

Trinity Home Inspections LLC

Property Inspection Report



152 Hendix dr, Oakridge TN, 37830
Inspection prepared for: Jeremie Todd & Lotys Lott
Agent: Kenton Young - Realty Executives

Inspection Date: 10/14/2009
Weather: raining

Inspector: Kevin Jarret
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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 expenses 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 of the pages of the report as the summary alone does not explain all the issues. All repairs must be done by a licensed & bonded trade or profession. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

Interior Areas		
Page 4 Item: 12	Window Condition	<ul style="list-style-type: none"> • One or more window/s shows sign of loss of seal/condensation, recommend repair or replace to provide energy savings and prevent hazed window from limiting view out of window.
Bathroom		
Page 7 Item: 7	GFCI	<ul style="list-style-type: none"> • The downstairs bathroom and the outside outlet does not have power. The only thing I can think of that would cause it would be that the GFCI upstairs does not have the power hooked up right to feed the other two. I recommend an electrician to look at this.
Page 8 Item: 14	Showers	<ul style="list-style-type: none"> • functional • Faucet drips.
Page 9 Item: 18	Sinks	<ul style="list-style-type: none"> • Faucet drips.
Kitchen		
Page 10 Item: 3	Dishwasher	<ul style="list-style-type: none"> • The dishwasher appears to be an older unit, and may have reached the end of its useful life. • Lack of a proper air gap noted at dishwasher drain line. In the event of a sewer backup this device prevents sewer matter from entering into dishwasher. Recommend having a qualified plumber install a air gap to prevent possible contamination. • The door hinges are broken • Unit is not properly fastened, recommend securing to countertop using the appropriate length screw to prevent tip from exiting top of counter causing damage.
Page 12 Item: 24	GFCI	<ul style="list-style-type: none"> • No GFCI protection present, suggest installing GFCI protected receptacles for safety.
Water Heater		
Page 17 Item: 5	Water Heater Condition	<ul style="list-style-type: none"> • Water temperature observed to be: 135 degree F. This is 13 degrees too hot@@. Recommended temp should be set at 118-122 degrees F to prevent scalding, extend water heater life, and improve energy efficiency and conservation.
Exterior Areas		
Page 25 Item: 3	Siding Condition	<ul style="list-style-type: none"> Some composition siding shows signs of water damage and swelling.
Grounds		
Page 28 Item: 2	Grading	<ul style="list-style-type: none"> • Recommend adding additional backfill to create the proper slope away from the foundation in the back of the house
Page 29 Item: 7	Grounds Electrical	<ul style="list-style-type: none"> • back patio outlet does not have any power
Page 30 Item: 8	GFCI	<ul style="list-style-type: none"> • recommend -GFCI

Inspection Details

1. Attendance

2. Home Type

3. Occupancy

Interior Areas

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

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

1. Bar

Good	Fair	Poor	N/A	None
			X	

2. Cabinets

Good	Fair	Poor	N/A	None
			X	

3. Ceiling Fans

Good	Fair	Poor	N/A	None
X				

4. Closets

Good	Fair	Poor	N/A	None
X				

5. Door Bell

Good	Fair	Poor	N/A	None
X				

Observations:
 • Operated normally when tested.

6. Doors

Good	Fair	Poor	N/A	None
	X			

Observations:
 • Several doors are a bit tight in jams, possibly from the new coat of paint.



Some of the doors rub

7. Electrical

Good	Fair	Poor	N/A	None
X				

8. Security Bars

Good	Fair	Poor	N/A	None
			X	

9. Smoke Detectors

Good	Fair	Poor	N/A	None
X				

Observations:

- Operated when tested
- MAINTENANCE: Periodic testing and changing batteries yearly to ensure proper Smoke Alarm operation is required.

10. Stairs & Handrail

Good	Fair	Poor	N/A	None
X				

Observations:

- Stairs are carpeted and appear fine.

11. Window-Wall AC or Heat

Good	Fair	Poor	N/A	None
			X	

12. Window Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Aluminum framed single hung window noted. • Non-insulated glass noted.

Observations:

- One or more window/s shows sign of loss of seal/condensation, recommend repair or replace to provide energy savings and prevent hazed window from limiting view out of window.

13. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

14. Patio Doors

Good	Fair	Poor	N/A	None
			X	

15. Screen Doors

Good	Fair	Poor	N/A	None
			X	

16. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: Drywall walls noted.

17. Fireplace

Good	Fair	Poor	N/A	None
			X	

Bedrooms

The main area of inspection in the bedrooms is the structural system. This means that all walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Personal items in the bedroom may prevent all areas to be inspected as the inspector will not move personal items.

1. Locations

2. Bar

Good	Fair	Poor	N/A	None

3. Cabinets

Good	Fair	Poor	N/A	None
			X	

4. Ceiling Fans

Good	Fair	Poor	N/A	None
X				

5. Closets

Good	Fair	Poor	N/A	None
X				

6. Doors

Good	Fair	Poor	N/A	None
X				

7. Electrical

Good	Fair	Poor	N/A	None
X				

8. Fireplace

Good	Fair	Poor	N/A	None
			X	

9. Floor Condition

Good	Fair	Poor	N/A	None
X				

Flooring Types: Carpet is noted.

10. Security Bars

Good	Fair	Poor	N/A	None
			X	

11. Smoke Detectors

Good	Fair	Poor	N/A	None
X				

12. Wall Condition

Good	Fair	Poor	N/A	None
X				

13. Window-Wall AC or Heat

Good	Fair	Poor	N/A	None
			X	

14. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: Aluminum framed single hung window noted. • Insulated glass noted.

15. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

16. Patio Doors

Good	Fair	Poor	N/A	None
			X	

17. Screen Doors

Good	Fair	Poor	N/A	None
			X	

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. Locations

2. Cabinets

Good	Fair	Poor	N/A	None
			X	

3. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

4. Counters

Good	Fair	Poor	N/A	None
X				

5. Doors

Good	Fair	Poor	N/A	None
X				

6. Electrical

Good	Fair	Poor	N/A	None
X				

7. GFCI

Good	Fair	Poor	N/A	None
X		X		

Observations:

- GFCI in place and operational
- The downstairs bathroom and the outside outlet does not have power. The only thing I can think of that would cause it would be that the GFCI upstairs does not have the power hooked up right to feed the other two. I recommend an electrician to look at this.

8. Exhaust Fan

Good	Fair	Poor	N/A	None
X				

9. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: Sheet vinyl flooring is noted.

10. Heating

Good	Fair	Poor	N/A	None
X				

11. Mirrors

Good	Fair	Poor	N/A	None
X				

12. Plumbing

Good	Fair	Poor	N/A	None
X				

13. Security Bars

Good	Fair	Poor	N/A	None
			X	

14. Showers

Good	Fair	Poor	N/A	None
X				

Observations:

- functional
- Faucet drips.



15. Shower Walls

Good	Fair	Poor	N/A	None
X				

Observations:

- Fiberglass surround noted.
- Caulking needed around perimeter.

16. Bath Tubs

Good	Fair	Poor	N/A	None
X				

17. Enclosure

Good	Fair	Poor	N/A	None
				X

18. Sinks

Good	Fair	Poor	N/A	None
X				

Observations:

- Faucet drips.
- Faucet drips.

19. Toilets

Good	Fair	Poor	N/A	None
X				

Observations:

- Toilet valve not operating properly



20. Window Condition

Good	Fair	Poor	N/A	None
			X	

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				

2. Counters

Good	Fair	Poor	N/A	None
X				

3. Dishwasher

Good	Fair	Poor	N/A	None
	X			

Observations:

- The dishwasher appears to be an older unit, and may have reached the end of its useful life.
- Lack of a proper air gap noted at dishwasher drain line. In the event of a sewer backup this device prevents sewer matter from entering into dishwasher. Recommend having a qualified plumber install a air gap to prevent possible contamination.
- The door hinges are broken
- Unit is not properly fastened, recommend securing to countertop using the appropriate length screw to prevent tip from exiting top of counter causing damage.

4. Doors

Good	Fair	Poor	N/A	None
				X

5. Garbage Disposal

Good	Fair	Poor	N/A	None
			X	

6. Microwave

Good	Fair	Poor	N/A	None
			X	

7. Cook top condition

Good	Fair	Poor	N/A	None
			X	

8. Oven & Range

Good	Fair	Poor	N/A	None
X				

9. Sinks

Good	Fair	Poor	N/A	None
X				

10. Drinking Fountain

Good	Fair	Poor	N/A	None

11. Spray Wand

Good	Fair	Poor	N/A	None

12. Hot Water Dispenser

Good	Fair	Poor	N/A	None

13. Soap Dispenser

Good	Fair	Poor	N/A	None

14. Trash Compactor

Good	Fair	Poor	N/A	None
			X	

15. Vent Condition

Good	Fair	Poor	N/A	None
X				

Materials: Recirculating

16. Window Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Aluminum framed single hung window noted. • Insulated glass noted.

Observations:

- One or more window/s shows sign of loss of seal/condensation, recommend repair or replace to provide energy savings and prevent hazed window from limiting view out of window.

17. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: Ceramic tile is noted.

18. Plumbing

Good	Fair	Poor	N/A	None
X				

19. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

20. Security Bars

Good	Fair	Poor	N/A	None
			X	

21. Patio Doors

Good	Fair	Poor	N/A	None
X				

Observations:

- The sliding patio door was functional during the inspection.

22. Screen Doors

Good	Fair	Poor	N/A	None
X			X	

Observations:

- Sliding door screen is functional.

23. Electrical

Good	Fair	Poor	N/A	None
	X			

24. GFCI

Good	Fair	Poor	N/A	None
		X		

Observations:

- No GFCI protection present, suggest installing GFCI protected receptacles for safety.

25. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: Drywall walls noted.

Laundry

1. Locations

2. Cabinets

Good	Fair	Poor	N/A	None

3. Counters

Good	Fair	Poor	N/A	None
			X	

4. Dryer Vent

Good	Fair	Poor	N/A	None
	X			

5. Electrical

Good	Fair	Poor	N/A	None
X				

6. GFCI

Good	Fair	Poor	N/A	None
X				

7. Exhaust Fan

Good	Fair	Poor	N/A	None
X				

8. Gas Valves

Good	Fair	Poor	N/A	None
X				

9. Wash Basin

Good	Fair	Poor	N/A	None
			X	

10. Window Condition

Good	Fair	Poor	N/A	None
				X

11. Floor Condition

Good	Fair	Poor	N/A	None

Materials: Sheet vinyl flooring is noted.

12. Plumbing

Good	Fair	Poor	N/A	None
X				

Observations:
• Some not accessible.

13. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: Drywall walls noted.



14. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

15. Security Bars

Good	Fair	Poor	N/A	None
			X	

16. Doors

Good	Fair	Poor	N/A	None
X				

Observations:

- No major system safety or function concerns noted at time of inspection.

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				

Materials: Location: laundry room
 Materials: Electric forced hot air • Heat pump noted
 Observations:

- Electric Furnace: Last service date is over one year ago, or is unable to be determined. Although this unit appears to be operating properly from controls, there are areas which cannot be seen without specialized equipment and training. Furnace specialists recommend a complete inspection annually; consider having unit inspected by certified HVAC technician.

2. Heater Base

Good	Fair	Poor	N/A	None
X				

3. Enclosure

Good	Fair	Poor	N/A	None
X				

4. Venting

Good	Fair	Poor	N/A	None
			X	

5. Gas Valves

Good	Fair	Poor	N/A	None
			X	

6. Refrigerant Lines

Good	Fair	Poor	N/A	None
X				

7. AC Compress Condition

Good	Fair	Poor	N/A	None
X				

Compressor Type: electric
 Location: The compressor is located on the exterior grounds.
 Observations:

- Appeared functional at the time of inspection.
- The typical temperature differential split between supply and return air in an air conditioner of this type is 15 - 20 degrees F. This system responded and achieved an acceptable differential temperature of 15-16 degrees F.

8. Air Supply

Good	Fair	Poor	N/A	None
X				

9. Registers

Good	Fair	Poor	N/A	None
X				

Observations:

- The return air supply system appears to be functional.

10. Filters

Good	Fair	Poor	N/A	None
	X			

Location: Located inside heater cabinet.

Observations:

- Poor type of filter installed

11. Thermostats

Good	Fair	Poor	N/A	None
X				

Observations:

- Location: living room

Water Heater

1. Base

Good	Fair	Poor	N/A	None
X				

2. Heater Enclosure

Good	Fair	Poor	N/A	None
X				



water heater is missing the water heater pan

3. Combusion

Good	Fair	Poor	N/A	None
X				

4. Venting

Good	Fair	Poor	N/A	None
		X		

5. Water Heater Condition

Good	Fair	Poor	N/A	None
X				

Heater Type: electric

Observations:

- Tank appears to be in satisfactory condition -- no concerns.
- No Catch Pan and Drain: Water heater is installed over finished living space. Consider installing pan.
- Water temperature observed to be: 135 degree F. This is 13 degrees too hot@@. Recommended temp should be set at 118-122 degrees F to prevent scalding, extend water heater life, and improve energy efficiency and conservation.

6. TPRV

Good	Fair	Poor	N/A	None
X				

7. Number Of Gallons

Good	Fair	Poor	N/A	None
X				

8. Gas Valve

Good	Fair	Poor	N/A	None
			X	

9. Plumbing

Good	Fair	Poor	N/A	None
X				

Materials: copper

Observations:

- No deficiencies observed at the visible portions of the supply piping.

10. Overflow Condition

Good	Fair	Poor	N/A	None
X				

Materials: copper

11. Strapping

Good	Fair	Poor	N/A	None
			X	

Garage

1. Roof Condition

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

2. Walls

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

3. Anchor Bolts

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

4. Floor Condition

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

5. Rafters & Ceiling

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

6. Electrical

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

7. GFCI

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

8. 240 Volt

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

9. Exterior Door

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

10. Fire Door

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

11. Garage Door Condition

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

12. Garage Door Parts

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

13. Garage Opener Status

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

14. Garage Door's Reverse Status

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

15. Ventilation

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

16. Vent Screens

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

17. Cabinets

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

18. Counters

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

19. Wash Basin

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Electrical

1. Electrical Panel

Good	Fair	Poor	N/A	None
X				

Location: Main Location: back patio

Observations:

- No major system safety or function concerns noted at time of inspection at main panel box.

2. Main Amp Breaker

Good	Fair	Poor	N/A	None
X				

Observations:

- 200 amp

3. Breakers in off position

Good	Fair	Poor	N/A	None
X				

Observations:

- 0

4. Cable Feeds

Good	Fair	Poor	N/A	None
X				

Observations:

- There is an underground service lateral noted.

5. Breakers

Good	Fair	Poor	N/A	None
X				

Materials: Copper non-metallic sheathed cable noted.

Observations:

- All of the circuit breakers appeared serviceable.

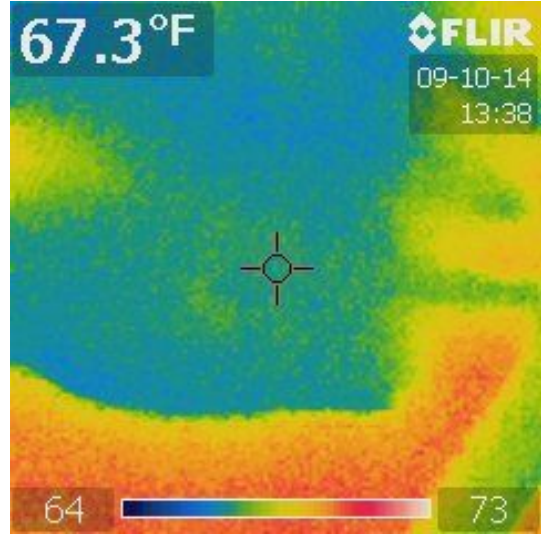
6. Fuses

Good	Fair	Poor	N/A	None
			X	

Roof

1. Roof Condition

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



multiple roof leaks

2. Flashing

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

3. Chimney

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

4. Sky Lights

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

5. Spark Arrestor

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

6. Vent Caps

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

7. Gutter

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Attic

1. Access

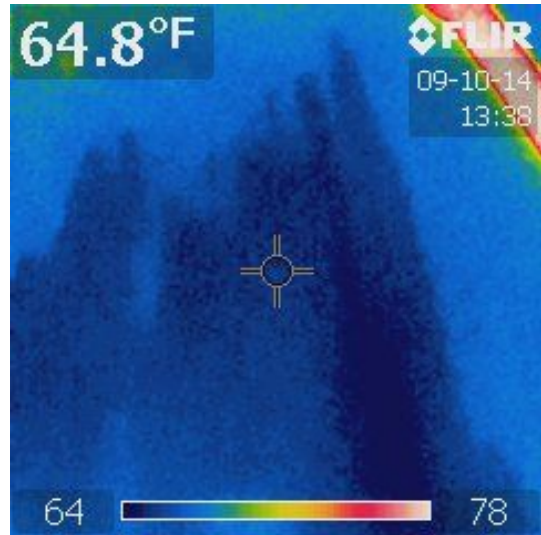
Good	Fair	Poor	N/A	None
X				

Observations:

- Pull Down Ladder located in: master closet

2. Structure

Good	Fair	Poor	N/A	None
X				



Leak from roof

3. Ventilation

Good	Fair	Poor	N/A	None
X				

4. Vent Screens

Good	Fair	Poor	N/A	None

5. Duct Work

Good	Fair	Poor	N/A	None
			X	

6. Electrical

Good	Fair	Poor	N/A	None
X				

7. Attic Plumbing

Good	Fair	Poor	N/A	None
			X	

8. Insulation Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Blown in fiberglass insulation noted.

Depth: Insulation averages about 4-6 inches in depth; more recommended.

Observations:

- Insulation that is settled does not perform to the R-Value that it once did.
- IMPROVE: The attic access is not insulated. Expect higher energy costs. Recommend insulating the attic access to reduce energy expenses. See illustration.

9. Chimney

Good	Fair	Poor	N/A	None
			X	

10. Exhaust Vent

Good	Fair	Poor	N/A	None
				X

Exterior Areas

1. Doors

Good	Fair	Poor	N/A	None
X				

2. Window Condition

Good	Fair	Poor	N/A	None
	X			

3. Siding Condition

Good	Fair	Poor	N/A	None
	X	X		

Materials: Wood siding, wood frame construction, concrete / block foundation
 Observations: of brick veneer **Some composition siding shows signs of water damage and swelling.**



4. Eaves & Facia

Good	Fair	Poor	N/A	None
X				

Observations:
 • Wood or wood-like materials present. These materials are subject to moisture damage and weathering to a greater extent than other siding materials, as well as infestation by wood-destroying pests and organisms. Notwithstanding anything noted in this report, recommend further evaluation by licensed pest control professional, repair or replacement as needed, and regular homeowner monitoring and maintenance thereafter

5. Exterior Paint

Good	Fair	Poor	N/A	None
	X			

Observations:
 • Suggest sealing/caulking as part of routine maintenance to prevent further deterioration.

6. Stucco

Good	Fair	Poor	N/A	None
			X	

Foundation

1. Slab Foundation

Good	Fair	Poor	N/A	None
X				

Observations:

- Concrete slab not visible due to floor coverings.

2. Foundation Perimeter

Good	Fair	Poor	N/A	None

3. Foundation Walls

Good	Fair	Poor	N/A	None

4. Cripple Walls

Good	Fair	Poor	N/A	None

5. Ventilation

Good	Fair	Poor	N/A	None

6. Vent Screens

Good	Fair	Poor	N/A	None

7. Access Panel

Good	Fair	Poor	N/A	None

8. Post and Girders

Good	Fair	Poor	N/A	None

9. Sub Flooring

Good	Fair	Poor	N/A	None

10. Anchor Bolts

Good	Fair	Poor	N/A	None

11. Foundation Electrical

Good	Fair	Poor	N/A	None

12. Foundation Plumbing

Good	Fair	Poor	N/A	None

13. Sump Pump

Good	Fair	Poor	N/A	None

14. Ducting

Good	Fair	Poor	N/A	None

Grounds

1. Driveway and Walkway Condition

Good	Fair	Poor	N/A	None
X				

Materials: Concrete driveway noted. • Concrete sidewalk noted.
 Observations:
 • Driveway in good shape for age and wear. No deficiencies noted.

2. Grading

Good	Fair	Poor	N/A	None
X		X		

Observations:
 • Lot grading and drainage have a significant impact on the building, simply because of the direct and indirect damage that moisture can have on the foundation. It is very important, therefore, that surface runoff water be adequately diverted away from the home. Lot grading should slope away and fall a minimum of one (1) inch every foot for a distance of six (6) feet around the perimeter of the building.
 • **Recommend adding additional backfill to create the proper slope away from the foundation in the back of the house**



water standing



water standing



I believe the water on is coming from this gutter drain through the wall.

3. Vegetation Observations

Good	Fair	Poor	N/A	None
X				

4. Gate Condition

Good	Fair	Poor	N/A	None
			X	

5. Patio and Porch Deck

Good	Fair	Poor	N/A	None
			X	



wall is falling in.

6. Stairs & Handrail

Good	Fair	Poor	N/A	None
			X	

7. Grounds Electrical

Good	Fair	Poor	N/A	None
		X		

Observations:

- back patio outlet does not have any power

8. GFCI

Good	Fair	Poor	N/A	None
		X		

Observations:

• No Ground Fault Circuit Interrupter (GFCI) protection of home electrical outlets was provided in the home at the time of inspection. Although GFCI protection may not have been required at the time the home was built, for safety reasons, consider upgrading the electrical system to include GFCI protection at the following locations:

- Bathrooms
- Outside
- Garages
- Crawlspace (at or below grade)
- Unfinished basements
- Kitchens
- Laundry rooms
- Within 6 feet of all plumbing fixtures
- Boathouses

• recommend -GFCI

9. Main Gas Valve Condition

Good	Fair	Poor	N/A	None
			X	

10. Plumbing

Good	Fair	Poor	N/A	None
			X	

Materials: Copper piping noted.

11. Water Pressure

Good	Fair	Poor	N/A	None
X				

12. Pressure Regulator

Good	Fair	Poor	N/A	None
			X	

Observations:

• Pressure regulator is in behind the water heater in the wall not visible

13. Exterior Faucet Condition

Good	Fair	Poor	N/A	None
X				

Observations:

• Appears Functional.

14. Balcony

Good	Fair	Poor	N/A	None
X				

Observations:

• Appears in satisfactory and functional condition with normal wear for its age. Appears to be sound structure.

15. Patio Enclosure

Good	Fair	Poor	N/A	None
			X	

16. Patio and Porch Condition

Good	Fair	Poor	N/A	None

17. Fence Condition

Good	Fair	Poor	N/A	None

18. Sprinklers

Good	Fair	Poor	N/A	None

Pool

1. Air Booster Pump

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

2. Deck Condition

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

3. Gate & Fence Condition

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

4. Filter

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

5. Skimmer and Basket

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

6. Pool Heater Condition

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

7. Lights

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

8. Pressure Gauge

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

9. Pumps

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

10. Jets

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

11. Structure Condition

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

12. Tile

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

13. Timer

Good	Fair	Poor	N/A	None

14. Water Condition

Good	Fair	Poor	N/A	None

15. Water Fill Unit

Good	Fair	Poor	N/A	None

16. Electrical

Good	Fair	Poor	N/A	None

17. GFCI

Good	Fair	Poor	N/A	None

Basement/Crawlspace

1. Walls

Good	Fair	Poor	N/A	None
			X	

2. Insulation

Good	Fair	Poor	N/A	None

3. Windows

Good	Fair	Poor	N/A	None

4. Plumbing Materials

Good	Fair	Poor	N/A	None

5. Basement Electric

Good	Fair	Poor	N/A	None

6. GFCI

Good	Fair	Poor	N/A	None

7. Access

Good	Fair	Poor	N/A	None

8. Stairs

Good	Fair	Poor	N/A	None

9. Railings

Good	Fair	Poor	N/A	None

10. Slab Floor

Good	Fair	Poor	N/A	None

11. Finished Floor

Good	Fair	Poor	N/A	None

12. Drainage

Good	Fair	Poor	N/A	None

13. Sump Pump

Good	Fair	Poor	N/A	None

14. Framing

Good	Fair	Poor	N/A	None

15. Subfloor

Good	Fair	Poor	N/A	None

16. Columns

Good	Fair	Poor	N/A	None

17. Piers

Good	Fair	Poor	N/A	None

18. Basement/Crawlspace Ductwork

Good	Fair	Poor	N/A	None

Residential Earthquake Hazards Report

- | | | | |
|-----|----|-----|------------|
| Yes | No | N/A | Don't Know |
|-----|----|-----|------------|

 1. Is the water heater braced, strapped, or anchored to resist falling during an earthquake?

- | | | | |
|-----|----|-----|------------|
| Yes | No | N/A | Don't Know |
|-----|----|-----|------------|

 2. Is the house anchored or bolted to the foundation?

- | | | | |
|-----|----|-----|------------|
| Yes | No | N/A | Don't Know |
|-----|----|-----|------------|

 3. If the house has cripple walls:
 - | | | | |
|-----|----|-----|------------|
| Yes | No | N/A | Don't Know |
|-----|----|-----|------------|

 a. Are the exterior cripple walls braced?

 - | | | | |
|-----|----|-----|------------|
| Yes | No | N/A | Don't Know |
|-----|----|-----|------------|

 b. If the exterior foundation consists of unconnected concrete piers and posts, have they been strengthened?

- | | | | |
|-----|----|-----|------------|
| Yes | No | N/A | Don't Know |
|-----|----|-----|------------|

 4. If the exterior foundation, or part of it, is made of unreinforced masonry, has it been strengthened?

- | | | | |
|-----|----|-----|------------|
| Yes | No | N/A | Don't Know |
|-----|----|-----|------------|

 5. If the house is built on a hillside:
 - | | | | |
|-----|----|-----|------------|
| Yes | No | N/A | Don't Know |
|-----|----|-----|------------|

 a. Are the exterior tall foundation walls braced?

 - | | | | |
|-----|----|-----|------------|
| Yes | No | N/A | Don't Know |
|-----|----|-----|------------|

 b. Were the tall posts or columns either built to resist earthquakes or have they been strengthened?

- | | | | |
|-----|----|-----|------------|
| Yes | No | N/A | Don't Know |
|-----|----|-----|------------|

 6. If the exterior walls of the house, or part of them, are made of unreinforced masonry, have they been strengthened?

- | | | | |
|-----|----|-----|------------|
| Yes | No | N/A | Don't Know |
|-----|----|-----|------------|

 7. If the house has a living area over the garage, was the wall around the garage dooropening either built to resist earthquakes or has it been strengthened?

- | | | |
|-----|----|------------|
| Yes | No | Don't Know |
|-----|----|------------|

 8. Is the house outside an Alquist-Priolo Earthquake Fault Zone (zones immediately surrounding known earthquake faults)?

- | | | |
|-----|----|------------|
| Yes | No | Don't Know |
|-----|----|------------|

 9. Is the house outside a Seismic Hazard Zone (zone identified as susceptible to liquefaction or landsliding)?

EXECUTED BY:

 (Seller) (Seller) Date

I acknowledge receipt of this form, completed and signed by the seller. I understand that if the seller has answered "No" to one or more questions, or if seller has indicated a lack of knowledge, there may be one or more earthquake weaknesses in this house.

 (Buyer) (Buyer) Date