

MHI Services Inc.
Property Inspection Report



333 Some place Ave, Some Place OR, 970245
Inspection prepared for: SAMPLE REPORT & SAMPLE REPORT
Inspection Date: 3/29/2009 Time: 8AM
Age: 9 YEARS Size: 3400 SQ FT
Weather: Rain/56 Degrees

Inspector: Rick Martin
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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 3 Item: 9 | Fireplace | <ul style="list-style-type: none"> • visible soot like material was noted on glass. this could indicate possible venting or other conditions present • recommend contractor to evaluate |
| Page 4 Item: 14 | Smoke Detectors | <ul style="list-style-type: none"> • Noted smoke detector down stairs disconnected from base and hanging from wires.this is a safety issue and needs to be corrected as soon as possible. |
| Bathroom | | |
| Page 8 Item: 6 | Electrical | <ul style="list-style-type: none"> • exposed wires • missing j-box cover |
| Page 9 Item: 14 | Showers | <ul style="list-style-type: none"> • functional • shower enclosure glass loose in frame recommend repair or replace by a qualified person |
| Water Heater | | |
| Page 18 Item: 5 | Heater Enclosure | <ul style="list-style-type: none"> • deteriorated metal |
| Garage | | |
| Page 21 Item: 13 | Fire Door | <ul style="list-style-type: none"> • did not self close/latch |
| Attic | | |
| Page 25 Item: 5 | Exhaust Vent | <ul style="list-style-type: none"> • terminates in the attic • recommend a licensed contractor evaluate |
| Exterior Areas | | |
| Page 26 Item: 4 | Siding Condition | <ul style="list-style-type: none"> • earth to wood contact |
| Grounds | | |
| Page 29 Item: 6 | Stairs & Handrail | <ul style="list-style-type: none"> • recommend hand rails |
| Page 31 Item: 16 | Water Shut-off Valve Condition | <ul style="list-style-type: none"> • corrosion present • visible leaking |

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 |

Observations:
 • none

2. Cabinets

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations:
 • functional

3. Ceiling Fans

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations:
 • operated

4. Ceiling Condition

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Materials: drywall
 Observations:
 • Interior settlement cracking is common in most all structures.

5. Closets

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations:
 • functional
 • adequate closet storage

6. Door Bell

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations:
 • operated
 • normal operation noted.

7. Doors

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations:
 • functional
 • All doors that were accessible at the time of the inspection were operated.

8. Electrical

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations:
 • All accessible light fixtures, electrical outlets and wall switches were inspected.

9. Fireplace

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Materials: Living Room
 Materials: prefabricated
 Observations:

- gas only
- visible soot like material was noted on glass.
 this could indicate possible venting or other conditions present
- recommend contractor to evaluate



Interior Areas Fireplace

10. Floor Condition

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Materials: carpet • tile
 Observations:
 • normal wear

11. Security Bars

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | | | | X |

Observations:
 • none

12. Sliding Doors

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | X |

Observations:
 • functional

13. Screen Doors

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations:
 • none

14. Smoke Detectors

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | X | | | |

Observations:
 • operated
 • Noted smoke detector down stairs disconnected from base and hanging from wires. this is a safety issue and needs to be corrected as soon as possible.



Interior Areas Smoke Detectors

15. Stairs & Handrail

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations:
 • functional

16. Wall Condition

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Materials: drywall
 Observations:
 • small holes noted in sheetrock wall material.
 not a major condition but should be repaired
 by a qualified person.

17. Window-Wall AC or Heat

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | | | | X |

Observations:
 • none
 • see HVAC page

18. Window Condition

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Materials: vinyl • sliding glass door present
 Observations:
 • functional
 •
 All windows accessible at the time of the inspection were operated

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

Locations: Master#1 • main living level • down stairs north end • down stairs south end

2. Bar

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | | | | X |

Observations:
• none

3. Cabinets

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | | | | X |

Observations:
• none

4. Ceiling Condition

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Materials: drywall
Observations:
• normal settlement cracks

5. Ceiling Fans

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations:
• none

6. Closets

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations:
• functional
• adequate closet space

7. Doors

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations:
• functional

8. Electrical

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

9. Fireplace

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | | | | X |

10. Floor Condition

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Materials: carpet
Observations:
• normal wear

11. Security Bars

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | | | | X |

Observations:
• none

12. Sliding Doors

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | | | | X |

Observations:
• none

13. Screen Doors

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | | | | X |

Observations:
• none

14. Smoke Detectors

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations:
• operated

15. Wall Condition

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Materials: drywall
Observations:
• small cracking

16. Window-Wall AC or Heat

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | | | | X |

Observations:
• none
• see HVAC page

17. Window Condition

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Materials: vinyl
Observations:
• functional

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 | | | | X |

Observations:

- functional
- damaged/missing wood between cabinet drawers
- functional



Bathroom Cabinets

3. Ceiling Condition

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Materials: drywall

4. Counters

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations:

- normal wear

5. Doors

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations:

- pocket door present
- functional

6. Electrical

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations:

- exposed wires
- missing j-box cover



Bathroom Electrical

7. GFCI

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations:
 • test operated

8. Exhaust Fan

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations:
 • operated

9. Floor Condition

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Materials: vinyl
 Observations:
 • normal wear

10. Heating

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations:
 • see HVAC page

11. Mirrors

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations:
 • functional

12. Plumbing

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations:
 • sink fixtures tested
 • toilet fixture tested

13. Security Bars

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | | | | X |

Observations:
 • none

14. Showers

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations:

- functional
- functional
- shower enclosure glass loose in frame
- recommend repair or replace by a qualified person



Bathroom Showers

15. Shower Walls

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | | | | X |

Observations:

- normal wear
- functional

16. Bath Tubs

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations:

- jetted tub present/did not test
- recommend testing for correct operation before closing
- stopper did not operate

17. Enclosure

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | X |

Observations:

- none

18. Sinks

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations:

- functional
- sink slow to drain
- functional
- sink fixture tested

19. Toilets

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

20. Wall Condition

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Materials: drywall

21. Window Condition

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Materials: vinyl

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:
• functional

2. Ceiling Condition

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Materials: drywall

3. Counters

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations:
• normal wear

4. Dishwasher

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations:
• operated

5. Doors

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | X | | | |

Observations:
• functional

6. Electrical

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

7. GFCI

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations:
• test operated

8. Floor Condition

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Materials: hardwood type
Observations:
• normal wear
• normal wear

9. Garbage Disposal

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations:
• operated

10. Microwave

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations:
• operated

11. Cook top condition

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | X | | | |

Observations:
• gas

12. Oven & Range

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations:
 • operated
 • gas
 • self cleaning/did not test

13. Plumbing

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

14. Security Bars

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | | | | X |

15. Sinks

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations:
 • functional

16. Drinking Fountain

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | | | | X |

Observations:
 • none

17. Spray Wand

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations:
 • operated

18. Hot Water Dispenser

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | | | | X |

Observations:
 • none

19. Soap Dispenser

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | | | | X |

Observations:
 • none

20. Sliding Doors

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | | | | X |

Observations:
 • none

21. Screen Doors

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | | | | X |

22. Trash Compactor

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | | | | X |

Observations:
 • none

23. Vent Condition

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | X | | | |

Materials: down draft venting present

Observations:

- operated
- noisy unit

24. Wall Condition

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Materials: drywall

25. Window Condition

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Materials: vinyl

Observations:

- functional

Laundry

1. Locations

Materials: seperate room

2. Cabinets

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | X | | | |

Observations:
 • doors did not close completely



Laundry Cabinets

3. Counters

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations:
 • normal wear

4. Ceiling Condition

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Materials: drywall

5. Dryer Vent

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations:
 • functional
 • dryer vents to the outdoors

6. Electrical

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations:
 • dryer electrical plug is 4 prong

7. GFCI

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations:
 • test operated

8. Exhaust Fan

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | | | | X |

Observations:
 • none

9. Doors

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations:
• functional

10. Floor Condition

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Materials: vinyl
Observations:
• normal wear

11. Gas Valves

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations:
• gas line capped

12. Plumbing

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations:
• worn fixtures

13. Wall Condition

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Materials: drywall

14. Wash Basin

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations:
• functional

15. Window Condition

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Materials: vinyl
Observations:
• functional

16. Security Bars

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | | | | X |

Observations:
• none

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: garage
 Materials: gas
 Observations:
 • operated
 • Limited Inspection Only
 • recommend servicing once a year or as per manufacture recommends

2. Heater Base

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations:
 • functional

3. Enclosure

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations:
 • functional

4. Gas Valves

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations:
 • present

5. Thermostats

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations:
 • functional

6. Venting

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

7. Filters

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Materials: above heating unit
 Observations:
 • functional
 • recommend replacing filter twice a year or as per manufacturer recommendation

8. Air Supply

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations:
 • functional

9. Registers

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations:
• functional

10. Refrigerant Lines

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations:
• functional
• could not fully inspect
• condensation drain line terminates under house

11. AC Compress Condition

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Materials: electric
Materials: exterior north
Observations:
• operated
• recommend service

Water Heater

1. Base

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | X | | | |

Observations:
 • deteriorated

2. Combusion

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations:
 • functional

3. Water Heater Condition

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Materials: gas
 Materials: garage
 Observations:
 • operated
 • deteriorated unit
 • evidence of leaking



Water Heater Water Heater Condition

4. Number Of Gallons

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations:
 • 75 gallons

5. Heater Enclosure

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | X | | | |

Observations:
 • rusted metal
 • deteriorated metal

6. Gas Valve

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations:
 • present

7. Overflow Condition

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Materials: plastic
 Observations:
 • dose not extend to exterior

8. Plumbing

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Materials: galvanized • PVC

9. Strapping

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations:
• using plumbers tape
• braced

10. TPRV

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations:
• tprv present/did not test

11. Venting

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Garage

1. Cabinets

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | | | | X |

Observations:
 • none

2. Counters

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | | | | X |

Observations:
 • none

3. Electrical

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

4. GFCI

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations:
 • test operated

5. 220 Volt

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | | | | X |

6. Flooring Condition

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | X | | | |

Materials: CONCRETE
 Observations:
 • cracking

7. Garage Door Condition

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Materials: hinged door
 Observations:
 • functional
 • AUTO REVERSE FUNCTIONING
 • auto reverse photo eyes functioning

8. Garage Door Parts

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations:
 • functional
 • recommend lubrication

9. Garage Opener Status

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations:
 • operated

10. Garage Door's Reverse Status

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations:
 • operated
 • eye beam system present

11. Roof Condition

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Materials: same as the main structure
 Materials: asphalt shingles

12. Exterior Door

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | | X | | |

- Observations:
- functional
 - damaged
 - pet door present

13. Fire Door

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | | | | |

- Observations:
- functional
 - did not self close/latch

14. Rafters & Ceiling

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

- Observations:
- functional
 - not for heavy storage

15. Wash Basin

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

- Observations:
- functional

16. Walls

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

17. Anchor Bolts

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

- Observations:
- present

18. Vent Screens

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | | | | X |

19. Windows

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | | | | X |

Electrical

1. Electrical Panel

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Materials: north side • Exterior of structure
 Materials: laundry
 Observations:
 • functional
 • romex wiring present

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 |
|------|------|------|-----|------|
| | | | | |

Observations:
 • 1



Electrical Breakers in off position

4. Breakers

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Materials: copper
 Observations:
 • functional
 • GFCI Breaker Present

5. Fuses

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | | | X | |

6. Cable Feeds

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | | | | |

Observations:
 • underground

7. Main Gas Valve Condition

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Materials: north side
 Observations:
 • natural gas

Roof

1. Roof Condition

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Materials: same as main structure

Materials: asphalt shingles

Observations:

- deflection note on roof,with closer inspection it appears to be cosmetic



Roof Roof Condition

2. Chimney

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | | | | X |

Observations:

- none

3. Flashing

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

4. Gutter

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

5. Sky Lights

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | | | X | |

Observations:

- none

6. Spark Arrestor

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations:

- present

7. Vent Caps

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations:

- functional

Attic

1. Access

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations:

- functional
- attic access located in master bedroom closet



Attic Access

2. Chimney

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | | | X | |

Observations:

- none

3. Duct Work

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

4. Electrical

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

5. Exhaust Vent

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | X | | | |

Observations:

- damaged flex vent
- terminates in the attic
- recommend a licensed contractor evaluate



Attic Exhaust Vent

6. Insulation Condition

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Materials: loose fill cotton
Depth: 10

7. Attic Plumbing

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

8. Structure

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations:
 • deflection noted on roof with closer inspection deflection appears cosmetic
 • could not access all areas

9. Ventilation

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations:
 • functional
 • soffit vents present
 • roof venting present

10. Vent Screens

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | | | | |

Observations:
 • functional

Exterior Areas

1. Doors

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations:
• functional

2. Eaves & Facia

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations:
• freshly painted

3. Exterior Paint

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations:
• new paint present

4. Siding Condition

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Materials: cement hardy plank
 Observations:
 • earth to wood contact
 • wood in contact the ground can cause wood rot and attracted wood destroying insects.
 • earth to wood contact



Exterior Areas Siding Condition

5. Stucco

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | | | X | |

6. Window Condition

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations:
• functional

Foundation

1. Slab Foundation

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations:
 • concrete slab only
 • cracking small
 • Raised Foundation In Areas

2. Foundation Perimeter

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations:
 • partially visible

3. Ventilation

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations:
 • functional

4. Vent Screens

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations:
 • functional

5. Access Panel

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations:
 • functional

6. Post and Girders

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

7. Sub Flooring

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations:
 • plywood subflooring

8. Foundation Walls

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations:
 • hairline cracking ---normal

9. Cripple Walls

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | | | | X |

Observations:
 • none

10. Anchor Bolts

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations:
 • present

11. Chimney Hearth

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | | | | X |

Observations:
 • none

12. Foundation Electrical

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

13. Foundation Plumbing

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations:

- main access sewer clean out located in crawl space



Foundation Foundation Plumbing

14. Ducting

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations:

- functional

Grounds

1. Driveway and Walkway Condition

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | | | | |

Materials: concrete

2. Patio and Porch Condition

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Materials: same as main structure
 Observations:
 • functional

3. Balcony

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | | | | X |

Observations:
 • none

4. Patio Enclosure

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | | | | X |

Observations:
 • none

5. Patio and Porch Deck

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations:
 • weathered deck

6. Stairs & Handrail

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | | X | | |

Observations:
 • functional
 • loose railing
 • recommend hand rails



Grounds Stairs & Handrail



Grounds Stairs & Handrail

7. Grounds Electrical

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

8. GFCI

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations:
 • test operated

9. Fence Condition

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | | X | | |

Materials: wood
 Observations:
 • earth to wood contact
 • deteriorated wood
 • weathered



Grounds Fence Condition

10. Gate Condition

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Materials: wood • chain link
 Observations:
 • functional

11. Grading

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

12. Plumbing

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Materials: galvanized • PVC

13. Sprinklers

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | | | | |

Observations:
 • on timers
 • consult owner
 • did not operate

14. Water Pressure

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations:
 • 75 psi +/-

15. Pressure Regulator

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations:
• present

16. Water Shut-off Valve Condition

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Materials: crawl space
Observations:
• recommend plumber to evaluate
• corrosion present
• visible leaking

Pool

1. Air Booster Pump

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | | | X | |

Observations:
• none

2. Deck Condition

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | | | | |

3. Electrical

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | | | | |

4. GFCI

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | | | | |

5. Gate & Fence Condition

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | | | | |

6. Filter

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | | | | |

7. Skimmer and Basket

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | | | | |

8. Pool Heater Condition

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | | | | |

9. Lights

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | | | | |

10. Pressure Gauge

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | | | | |

11. Pumps

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | | | | |

12. Jets

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | | | | |

13. Structure Condition

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | | | | |

14. Tile

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | | | | |

15. Timer

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | | | | |

16. Water Condition

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | | | | |

17. Water Fill Unit

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | | | | |

pest and dry rot evaluation

1. findings

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | | | | |

Photos



deflection note on roof,with closer inspection it appears to be cosmetic



Limited Inspection Only

Residential Earthquake Hazards Report

- | | | | | |
|-------------------------------------|--------------------------|-------------------------------------|--------------------------|---|
| Yes | No | N/A | Don't Know | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 1. Is the water heater braced, strapped, or anchored to resist falling during an earthquake? |
| Yes | No | N/A | Don't Know | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 2. Is the house anchored or bolted to the foundation? |
| Yes | No | N/A | Don't Know | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 3. If the house has cripple walls: a. Are the exterior cripple walls braced? |
| Yes | No | N/A | Don't Know | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | b. If the exterior foundation consists of unconnected concrete piers and posts, have they been strengthened? |
| Yes | No | N/A | Don't Know | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 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 | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 5. If the house is built on a hillside: a. Are the exterior tall foundation walls braced? |
| Yes | No | N/A | Don't Know | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | b. Were the tall posts or columns either built to resist earthquakes or have they been strengthened? |
| Yes | No | N/A | Don't Know | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 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 | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 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 | | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 8. Is the house outside an Alquist-Priolo Earthquake Fault Zone (zones immediately surrounding known earthquake faults)? |
| Yes | No | Don't Know | | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 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