever on asphalt shingles. This will kill the moss in about a month. Option 2 is on a damp morning get a dull chisel and pick the moss off then apply the Wet & Forget after.

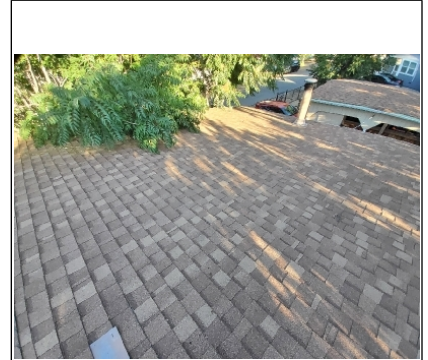
Photos



Moss is evident but shingles are not damaged during time of inspection, recommend having removed.



Roof is in overall satisfactory condition



Technically this section of roofing is supposed to be roll asphalt instead of asphalt shingle based on the roof pitch, but saw no serious concerns with the installed roof during the time of inspection.

Plumbing Vents

☐ Not Visible ☐ Not Present

Condition ☒ Satisfactory ☐ Marginal ☐ Poor

Comments

Photos

Roof



Exterior

Chimney

☐ 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



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

Photos

Exterior



Active leak on downspout,
recommend repair



Active leak on downspout,
recommend repair

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

Comments

Photos



Exterior



Slight damage on siding, however majority of siding is in satisfactory condition.



Siding is warped at section of house, recommend having replaced by a licensed contractor. A temporary option can be fastening the bottom portion of the siding with 2" exterior screws into the mudsill.



Recommend refastening section of siding to frame member

Trim

Material ☐ Wood ☐ Fiberboard ☐ Aluminum/Steel ☐ Vinyl ☐ Stucco ☒ Recommend repair/painting

☐ Damaged wood Other: .

Condition ☐ Satisfactory ☒ Marginal ☐ Poor

Comments *Trim was in need of normal painting maintenance.*

Photos



Damaged trim, recommend replacing

Soffit

☐ None

Material ☐ Wood ☐ Fiberboard ☐ Aluminum/Steel ☐ Vinyl ☐ Stucco ☒ Recommend repair/painting

☐ Damaged wood Other: .

Condition ☐ Satisfactory ☒ Marginal ☐ Poor

Comments

Photos

Exterior



Recommend having soffit painted by a licensed painter



Moisture stains are evident, recommend having soffit painted by a licensed painter and monitor location.

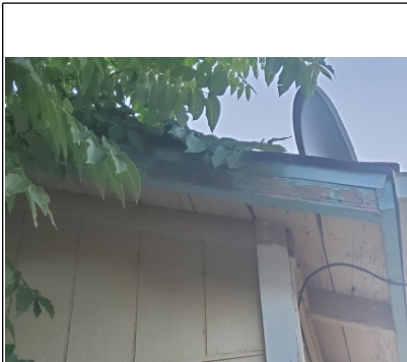
Fascia

Material ☐ None ☒ Wood ☐ Fiberboard ☐ Aluminum/Steel ☐ Vinyl ☐ Stucco ☒ Recommend repair/painting
☐ Damaged wood Other: .

Condition ☒ Satisfactory ☐ Marginal ☐ Poor

Comments

Photos



Recommend sanding and repainting section of fascia



Flashing

Material ☐ None ☐ Wood ☐ Fiberboard ☒ Aluminum/Steel ☐ Vinyl ☐ Stucco ☐ Recommend repair/painting
☐ Damaged wood Other: .

Condition ☒ Satisfactory ☐ Marginal ☐ Poor

Comments

Photos

Exterior



Caulking

☐ None

Condition

☐ Satisfactory ☐ Marginal ☐ Poor

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

Comments

Photos



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

Exterior



Bent screen, recommend replacing



Bent screen, recommend replacing

Slab-On-Grade/Foundation

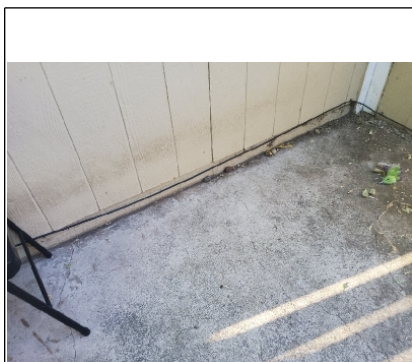
Foundation Wall ☐ Concrete block ☒ Poured concrete ☐ Post-Tensioned concrete ☐ Not Visible Other: .

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

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

Comments

Photos



Foundation crack evident, recommend repair (Not as major of an issue as this home is built on a concrete slab). Epoxy injection can repair the crack

Exterior



Foundation crack evident, recommend repair (Not as major of an issue as this home is built on a concrete slab). Epoxy injection can repair the crack

Service Entry

Location ☐ Underground ☒ Overhead

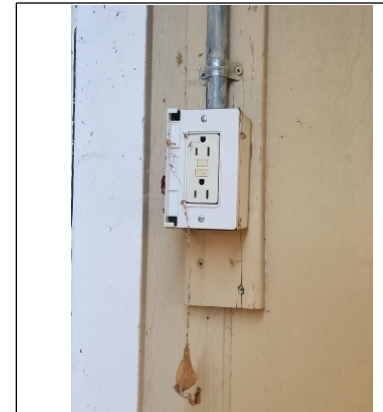
Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Weather head/mast needs repair ☐ Overhead wires too low

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

Photos



Missing exterior cover, recommend repair

Exterior



Open ground, recommend further evaluation and 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 **This is only referenced to the front door, refer to Room Sections with regards to other door conditions.**

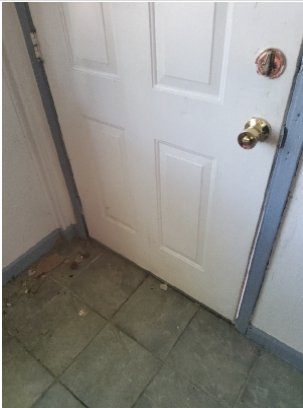
With regards to strike plates, very often with homes, there are little movements, or the builder did not initially adjust strike plates. In this case, there is a small lip or flange that bends that stops the door from wiggling when closed properly. There are three types of strike plates: 1. No flange, 2. Closed Flange, 3. Open Flange, which can be adjusted with a flat screwdriver. Closed flanges require removing the strike plate and adjusting it with pliers to bend correctly. When strike plates with no flange are present, recommend replacing them with strike plates that have an open flange.

Photos

Exterior



Missing weatherstripping,
recommend installing



Recommend installing a new door
sweep



Recommend having threshold
replaced by a licensed contractor

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



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



Interior

Attic/Structure/Framing/Insulation

☐ N/A

Access ☐ Stairs ☐ Pulldown ☒ Scuttlehole/Hatch ☐ No Access Other: Access limited by:

Inspected from ☒ Access panel ☐ In the attic ☐ Other

Location ☐ Hallway ☒ Bedroom ☐ 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

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



Heating & Cooling

Swamp Cooler

☐ N/A

Type ☒ Swamp Cooler ☐ Radiant ceiling cable ☐ Gas space heater ☐ Solid fuel burning stove

Proper operation ☒ Yes ☐ No

System condition ☐ Satisfactory ☐ Marginal ☒ Poor ☒ Recommend HVAC Technician Examine

Comments Swamp cooler has significant rust and leaking, recommend having replaced by a licensed HVAC contractor

Photos



Floor Monitor

☐ N/A

Type ☒ Propane floor monitor ☐ Radiant ceiling cable ☐ Gas space heater ☐ Solid fuel burning stove

Proper operation ☒ Yes ☐ No

System condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Recommend HVAC Technician Examine

Comments

Photos



Electrical System

Main panel

Location Right of home

Condition ☒ Satisfactory ☐ Poor

Adequate Clearance to Panel ☒ Yes ☐ No

Amperage/Voltage ☐ Unknown ☐ 60a ☒ 100a ☐ 150a ☐ 200a ☐ 400a ☐ 120v/240v

Breakers/Fuses ☒ Breakers ☐ Fuses

Appears grounded ☒ Yes ☐ No ☐ Not Visible

GFCI breaker ☐ Yes ☒ No Operable: ☐ Yes ☐ No

AFCI breaker ☐ Yes ☒ No Operable: ☐ Yes ☐ No ☐ Not Tested

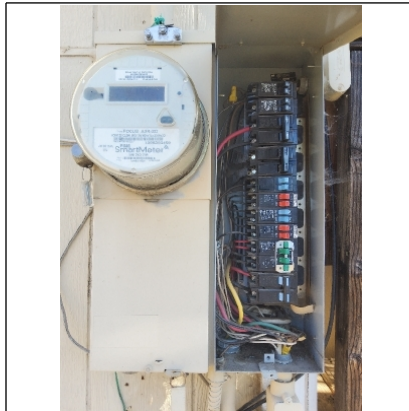
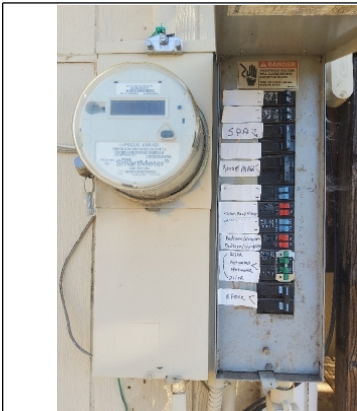
Main wire ☐ Copper ☐ Aluminum ☒ Not Visible ☐ Double tapping of the main wire Condition: ☐ Satisfactory
☐ Marginal ☐ Poor

Branch wire ☒ Copper ☐ Aluminum ☐ Solid Branch Aluminum Wiring ☐ Not Visible ☐ Safety Hazard

Branch wire condition ☒ Satisfactory ☐ Poor ☐ Recommend electrician evaluate/repair ☐ Romex ☐ BX cable
☐ Conduit ☐ Knob/Tube ☐ Double tapping ☐ Wires undersized/oversized breaker/fuse
☐ Panel not accessible ☐ Not evaluated
Reason:

Comments

Photos



Sub panel

☐ None apparent

Location(s) Location 1: Rear of home
 Location 2: Laundry Room
 Location 3:

Evaluation ☐ Panel not accessible ☒ Not evaluated

Reason:

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

Comments

Photos

Electrical System



Outside disconnect on panel box was not tested during time of inspection as it was shut off during time of inspection this appears to be used for a hot tub.



Appears to be disconnected, however will recommend further evaluation of panel box if being used.

Plumbing

Water service

Main shut-off location Front 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



Water shut off location

Plumbing



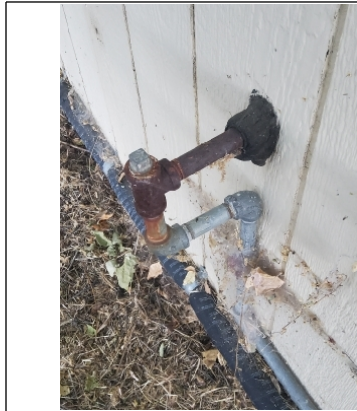
Main fuel shut-off location

☐ N/A

Location Front of home

Comments

Photos



Rust is evident, however gas line is not leaking during the time of inspection.

Water heater

☐ N/A

General
Brand Name: Reliance
Serial #:
Capacity:40
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 ☐ Rusty ☐ Recommend repair

Condition ☒ Satisfactory ☐ Marginal ☐ Poor

Comments

Photos

Plumbing



Drain pan is not required as the water heater is located at the exterior of the home.



Shut off valve location

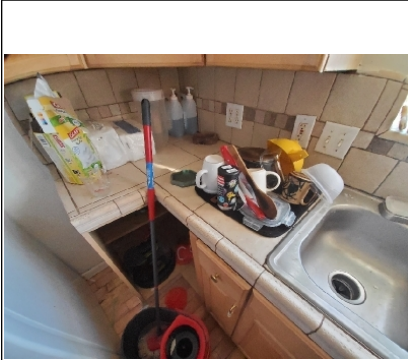
Kitchen

Countertops

Condition ☐ Satisfactory ☒ Marginal ☒ Recommend repair/caulking

Comments

Photos



Recommend regrouting between tile and backsplash (Comes in a caulking silicone tube)

Cabinets

Condition ☒ Satisfactory ☐ Marginal ☒ Recommend repair/adjustment

Comments

Photos



Broken door handle, recommend repair

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

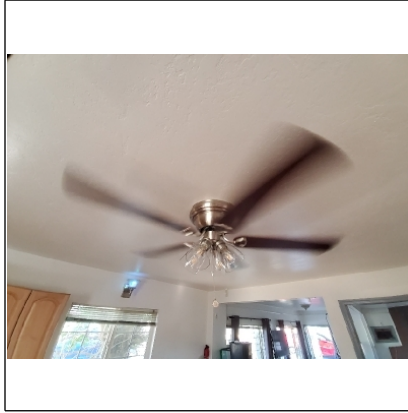


Walls & Ceiling

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

Comments

Photos



Heating/Cooling Source

☐ Yes ☒ No

Comments

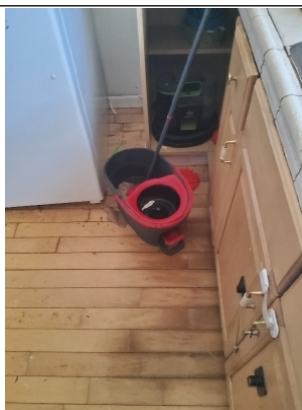
Floor

Condition ☐ Satisfactory ☒ Marginal ☐ Poor ☐ Sloping ☐ Squeaks

Comments

Photos

Kitchen



Moisture stains are evident, but no structural concerns during the time of inspection.

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)

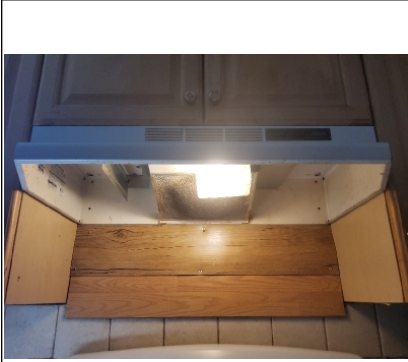
Open ground/Reverse polarity: ☐ Yes ☒ No ☐ Potential Safety Hazard

Comments

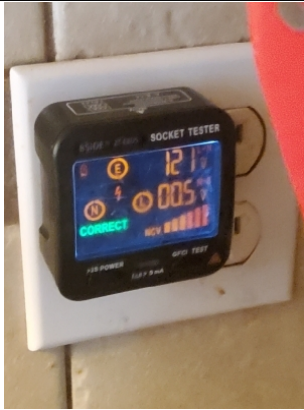
Photos



Kitchen



Dishwasher not operable during time of inspection, recommend repair



Living Room

Living Room

Location Living 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

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



Bedroom 1

Room

Location Bedroom 1

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

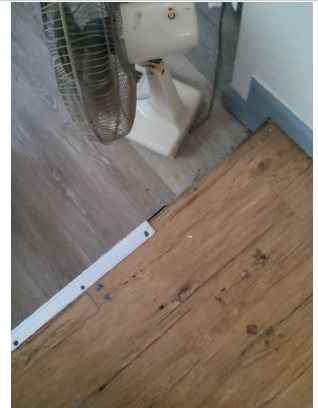
Windows ☐ None ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Cracked glass ☐ Evidence of leaking insulated glass
☐ Broken/Missing hardware

Comments

Photos



Disconnected flooring,
recommend repair



Recommend installing new corner
piece, recommend removing
existing flashing and install new
flashing that spans from wall to
wall

Bedroom 1



Open ground, recommend further evaluation and repair by a licensed electrician.



Missing cover plate, recommend repair

Bedroom 2

Room

Location Bedroom 2

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

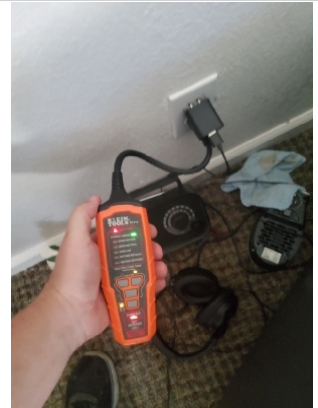
Windows ☐ None ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Cracked glass ☐ Evidence of leaking insulated glass
☐ Broken/Missing hardware

Comments

Photos



Recommend installing new hinges on interior door



Bathroom

Bath

Location Bathroom

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

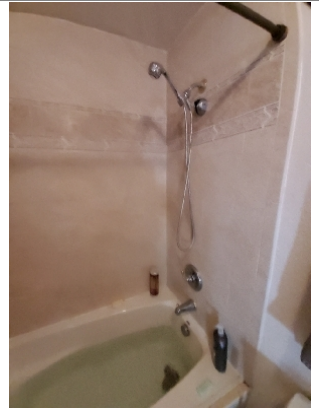
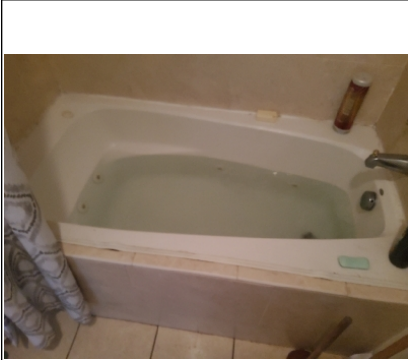
Comments

Photos



Missing corner pieces on countertop, recommend repair

Bathroom



Water is entering both the shower head and the spout, I recommend having the diverter valve replaced by a licensed plumber.



Exhaust fan is noisy, recommend replacing

Laundry Room

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

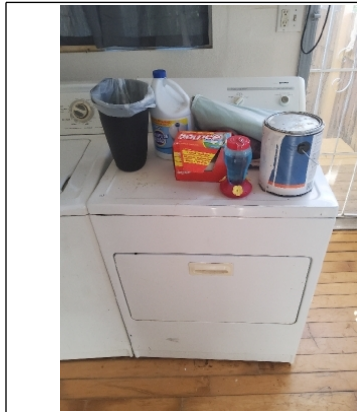
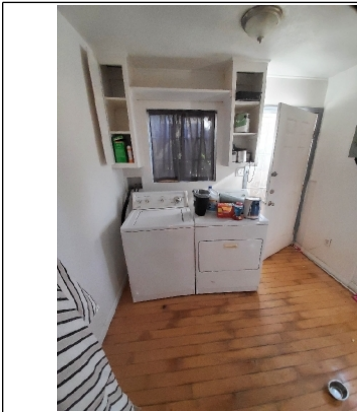
Appliances ☒ Washer ☒ Dryer ☐ Water heater ☐ Furnace/Boiler

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

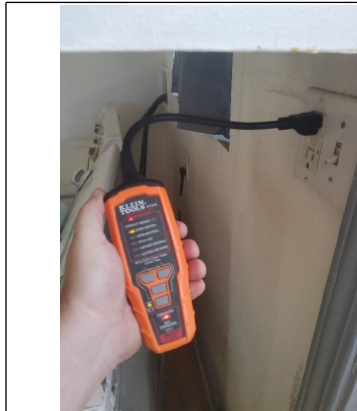
Gas shut-off valve ☒ N/A ☐ Yes ☐ No ☐ Cap Needed ☐ Safety hazard ☐ Not Visible

Comments

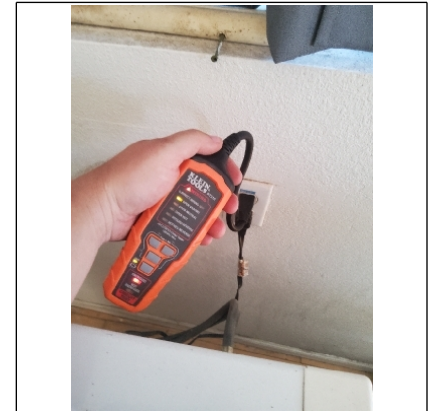
Photos



Dryer not venting to exterior, recommend repair

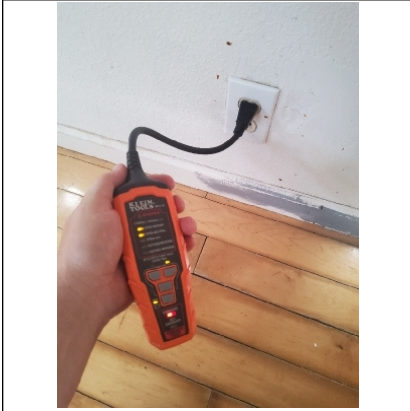


Open ground, recommend further evaluation and repair by a licensed electrician.



Open ground, recommend further evaluation and repair by a licensed electrician.

Laundry Room



Open ground, recommend further evaluation and repair by a licensed electrician.

Crawl Space

Crawl space

☐ N/A

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

Conditioned (heated/cooled) ☐ Yes ☒ No

Comments

Photos



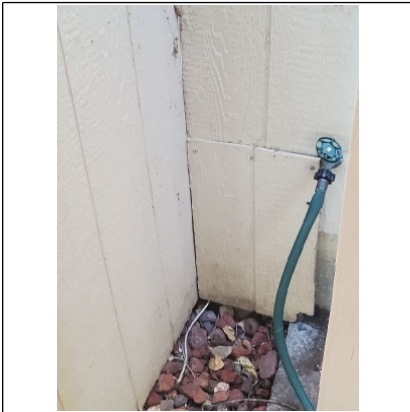
Access

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

Inspected from ☒ Access panel ☐ In the crawl space

Comments

Photos



Carport

Type

☐ None

Type

☐ Attached ☒ Detached ☐ 1-Car ☐ 2-Car ☐ 3-Car ☐ 4-Car ☒ Carport

Comments

Photos



Roofing

Material

☐ Same as house

Type: 30-Year Asphalt Dimensional

Approx. age: Approx. layers:

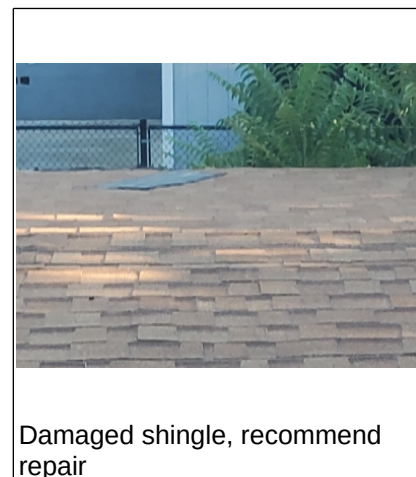
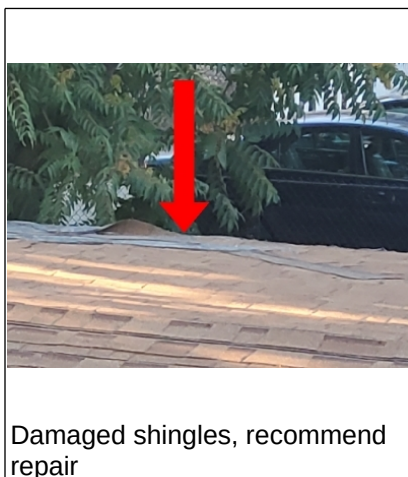
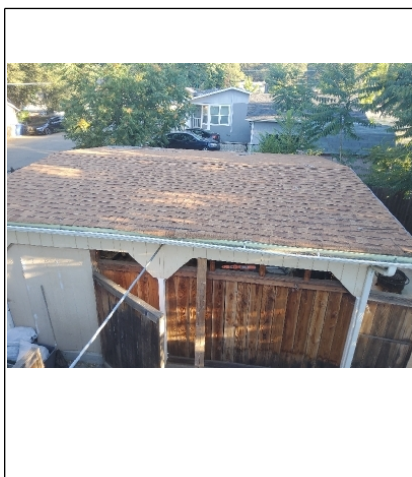
Comments

Roll asphalt should have been used based on the roof pitch instead of asphalt shingle, recommend having replaced by a licensed roofing contractor.

It is important to note that there is a metal roof covering below the asphalt shingles that were installed. The correct application would have been to remove the metal roof covering and install minimum 1/2" roof sheathing

Shingles are damaged at multiple locations, recommend repair .However best option is to have roof replaced with roll asphalt.

Photos



Carport



Metal roof installed beneath roof shingles

Gutters/Eavestrough

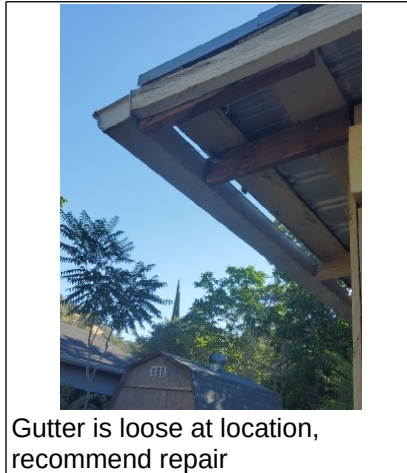
Condition ☐ Satisfactory ☒ Marginal ☐ Poor ☐ Same as house

Comments

Photos



Gutter is loose at location, recommend repair



Gutter is loose at location, recommend repair



Active leak, recommend repair

Siding

☐ N/A

Material ☐ Same as house ☒ Wood ☐ Metal ☐ Vinyl ☐ Stucco ☐ Masonry ☐ Slate ☐ Fiberboard

Condition ☐ Satisfactory ☐ Marginal ☐ Poor ☒ Recommend repair/replace ☐ Recommend painting

Comments

Photos

Carport



Siding not installed correctly, recommend repair by a licensed contractor.



Damaged siding, recommend replacing

Trim

☐ N/A

Material

☐ Same as house ☐ Wood ☒ Aluminum ☐ Vinyl

Condition

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

Comments

Photos



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

Carport



Sill Plates

Type ☐ None ☐ Not Visible
☒ Floor level ☐ Elevated
Condition ☐ Rotted/Damaged ☒ Recommend repair
Comments
Photos



Moisture stains are evident, recommend further evaluation and repair by a licensed pest control operator.

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

Carport



Exterior Service Door

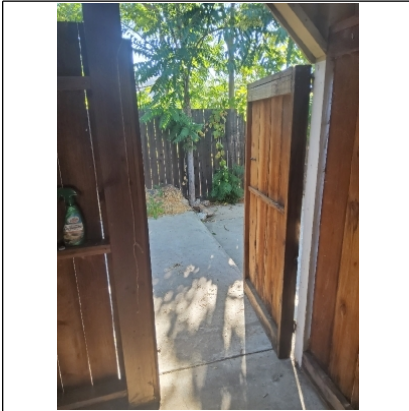
☐ None

Condition

☒ Satisfactory ☐ Marginal ☐ Poor ☐ Damaged/Rusted

Comments

Photos



Framing

☐ None

Condition

☐ Satisfactory ☐ Marginal ☐ Poor ☐ Posts/Supports need Repair ☐ Earth to wood contact
☒ Moisture/Insect damage

Recommend

☐ Metal Straps/Bolts/Nails/Flashing ☐ Improper attachment to house ☒ Refer To Pictures

Comments

Photos

Carport



Moisture damage is evident on edge of rafters, recommend further evaluation and repair by a licensed pest control operator.



Moisture damage is evident on fascia, recommend repair



Active roof leaks are evident, but structurally of no concern.