

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

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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. Combustion

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