

PROPERTY INSPECTION REPORT



123 Anywhere St, My Town, CA,

Prepared For: John Doe

Inspector: Garrett Martell CMI

Date of Inspection: 11/26/2022



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Table Of Contents

Introduction	2
Inspection Details	3-4
Plumbing System	5-7
Water Heater 1	8-10
Electrical System	11-16
Heating and Cooling 1	17-21
Roof	22-27
Attic	28
Foundation	29-34
Exterior	35-37
Doors and Windows	38-40
Grounds	41-46
Interiors	47-48
Kitchen	49-50
Laundry	51
Bathroom 1	52-54
Bathroom 2	55-57
Glossary	58
Report Summary	59-64

Introduction

INTRODUCTION We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your emailed report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process. Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFI outlets may not be installed; this report will focus on safety and function, not current code. This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair. For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide. **PURPOSE AND SCOPE** This Inspection Report is supplemental to the Property Disclosure Statement. This document was prepared as a report of all visual defects noted at the time and date of the inspection. It is not necessarily an all-inclusive summary, as additional testing or inspection information/processes and analysis may be pending. It is subject to all terms and conditions specified in the Inspection Agreement. It should be noted that a standard property inspection is a visual assessment of the condition of the structure at the time of inspection and is subject to day-to-day changes. The inspection and inspection report are offered as an opinion only, of items observed on the day of the inspection. Although every reasonable effort is made to discover and correctly interpret indications of previous or ongoing defects that may be present, it must be understood that no guarantee is expressed nor implied nor responsibility assumed by the insp The scope of the inspection is outlined in the Inspection Agreement, agreed to and signed by the Client. Our inspectors inspect the readily accessible and installed components and systems of a property as follows: This report contains observations of those systems and components that are, in the professional opinion of the inspector authoring this report, significantly deficient in the areas of safety or function. When systems or components designated for inspection in the Standards are present but are not inspected, the reason the item was not inspected may be reported as well. This report summarizes our inspection conducted on this date at the above address.

Inspection Details

Climatic Conditions

It was clear at the time of the inspection.
The temperature was in the 60's at the start of the inspection.

Property Type Being Inspected

This is a wood framed building.
, This is a single family building.

Stories

There is one story.

Utility Service

The utilities were on at the time of the inspection.

Occupancy

The property has been staged for viewing. This results in some areas not being fully exposed and some lights or receptacles may not be accessible.

Comments

IMPORTANT: The client was unable to attend the inspection. It is important to understand that though the Inspection Agreement may not be signed by the client, **it is understood that use of this Report implies the acceptance of the agreement and all its terms by the client.** This report does not and is not intended to replace the client's own 'personal walk through' or inspection of the property. The client may have specific concerns or expectations for the property that this report may not specifically address. Any questions or concerns should be shared with the inspector before the close of escrow.

The interior of the property has personal items and furniture blocking the view and therefore access to parts of the property.

The property appears to be vacant. In some situations this has led to unforeseen conditions such as defects in the Drain/waste/vent line system, electrical system, HVAC system, and plumbing systems that may not become evident until the property is occupied and under normal use again. Things like a sewer scope or chimney video inspection or specialist inspection could be done for further information on the different systems of this home.

The building has had some work done to it recently including new paint, flooring, patching, etc. It is not known what the condition of the property was before this work was undertaken. Many of these new items may not have been tested under actual living conditions or undergone weather testing.

It appears that there have been alterations and upgrades to the property over the years. Modifications to the electrical, plumbing, mechanical systems, as well as to the structure of the building require permits and progress inspections. It is advised to obtain any and all documentation that might be available. This should be done prior to the expiration of the contingency period.

It is typical when a building is remodeled or repairs are undertaken that additional problems surface that were not noted on the inspection report. This is to be expected as walls, floors and ceilings are opened up during the work to reveal areas that were not accessible during the inspection. Any remodeling work undertaken on a property should be expected to reveal some of these problems and it is recommended that additional sums be set aside for this purpose.

During this inspection there may be items discovered that require further inspection as well as subsequent repairs. Where further inspection by a specialty trade is advised, this is meant to be done in a timely fashion.

This inspection is not a structural pest control inspection, otherwise known as a termite inspection. The "termite" inspection also covers such things as dry rot, wood damage and deterioration, as well as wood destroying organisms. Any and all of these items need to be examined and any repairs completed in a timely manner.

This is not a mold or fungus inspection, it is advised to have a mold specialist examine the property and structure and do a complete inspection to determine the presence or absence of any mold that may affect the health or safety of the occupants.

Plumbing System

While some plumbing observation may be code related, this inspection does not determine if the system complies with code. Supply and waste lines are inspected only where they are accessible and while operating accessible fixtures and drains. Performance of the water flow can vary during different times of the day and performance of the drains during actual usage is undetermined. Drain blockage is common in vacant property.

It is advised to have any underground drain/sewer lines examined by a specialist with a camera to determine their actual condition. The following are not included; inaccessible supply or waste lines, leaks in inaccessible areas such as walls, underground or the crawl space, the interior of pipes for mineral or corrosive clogging, water hammering, solar equipment or water temperature, and the condition of shower pans or if a shower will leak when used. No water testing of any type is performed. The type of copper, whether it is M, L, or K, is not part of this inspection and will not be determined.

The gas system is not tested for leaks and any underground or hidden gas lines are specifically excluded from this report. Determining the operation of sewer ejection systems is excluded from this inspection and it should be examined by a specialist. The angle stops under sinks and other plumbing valves, such as the main shut off valve, are not turned or tested. The finish fixtures as toilets, sinks and faucets etc are covered in the Kitchen and Bathroom section of this report.

Main Water Shutoff Location and Type

The main water line shut off was not located. It is advised to check with the current owner to determine where the shut off valve is located. As this line is underground from the street to the building and not visible, the material it is made of is not known.

Main Water Supply / Pressure Regulator

No pressure regulator was observed at the main line where it enters the structure. Sometimes they are installed in other areas. It is advised to check with a licensed plumbing specialist to determine if there is one on the system or not.

Interior Water Line Material

The interior piping that supplies the water throughout the building is a combination of Copper and Plastic piping where visible.

The majority of the piping is concealed in/under the floor or the walls and its full composition could not be determined.

Interior Water Line Condition

The water supply piping may be too small in areas. This should be further evaluated by a plumber to determine if corrections are needed.

Drain /Waste / Vent Line Materials

The piping that takes the waste water to the sewer system is made of plastic pipes (**ABS**) where visible.

Drain / Waste / Vent Line Condition

A representative visual inspection of the waste lines found those seen to be in a serviceable condition at the time of inspection. This means the lines that were seen were not severely corroded or leaking etc. No representation is made as to their internal condition or function. There are areas of the piping that can not be seen unless walls and ceilings were opened up. This means out of the areas readily visible and accessible, there were no defects noted.

Hose Faucets

A representative number of the exterior hose faucets show them to be operating properly at the time of inspection.

Gas Meter Location

What appears to be the gas meter for this property was located at the front of the neighbors home to the left of the property being inspected. This should be verified with the seller.

There is no automatic seismic gas shut-off valve on the main gas line. This may not need to be installed in this municipality at the time of sale.



located in the neighbors yard to the left

Gas System Condition

A visual inspection of the Gas System found this to be in a serviceable condition at the time of inspection. This means the lines that were seen were not severely corroded or leaking etc. There are areas of the piping that can not be seen unless walls and ceilings were opened up. This means out of the areas readily visible and accessible, there were no defects noted. No representation is made as to the internal condition or function of the gas lines or meter.

Drain Line Comments

There is a distinction between Waste Lines and Sewer lines. Both systems take the drain/waste water away from sinks and toilets in the home to the city sewer. The Waste Line: is located under the house. They can be visible in the crawl space or buried under ground. They can be composed of a few different materials such as but not limited to ABS, Galvanized metal, Cast Iron, and **PVC**. The Sewer Lines: start 2 feet outside the house and extends to the city sewer. These can be composed of a few different materials such as but not limited to ABS, Concrete, Clay, Cast Iron. A typical sewer line inspection is only the portion outside the house to the city sewer, and not under the house. Some plumbers can also inspect the waste/drain lines actually under the house, using a smaller video camera system. This is a separate specialty inspection.

The waste lines that go out to the sewer system are installed underground and are not visible. Their condition cannot be determined and no representation can be made of their overall condition. The only way to determine what is going on with them is to have them checked out with a camera by a specialist to determine their true condition and any needed repairs.

Recommendations

Due to the age and condition of the waste line system and age of the home, it is strongly recommended that this sewer line system be inspected internally by means of a Sewer Scope. This is a process where a specialty camera is brought in to inspect the internal status of the sewer line to find any blockages, damage, or scaling of the pipes. Upon completion of the Sewer Scope inspection, a video with the findings will be provided. This is a service that Inspection Pros offers. If desired more information can be obtained through the inspector who completed the initial general inspection.

Water Heater 1

The inspection of the water heater focuses on the operation and safety aspects. There are many different components that make up this part of the plumbing system.

Typically a gas water heater lasts 10-12 years. Some last many more years depending on water quality and other factors. The inspection will involve testing the hot water inside the house and a visual inspection of the water heater itself.

Newer tankless type heaters have less components to test and the inspection of these types of heaters will involve mainly operational items. The installation manual for these heaters should be referred to to determine proper clearances, gas pipe sizing and correct sizing for the number of fixtures it is servicing.

All water heaters need maintenance and occasional flushing to remove sediment buildup. The installation manuals for all water heaters should be referred to.

The adequacy or efficiency of the hot water heater cannot be determined in a limited time visual inspection. It is not known how hot the water will get or how long it will last and this is many times a matter of individual use

Type and Location

There is a gas fired hot water heater

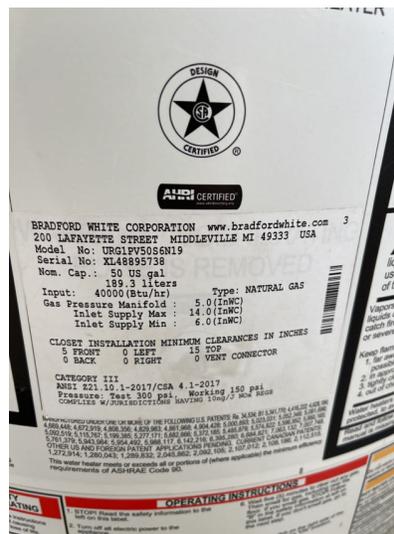
The water heater is located outside at the rear.

The water heater is located in a closet on the exterior.

Age and Size

About 1 year old. Water heaters have an average life expectancy of 8–12 years.

The water heater is 50 gallons



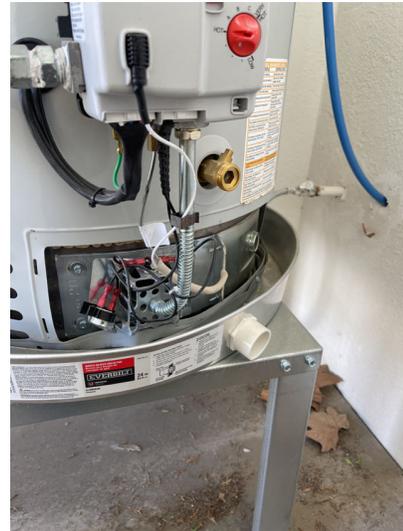
Water Heater Condition

There is no sediment trap on the gas line coming into the water heater. Please see the glossary for an explanation of a Sediment Trap.

The bottom cover that is used to cover up the area where the gas goes into the combustion chamber is missing.



No sediment trap



missing cover

Seismic Strapping & Support

The straps are loose and need to be secured.

Temperature / Pressure Relief Valve

The temperature/pressure relief valve line has non-heat resistant plastic piping in the line. It must consist of an approved material so it does not melt and/or malfunction.

The TPR/Drain line has been incorrectly installed.

The drain line was reduced in size from the opening size at the **TPR valve**. This needs to be corrected for proper operation.



Combustion Air Supply

With the door shut to this room, there may not be proper air supply for combustion.

Venting

A visual inspection of the venting for the hot water heater found this system to be in a serviceable condition at the time of inspection.

Comments

The door to the water heater closet has areas of water damage at the bottom of it. There is also no venting inside of the store to help provide **combustion air** to the water heater.



water damaged door

Electrical System

Electrical features are operated with normal controls. The general wiring, switches, outlets and fixtures are randomly checked in accessible areas. Wiring in the main box is inspected by removing the cover if accessible. While some observations may be code related, this inspection does not determine if the system complies with code. The inspection does not determine electrical capacity, determine over current capacity for any item including appliances, compare circuit breaker capacity to installed appliance rating. Also excluded are interior or exterior low voltage wiring or fixtures, telephone, security, intercom, stereo, cable or satellite TV, remote controls or timers. The exterior lighting, landscape lighting or any lighting outside the footprint of the building is not inspected. Light bulbs are not removed or changed during an inspection. This inspection does not certify or warrant the system to be free of risk of fire, electrocution or personal injury or death.

Type of Electrical Service.

The electricity is supplied by an overhead line from the power pole to the building.

The home is supplied with 110/220 Volt power. Regular power outlets found throughout a home are wired to 110v while only a few outlets are wired to 220v which are used for washers, dryers, stoves etc. They both are grounded; thus, they have safety features built into them.

Electrical Service to the Building.

A visual inspection of the main electric service wires from the power pole to the building were found to be in a serviceable condition at the time of inspection.

Main Panel Location

The main electrical panel is located on the left of the building.



Main Panel Amperage

There is 125 amps for this building from the main panel.

There is a second 30 amp breaker inside the main panel. Is unknown with this goes through as there is no labeling.



Main Electrical Panel Condition

There is a missing screw on the dead front cover.



missing screw

Main Panel Circuit Protection

The circuit breakers in the main electric panel are not labeled. It is not known which circuit goes with which breaker. This could pose a problem in case there is an emergency reason comes up to shut off power to a specific area of the home.



no labels



Grounding System

The connection of the grounding wires to the grounding system is not seen. It may be connected to the electrical system in an area that was not visible.

Subpanel Location

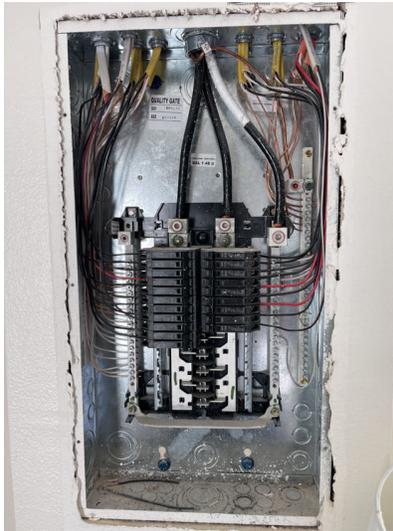
There is a sub panel located in the master bedroom.



Subpanel Condition / Circuit Protection

There are knock-outs missing in the sub panel leaving open spaces in the dead front cover which leaves exposed live electrical items as a result. This is an inexpensive fix to correct but should be repaired to make the panel more safe.

The circuit breakers in the sub panel are not labeled. It is not known which circuit goes with which breaker. This could pose a problem in case there is an emergency reason comes up to shut off power to a specific area of the home.



Type of Wiring

The wiring in the building is made of copper.

The wiring is sheathed in a plastic coating. This is the current standard covering for electrical wiring.

Condition of Wiring

A visual inspection of the wiring condition found this part of the system to be in a serviceable at the time of inspection. There are areas of wiring that can not be seen unless walls and ceilings were opened up. This means out of the areas readily visible and accessible, there were no defects noted.

Electrical Outlets

There is one or more missing cover plates in areas of the home.

There is **GFCI** outlet(s) in areas that require them, such as the kitchen, bathrooms, laundry room or any areas exposed to a water source.

There are outlets located on the ground in areas of the home. Is outlets do not have the proper metal covers to protect them from Damage And to keep dirt and debris out of these outlets.



no proper cover plate



3 prong ungrounded outlet back right bedroom



3 prong ungrounded outlet back right bedroom



No GFCI in the Kitchen



No GFCI in the Kitchen



Missing cover plate(s)



Missing cover plate(s)

Electrical Switches

A representative number of electrical switches tested throughout the home were found to be in a serviceable condition at the time of inspection.

Light Fixtures

A representative number of light fixtures tested throughout the home were found to be in a serviceable condition at the time of inspection.

Smoke Detectors

There are smoke detectors present in the standard locations at the time of inspection. It is noted these are not tested as part of a general visual inspection. (These are often times certified by a licensed specialist)

Carbon Monoxide Detectors

There are Carbon Monoxide detectors present in the standard locations at the time of inspection. It is noted these are not tested as part of a general visual inspection. (These are often times certified by a licensed specialist)

Comments

The electrical system has been upgraded with new panels and wiring. If possible the permits should be reviewed for this.

Heating and Cooling 1

While some observations may be code related, this inspection does not determine if the system complies with code. Weather permitting the systems are operated with normal controls. In order not to damage the system, the air conditioners are not activated if the outdoor temperature is below 55 degrees. Gas furnaces are not checked for carbon monoxide leakage or fire risks. There are carbon monoxide and fire detection devices which can be purchased and installed, which we recommend. Air ducts and registers are randomly checked for air flow. Heat exchangers are specifically excluded from the inspection. They are visually obstructed by the design of the system and a complete inspection requires special tools and disassembly, which is beyond the scope of the inspection.

The following items are beyond the scope of the inspection; balance of the air flow, capacity or velocity of the air flow, humidifiers, air duct cleanliness, the ability of the system to heat or cool evenly, the presence of toxic or hazardous material or asbestos, system refrigerant levels, cooling or heating capacity to determine if its sufficient for the building, electronic air filters, solar equipment, programmable thermostats and determining the remaining life of the system. Window A/C's are not considered to be built in units and therefore not inspected.

Heating Type and Location

The heating/cooling is a conventional split system. This is where the furnace is in one area of the home, and the condenser in another. Usually the condenser is on the exterior while the furnace is on the interior or in a closet on the outside of the home.

There is a forced air natural gas fueled system.

There is a heating system located in the attic.



Heating System Condition

The furnace is older and aged. Though it was working at time of inspection, regular maintenance will be needed to keep this system working as efficiently as possible.

There is no sediment trap on the gas line coming into the furnace. Please see the glossary for an explanation of a Sediment Trap.

There is not a complete surface from the opening to the furnace for servicing.

The fan continues to run when the cover has been removed. The kill switch is damaged or missing.



grill temp



Combustion Air Supply

A visual inspection of the heating systems combustion air supply found this to be in a serviceable condition at the time of inspection.

Venting

A visual inspection of the venting for the heating system was found to be in a serviceable condition at the time of inspection.

Cooling Type and Location

The heating/cooling is a conventional split system. This is where the furnace is in one area of the home, and the condenser in another. Usually the condenser is located on the exterior while the furnace is on the interior or in a closet on the outside of the home.

The condenser is on the left of the building.



Cooling System Condition

An inspection of the cooling system found it to be in a serviceable condition at the time of inspection.

This condensers one year-old.

The condenser has not been anchored properly. This needs to be properly secured.



Not anchored properly



grill temp



return temp



grill temp



Condensate Drain Line

It is suggested that an electric sensor be installed in the secondary drain connection line to turn off the **A/C** (or sound an alarm) if water backs up into the secondary line. This will prevent water from being spilled out over the area below and causing possible moisture damage.

The condensate drain line does not have a proper trap installed. This should be added for improved efficiency and operation of the condensate drain line.

The primary and secondary drain lines are connected together outside the system rather than having been run separately to proper locations. This means there is no effective secondary drain line, and one should be installed for proper operation.



no trap / 1 & 2 connected

Thermostat Location and Condition

An inspection of the thermostat found it to be in a serviceable condition at the time of inspection.



Thermostat location(s): Hallway

Ducting & Grills

A representative visual inspection of the grills found those seen to be in a serviceable condition at the time of inspection.

Air Return & Filter

The air filter is dirty and nearing the time to replace it. This is not an expensive item, it should be changed regularly.

It appears that the air filter being used currently is too large for the opening, which is what caused the damage on the installation.



filter dirty / damaged / too big

Recommendations

It is advised to check the permit status regarding past changes to the HVAC system.

Roof

The report is not intended to be conclusive regarding the life span of the roofing system, if it is leak free or how long it will remain leak free in the future. The inspection and report are based on visible and apparent condition at the time of the inspection. The inspection does not address manufacturing defects, fastener appropriateness, if the roof was installed per code, if flashing is present in all locations or the numbers of layers present. Unless a rain has fallen just prior to the inspection, it is not possible to determine if active leakage is occurring. Not all attic areas are readily accessible for inspection. Tile roofs and steeply pitched roofs are not safe to walk on and access is limited on them. Conclusions made by the inspector do not constitute a warranty, guaranty, or policy of insurance. All roofs require periodic maintenance to achieve typical life spans and should be inspected annually. Expect to make minor repairs to any roof.

While it is possible some prior repairs and leaks may be reported, it is not the intention of the inspection to identify and report all prior repairs and conditions. It is recommended to refer to the seller and sellers disclosure about the presence of any roof leaks or prior repairs. Also it should be noted that all gutters deteriorate and have a limited life span before they need to be replaced.

Roof Style

The roof is a sloped type with a pitch to it.

Roof Materials.

The roof surface contains composition shingles.

Roof Access

The roof was walked on to inspect it.

Roof Covering Condition

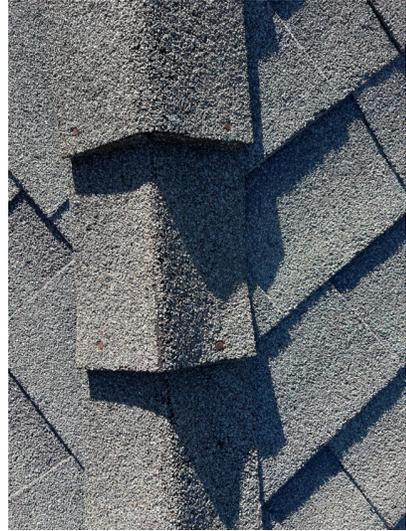
Notable deterioration was found in areas across the roof covering.

There are patches on the roof, these are a possible indication that there have been problems with the roof at some point in time. The patching was not installed correctly. The seller could be consulted on the past of this area.

There are areas of poor installation practices throughout the roof.

There appear to be multiple layers of roofing material installed. When the current roof is ready to be replaced all old roofing materials need to be removed down to the wood framing, and then the new roof installed. The original framing may not have been rated for the extra weight of the roof coverings over the years. Also, the nails one get as much penetration as is needed due to the built-up thickness of the added layers.

There are standard composition shingles installed over the low slope or flat roofing. The use of this material is not recommended for this location unless this is a cosmetic covering over a waterproof roofing system. Or, this roof would require two layers of roofing paper under the shingles. The roofing paper is not visible as it is installed underneath the roof covering. Otherwise, this is an unreliable roof and is prone to failure and leaking. This should be checked by a licensed roofing specialist, and the permits for this installation should be verified.



poor install



patching



ridge caps old



notable deterioration



notable deterioration



wrong slope for composition tile

Exposed Flashing

The flashings have been covered over with mastic, which means these have potentially leaked in the past. This is a temporary solution and will require regular ongoing maintenance to help ensure moisture doesn't enter the roof / attic system at this point.

It appears the flashing around the furnace vent has not been installed properly nor was the roofing nail down properly in this area after installation.



roof covering loose around flashing



civered mastic / roof patching



Gutters / Drains

It is advised to have a complete gutter system with downspouts to help take the water away from the building and improve site drainage.

There are areas that have no gutter system to take the roof water properly off and away from the structure.

Type of Roof Framing

The roof has conventional type framing in it

Condition of Roof Framing

There are areas of moisture stains on the framing lumber. These are common in attics and may indicate past leaks.

The rafters are cracked in areas which will need repair.

There has been some notable separation between the ridge and rafters. Further evaluation is recommended.

The framing has been altered and a full evaluation by a licensed contractor or engineer is needed.



Moisture staining



Moisture staining



Moisture staining



Moisture staining



Ridge/rafter separation



Rafters cracked



Moisture staining

Comments

There are vent pipes that are too low and do not extend high enough above the roof.



short vent



ponding

Recommendations

A licensed roofing contractor is being recommended to examine the roof to make all needed repairs (or replacements) to ensure a long-lasting leak free condition.

A framer should be called to repair the roof framing

Attic

Attic Area and Access Condition

There is an attic space over the entire floor plan of the building.

Attic Condition

There is debris left behind from work being done in the attic in the past. There are things such as but not limited to: abandoned ducting or wiring, left over scraps and trash from the last roofing change, ect.

Attic Ventilation

A visual inspection of the attic ventilation found it to be in a serviceable condition at time the of inspection.

Attic Insulation

The insulation in the attic is the Fiberglas batt type.

The insulation has been disturbed and good coverage is no longer present in some areas of the attic. Ideally, there would be 8-12 inches of insulation in the attic for improved energy efficiency of the home.



Disturbed insulation



Disturbed insulation

Foundation

Structural comments are of the conditions observed at the time of the inspection and are the opinion of the inspector and not fact. If further information or facts are needed, they can be obtained through a structural engineer or foundation expert. The inspection does not determine the potential of the structure to experience future problems, geological conditions or the potential of the underlying soils to experience movement or water flow or whether the soil is stable. If any form of prior structural movement is reported you should expect future movements and possible repairs.

The inspection does not calculate crawl space ventilation capacities, deck and balcony capacity, retaining wall conditions, construction material type, quality or capacity. It does not address the existence of prior repairs, the potential of future repairs, failure analysis, documentation of all possible movement or cracks in floor slabs covered by floor furnishings. It is typical for concrete floor slabs to have some cracks as a result of the normal drying process of the concrete plus the stress occurring by settlement and seismic activity. Crawl spaces are observed in a cursory fashion and wood probing is not done and wood damage, dryrot and termites are not part of this inspection but part of the structural pest control operators report.

Crawlspace Access Location

The crawl space access is located in an area that makes it difficult to use.



difficult to access

Crawlspace Condition

The crawl space was not tall enough to enter in areas, 18 inches of space is required for safe access.



Raised Foundation Material

The foundation has been constructed with poured in place concrete.

Raised Foundation Condition

The concrete foundation has some cracking, this is considered to be functional for a building of this age. It does not appear to be significant at this time. If a more detailed evaluation is required, it could be obtained from a structural engineer or foundation specialist.

Much of this foundation was left unseen due to there not being enough room to crawl.

Cripple Walls

There are no cripple walls used in this type of foundation.

Foundation Bolting

It is unknown if the structure is bolted to the foundation because the bolts are not visible. Due to the type and style of the framing, the areas where the bolts would be located is closed off and not visible.



Floor Framing

The floor framing has been repaired in the past and extra support added. It is advisable to check with the seller for documentation on the work that was done and any permits obtained.

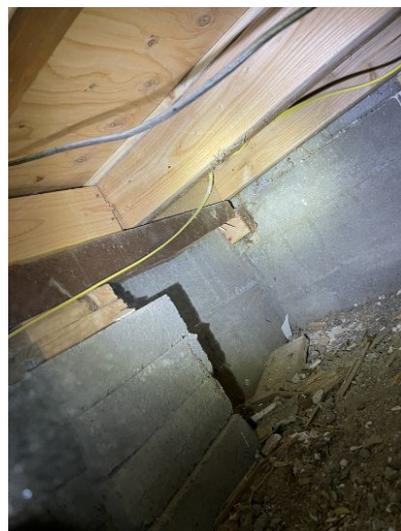
It is noted that the floor framing has shifted and settled over time. This has resulted in the framing becoming unlevel.

It is noted that the floor framing has had major shifting and settlement in areas over time. It is very out of plumb and level, and should be evaluated by a structural engineer or a foundation specialist.

Some alterations were made to the framing in the past and it does not appear to be supporting the building properly. This should be checked by licensed a contractor to make any necessary repairs.

Areas of the framing will need repair.

A number of pieces of wood such as shims are being used in place of a single support post in areas. These tend to fall out during seismic activity and are not properly attached to each other or the framing of the structure.





Posts & Piers

A number of pieces of wood such as shims are being used in place of a single support post in areas. These tend to fall out during seismic activity and are not properly attached to each other or the framing of the structure.

Some posts have shifted and are leaning in areas.

Some posts have shifted over time.

Instead of there being proper posts and piers, there are what appeared to be patio pavers and cement block placed on the dirt with shims of wood



Foundation Vents

There are not many vents along the exteriors of the foundation for air circulation. A foundation specialist could be consulted for more information on this.

Comments

A standard property inspection cannot determine the potential of the structure to experience future problems such as, geological conditions, the potential of the underlying soils to experience movement, water flow, or whether the soil is stable. If more information is required regarding this geological conditions, it is advised to retain a Geo-Technical specialist who can provide a more detailed report.

There is no access to parts of the crawl space under the house. Various items in this space could not be observed including the foundation, plumbing lines, electrical items, and even heating ducts in some cases. This is an area that should be accessible, once an access is installed the area should be fully inspected.

The grade against the building appears to be at or above the top of the foundation. This should be checked and corrected as needed as this condition can lead to water intrusion.

Recommendations

It is advised to have a foundation specialist examine the site and make any recommendations concerning the property and the structure. This specialist may find more problems and situations to correct with the foundation. The investigation should be done prior to the expiration of the contingency period so that all costs are known.

The building has had additions or alterations made to it in the past. The full extent of the work that was carried out is not known. It is advised to obtain any plans or permits relating to this or other work on the structure and property.

Exterior

The exterior is viewed in a cursory fashion. Areas of the exterior that are hidden from view by vegetation or stored items cannot be judged and are not a part of this inspection. Minor cracks are typical in many exterior wall coverings and most do not represent a structural problem. Peeling and cracking exterior paint on windows, doors and trim allow water to enter and cause damage and deterioration. It is important to keep these exterior surfaces properly painted and/or sealed. All exterior grades should allow for surface and roof water to flow away from the foundation and exterior walls.

Chimney Inspection: This inspection is limited to those areas visible and readily accessible to the general inspector. Due for the potential for hidden damage within a chimney, it is advised to have any fireplace and chimney system fully examined by a qualified chimney specialist using a video camera to determine and report on the structural integrity and fire safety aspects of these systems.

Exterior Wall Covering

The exterior wall covering is stucco.

Exterior Wall Condition

There is typical cracking in the exterior stucco wall covering.

There is larger cracking in the exterior stucco wall covering. Repairs are needed to ensure there is no water intrusion.

There are areas of patching and painting from over the years.



patching



large cracking

Exterior Trim Material

The exterior trim is made of wood.

Eaves, Soffet & Fascia

The eaves are open. An eave is the edge of the roof that overhangs the exterior siding. Parts of an eave include the soffit, which is the underside of your roof's eaves, and the fascia, the vertical facing board.

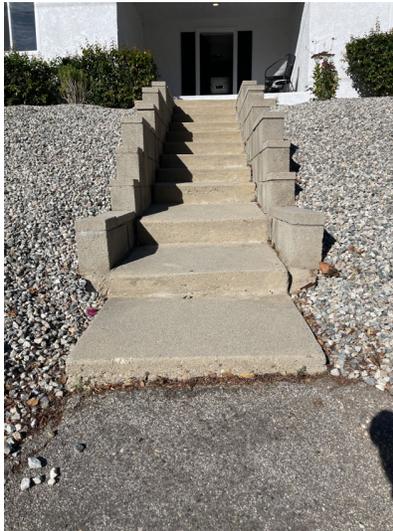
There has been recent work done to the underside of the eaves such as patching and painting. It is unknown what condition these were in prior to the work being done.

The fascia is loose in areas.

Exterior Stairs

The risers of the stairs have uneven heights and may be a trip hazard.

The treads of the stairs have uneven measurements and may be a trip hazard.



risers / treads uneven

Stair Handrails & Guardrails

There is no handrail on the exterior stairs, one should be added for improved safety.

Porch Materials

Observations:

The composition of the framing for the porch was not seen as it was enclosed by an exterior finish.

The porch surface is made of tile.

Porch Condition

Observations:

The risers of the steps up to the porch are uneven, and one step is too high. This could cause tripping hazards.

At the base of the first step going onto the porch, there are pieces of rebar sticking out. These are rusting, and as they continue to rust, these will cause damage to the concrete in this area has rust causes expansion, which can crack the concrete.



risers uneven / high step



rebar exposed

Doors and Windows

Doors and windows are tested as to operation using normal operations and procedures. No representation is made regarding structural integrity or weather the door/window seals are weathertight.

In the case of newer door and window installation the mounting hardware and waterproofing seals are generally covered with finish materials. Where these items have not been covered comments made be made as necessary.

Exterior Door Type

The exterior door frames are made of a combination of materials such as: Wood/metal, Vinyl

The exterior doors are made of a combination of materials such as: Wood, Vinyl, Glass

Exterior Door Condition

The threshold is not supported properly and flexes when stepped on. This will need repair.

The screen door is missing on the rear sliding doors.

The front exterior door has been installed seemingly crooked.



Threshold flexes: Front



crooked

Interior Door Type

There are wood doors throughout the interiors of the home.

There are sliding doors throughout the interiors of the home.

Interior Door Condition

Sum of the interior doors, do not hold them selves open due to the extreme sloping of the home.

The interior door going into the laundry room appears to not been installed properly. There are gaps on the inside of the door when the door is closed. It is very out of square. The last few inches of the clothes are difficult as the bottom of the door is hitting the frame, causing there to be a spring lake action wants the door is unlatched.



frame hits



Window Type

The Windows throughout the home are made of vinyl.

The window glass is a double pane type. Usually these have a seal around the edges to make them insulated. These help with a home's energy efficiency.

Window Condition

The windows in the bedroom at the rear, right corner of the home are not large enough for egress in case of fire.



too small for egress

Grounds

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geo-technical engineer should be consulted. Proper grading is important to keep water away from the foundation. If it is not raining during the inspection the course of water flowing toward the structure or off the site cannot be observed. The soil should slope away from the structure to prevent problems caused by excess water not flowing away properly. Gutter discharge should be directed away from the foundation for the same reason. Out buildings, such as storage sheds, on the property are excluded from the inspection. Fire pits, a B.B.Q. and other similar items are not inspected nor is the gas to them tested or lit.

This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems. Landscape lighting, sprinklers and their timers are not part of a general property inspection. The inspection report does not include the identification of the property boundaries.

Driveway

There are deteriorated areas of asphalt due to wear and tear of the surface over the years.

There are significant cracks and shifted areas of the driveway.

There are raised and shifted areas of the driveway that appear to be a trip hazard.



trip hazard



large cracks



typical cracking

Walkways

There are significant cracks and shifted areas of the walkways.

Patio Area

There is larger cracking and shifted areas of the patio concrete.

The patio is not correctly sloped to provide proper drainage away from the house.

The back patio area is sloped in such a way that any water runoff would go into the exterior room that the water heater is being kept in.



large cracks / shifting



Large cracks / shifting



large crack / shifting



staining from sloping towards house

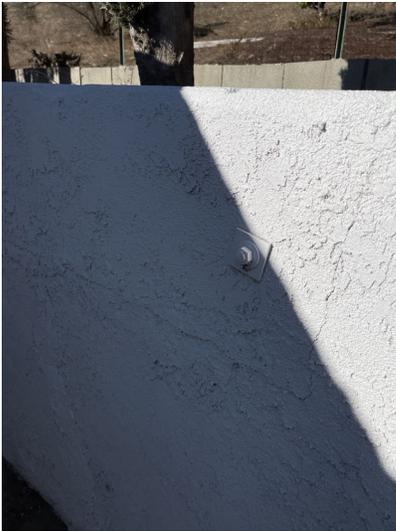
Retaining Walls

There are cracks and movement / shifting in areas of the retaining wall(s). While it is still performing its function, it may be desirable to have further specialist evaluation as by a geologist.

There are cracks and movement / shifting in areas of the retaining wall(s). There are leaning areas, these may continue to move, lean, and potentially fail in time.

The retaining walls have no visible weep holes in them to relieve the hydro-static pressure that builds up behind them. A proper drainage system should be designed and installed.

The concrete blocks used on the rear left retaining wall are too small for this area. You can see there are areas that are being affected by hydrostatic pressure due to the lack of weep holes. The lower part of the wall is bulging out. There has also been repairs made to attempt to strengthen this wall and there is a large crack going around these areas of repair as the rest of the wall is moving in the small area that was fixed is not.



past repairs



cracking



Bulging



cracked / leaning



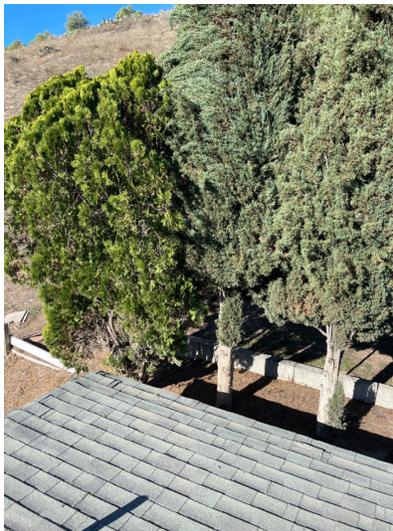
blocks used too small



blocks too small

Landscaping

There are trees planted close to the structure with branches that are overhanging/close to the roof. These may need to be trimmed back at times.



trees close

Drainage

The grade is a combination of sloping and flat areas. There are below grade drains in use on the property. These need to be checked and cleaned periodically to ensure they are functioning as they should.

There is evidence of improper drainage on the site in areas. The site is a relatively flat site, it is expected that there will be some areas where water will pool during rainy periods.

There is evidence of improper drainage on the site causing erosion of the soil in areas.

The landscaping at the rear and right side and the left side slopes toward the structural foundation in areas. This can cause over-saturation of the soil at the structural footings which is one of the main causes of foundation settlement. Slope should fall away from the foundation at a minimum of 1/4 inch per foot and extend at least 10 feet away from the foundation.

The grading at the rear right corner is too high against the building and appears to be above the line of the foundation. (Also known as faulty grade) This can allow moisture intrusion which can cause damage and deterioration. The earth should be 4 - 6 inches below the top of the foundation to prevent this from occurring.



below grade drain



slopes toward house



ponding / slopes toward house



Soil erosion: Rear, Left



Soil erosion: Rear, Left



slopes towards house

Fencing & Garden Walls

The fencing is generally worn in areas.

Recommendations

Observations:

It is advisable to have a Geologist fully examine the site and make any recommendation concerning erosion and drainage.

Interiors

As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Minor cracks are found on interior surfaces in all buildings and are typically cosmetic in nature. The condition of floors underneath carpet, furniture and other coverings cannot be determined and is specifically excluded from the inspection and report. Only the general condition of visible portions of floors is included in this inspection. Window and door security bars are not tested or operated. Determining the condition of insulated glass is not always possible due to weather, temperature and lighting conditions. All fireplaces should be cleaned and inspected on a regular basis to make sure that it is a safe and structurally sound system. It is beyond the scope of this inspection to determine cracking or damage to the chimney or its flue. This can only be determined by a chimney expert.

Interior Trim

The ceiling trim in the kitchen has a large gap above the cabinets that was filled with caulking

General Floor Condition

There are areas where the flooring is sloping and not level. Please refer to the foundation section for more info.

Please refer to the Foundation section of the report.



sloping can be seen, threshold height is less on the left and more on the right. about a 1/2 in difference.



sloping seen from the gaps on the left and right of the baseboard

Interior Comments

Besides the floor, there is notable sloping at the ceiling in areas.

There are areas of past patching and painting. The seller could be consulted on the history of these areas.



sloping sill



uneven ceilings



uneven ceilings

Kitchen

Built-in appliances are visually inspected and operated briefly, by using their normal controls to determine whether or not the appliance is functional. Appliances are not moved and testing of timers, clocks, thermostats, cooking functions, self cleaning functions or other controls is not performed. Inspection of non-built-in appliances is outside the scope of the inspection including portable dishwashers. No opinion is offered as to the actual adequacy, accuracy or effectiveness of appliance operation. The oven temperature is not verified or tested for accuracy. Refrigerators, ice makers, the water line to the refrigerator and water purifiers are not inspected.

Photo



Counters

A visual inspection of the counters condition found it be in a serviceable condition at the time of inspection.

Cabinets

The corner cabinet of the lower section has a door that will not close properly.



Sink

A visual inspection of sink found it to be in a serviceable condition at the time of inspection.

Faucet

A visual inspection of the faucet found it to be in a serviceable condition at the time of inspection.

Sink Drain

A visual inspection of the sink drain found it to be in a serviceable condition at the time of inspection.

Garbage Disposal

A visual inspection of the garbage disposal found it to be in a serviceable condition at the time of inspection.

Dishwasher

A visual inspection of the dishwasher found it to be in a serviceable condition at the time of inspection.

A proper **air gap** is not installed in the dishwasher drain line. This is a newer dishwasher and it may not be required. Please refer to the installation manual.

Fridge

A visual inspection of the refrigerator found it to be in a serviceable condition at the time of inspection.

Freezer

A visual inspection of the freezer found it to be in a serviceable condition at the time of inspection.

Oven

There was no oven present at the time of inspection. There is a gas connection for the oven as well as an electrical connection.

Stove Condition

No stove installed. This should be measured for a proper fit

Ventilation Fan

The fan and light are part of the microwave and built into the bottom of it.

The ventilation fan is the type that recirculates the air after as it passes through the filter, and then back into the room. There is no exhaust to the exterior.

Microwave

A visual inspection of the microwave found it to be in a serviceable condition at the time of inspection.

Laundry

Washers and dryers are considered personal property and they and their connections are not tested or moved as part of this inspection. Any water shutoff connections are not tested for operation due to the possibility of leaking.

Dryer vent pipes are inspected externally only where visible. Due to fire safety concerns it is recommended that any dryer vent pipes be cleaned throughout and that this cleaning be done every year As a routine maintenance item.

Photo



Laundry Location

The Laundry is in its own separate room.

Clothes Washer Hookups

There are washer hook ups present, but they were not tested due to there being no washer machine present at the time of inspection.

Clothes Dryer Hookups

A gas dryer hook-up was observed in the laundry area

There are dryer hook ups present, but they were not tested due to there being no dryer machine present at the time of inspection.

Though there are dryer hook ups present, there is no sign of any type of exhaust line. This will need to be added.

Laundry Area

There is no pan or apparent drain line installed under the washing machine to catch any spills or leaks. This is recommended to prevent water damage to the floor or structure.

Bathroom 1

Bathrooms are inspected in a cursory fashion, however each accessible fixture is operated to test its function and visually inspected to determine its current condition. Determining whether shower pans, tub/shower surrounds are water tight or have any rot or other damage is beyond the scope of this inspection. It is very important to maintain all grouting and caulking in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Proper ongoing maintenance is always required whenever there is contact of water with various materials.

Photo



Bathroom Location

This bathroom is located in in the master bedroom.

Bathroom Walls & Ceiling

A visual inspection of the bathroom walls and ceilings found them to be in a serviceable condition at the time of inspection.

Bathroom Flooring

A visual inspection of the bathroom floor found it to be in a serviceable condition at the time of inspection.

Bathroom Counters

A visual inspection of the counters condition found it be in a serviceable condition at the time of inspection.

Bathroom Cabinets

A visual inspection of the cabinets found them to be in a serviceable condition at the time of the inspection.

Bathroom Sink

A visual inspection of the sink found it to be in a serviceable condition at the time of inspection.

There are two sinks in this bathroom.

Sink Faucet

A visual inspection of the faucet found it to be in a serviceable condition at the time of inspection.

Bathroom Mirror

The bath mirror is not 'attached' but is hung like a picture. The seller could be asked if this is personal property or included with the house.

Toilet

A visual inspection of the toilet found it to be in a serviceable condition at the time of inspection.

Bathroom Ventilation

A visual inspection of the bathroom ventilation found it to be in a serviceable condition at the time of inspection.

Bathtub

A visual inspection of the bathtub found it to be in a serviceable condition at the time of inspection.

Tub Walls

The seal at the tub/tile connection is deteriorated.



Tub/tile connection deteriorated



Tub/tile connection deteriorated

Tub Enclosure

There is no enclosure for the shower at this time. It is noted that a shower rod and curtain can be used in this space.

Fixture Condition

The shower neck is loose.

The trim is not sealed to the wall properly.



Wall trim gap



Wall trim gap

Comments

Due to the extreme sloping of the home, the bathtub in the master bathroom does not appear to be sloped correctly to allow 100% of the water to drain from the tub.



does not fully drain

Bathroom 2

Photo



Bathroom Location

This bathroom is located in in the hallway.

Bathroom Walls & Ceiling

A visual inspection of the bathroom walls and ceilings found them to be in a serviceable condition at the time of inspection.

Bathroom Flooring

A visual inspection of the bathroom floor found it to be in a serviceable condition at the time of inspection.

Bathroom Counters

A visual inspection of the counters condition found it be in a serviceable condition at the time of inspection.

Bathroom Cabinets

A visual inspection of the cabinets found them to be in a serviceable condition at the time of the inspection.

Bathroom Sink

A visual inspection of the sink found it to be in a serviceable condition at the time of inspection.

Sink Faucet

A visual inspection of the faucet found it to be in a serviceable condition at the time of inspection.

Bathroom Mirror

The bath mirror is not 'attached' but is hung like a picture. The seller could be asked if this is personal property or included with the house.

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A visual inspection of the toilet found it to be in a serviceable condition at the time of inspection.

Bathroom Ventilation

A visual inspection of the bathroom ventilation found it to be in a serviceable condition at the time of inspection.

Bathtub

A visual inspection of the bathtub found it to be in a serviceable condition at the time of inspection.

The trim is not sealed to the wall properly.



Wall trim gap

Tub Walls

The seal at the tub/tile connection is deteriorated.



Tub/tile connection deteriorated



Tub/tile connection deteriorated



Tub/tile connection deteriorated



Tub/tile connection deteriorated

Tub Enclosure

There is no enclosure for the shower at this time. It is noted that a shower rod and curtain can be used in this space.

Fixture Condition

A visual inspection of the shower fixtures found it to be in a serviceable condition at the time of inspection.

Glossary

Term	Definition
A/C	Abbreviation for air conditioner and air conditioning
ABS	Acronym for acrylonitrile butadiene styrene; rigid black plastic pipe used only for drain lines.
Air Gap	Air gap (drainage): The unobstructed vertical distance through free atmosphere between the outlet of the waste pipe and the flood-level rim of the receptacle into which the waste pipe is discharged.
Combustion Air	The ductwork installed to bring fresh outside air to the furnace and/or hot water heater. Normally, two separate supplies of air are brought in: one high and one low.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.
TPR Valve	The thermostat in a water heater shuts off the heating source when the set temperature is reached. If the thermostat fails, the water heater could have a continuous rise in temperature and pressure (from expansion of the water). The temperature and pressure could continue to rise until the pressure exceeds the pressure capacity of the tank (300 psi). If this should happen, the super-heated water would boil and expand with explosive force, and the tank would burst. The super-heated water turns to steam and turns the water heater into an unguided missile. To prevent these catastrophic failures, water heaters are required to be protected for both excess temperature and pressure. Usually, the means of protection is a combination temperature- and pressure-relief valve (variously abbreviated as T&P, TPV, TPR, etc.). Most of these devices are set to operate at a water temperature above 200° F and/or a pressure above 150 psi. Do not attempt to test the TPR valve yourself! Most water heating systems should be serviced once a year as a part of an annual preventive maintenance inspection by a professional heating and cooling contractor. From Plumbing: Water Heater TPR Valves

Report Summary

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

Plumbing System

Page 5	Interior Water Line Condition	The water supply piping may be too small in areas. This should be further evaluated by a plumber to determine if corrections are needed.
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Water Heater 1

Page 9	Seismic Strapping & Support	The straps are loose and need to be secured.
Page 9	Temperature / Pressure Relief Valve	The temperature/pressure relief valve line has non-heat resistant plastic piping in the line. It must consist of an approved material so it does not melt and/or malfunction. The TPR/Drain line has been incorrectly installed. The drain line was reduced in size from the opening size at the TPR valve. This needs to be corrected for proper operation.
Page 9	Combustion Air Supply	With the door shut to this room, there may not be proper air supply for combustion.

Electrical System

Page 12	Main Panel Circuit Protection	The circuit breakers in the main electric panel are not labeled. It is not known which circuit goes with which breaker. This could pose a problem in case there is an emergency reason comes up to shut off power to a specific area of the home.
Page 13	Subpanel Condition / Circuit Protection	There are knock-outs missing in the sub panel leaving open spaces in the dead front cover which leaves exposed live electrical items as a result. This is an inexpensive fix to correct but should be repaired to make the panel more safe. The circuit breakers in the sub panel are not labeled. It is not known which circuit goes with which breaker. This could pose a problem in case there is an emergency reason comes up to shut off power to a specific area of the home.

Page 14	Electrical Outlets	<p>There is GFCI outlet(s) in areas that require them, such as the kitchen, bathrooms, laundry room or any areas exposed to a water source.</p> <p>There are outlets located on the ground in areas of the home. Is outlets do not have the proper metal covers to protect them from Damage And to keep dirt and debris out of these outlets.</p>
Heating and Cooling 1		
Page 17	Heating System Condition	The fan continues to run when the cover has been removed. The kill switch is damaged or missing.
Page 20	Condensate Drain Line	The primary and secondary drain lines are connected together outside the system rather than having been run separately to proper locations. This means there is no effective secondary drain line, and one should be installed for proper operation.
Page 21	Air Return & Filter	<p>The air filter is dirty and nearing the time to replace it. This is not an expensive item, it should be changed regularly.</p> <p>It appears that the air filter being used currently is too large for the opening, which is what caused the damage on the installation.</p>
Roof		
Page 22	Roof Covering Condition	<p>There are patches on the roof, these are a possible indication that there have been problems with the roof at some point in time. The patching was not installed correctly. The seller could be consulted on the past of this area.</p> <p>There are areas of poor installation practices throughout the roof.</p> <p>There appear to be multiple layers of roofing material installed. When the current roof is ready to be replaced all old roofing materials need to be removed down to the wood framing, and then the new roof installed. The original framing may not have been rated for the extra weight of the roof coverings over the years. Also, the nails one get as much penetration as is needed due to the built-up thickness of the added layers.</p> <p>There are standard composition shingles installed over the low slope or flat roofing. The use of this material is not recommended for this location unless this is a cosmetic covering over a waterproof roofing system. Or, this roof would require two layers of roofing paper under the shingles. The roofing paper in not visible as it is installed underneath the roof covering. Otherwise, this is an unreliable roof and is prone to failure and leaking. This should be checked by a licensed roofing specialist, and the permits for this installation should be verified.</p>

Page 24	Exposed Flashing	<p>The flashings have been covered over with mastic, which means these have potentially leaked in the past. This is a temporary solution and will require regular ongoing maintenance to help ensure moisture doesn't enter the roof / attic system at this point.</p> <p>It appears the flashing around the furnace vent has not been installed properly nor was the roofing nail down properly in this area after installation.</p>
Page 25	Condition of Roof Framing	<p>The rafters are cracked in areas which will need repair.</p> <p>There has been some notable separation between the ridge and rafters. Further evaluation is recommended.</p> <p>The framing has been altered and a full evaluation by a licensed contractor or engineer is needed.</p>
Page 27	Recommendations	<p>A licensed roofing contractor is being recommended to examine the roof to make all needed repairs (or replacements) to ensure a long-lasting leak free condition.</p> <p>A framer should be called to repair the roof framing</p>
Foundation		
Page 29	Crawlspace Access Location	The crawl space access is located in an area that makes it difficult to use.
Page 29	Crawlspace Condition	The crawl space was not tall enough to enter in areas, 18 inches of space is required for safe access.
Page 30	Raised Foundation Condition	Much of this foundation was left unseen due to there not being enough room to crawl.
Page 30	Foundation Bolting	It is unknown if the structure is bolted to the foundation because the bolts are not visible. Due to the type and style of the framing, the areas where the bolts would be located is closed off and not visible.

Page 31	Floor Framing	<p>It is noted that the floor framing has shifted and settled over time. This has resulted in the framing becoming unlevel.</p> <p>It is noted that the floor framing has had major shifting and settlement in areas over time. It is very out of plumb and level, and should be evaluated by a structural engineer or a foundation specialist.</p> <p>Some alterations were made to the framing in the past and it does not appear to be supporting the building properly. This should be checked by licensed a contractor to make any necessary repairs.</p> <p>Areas of the framing will need repair.</p> <p>A number of pieces of wood such as shims are being used in place of a single support post in areas. These tend to fall out during seismic activity and are not properly attached to each other or the framing of the structure.</p>
Page 32	Posts & Piers	<p>A number of pieces of wood such as shims are being used in place of a single support post in areas. These tend to fall out during seismic activity and are not properly attached to each other or the framing of the structure.</p> <p>Some posts have shifted and are leaning in areas.</p> <p>Some posts have shifted over time.</p> <p>Instead of there being proper posts and peers, there are what appeared to be patio pavers and cement block placed on the dirt with shims of wood</p>
Page 33	Comments	<p>The grade against the building appears to be at or above the top of the foundation. This should be checked and corrected as needed as this condition can lead to water intrusion.</p>
Page 34	Recommendations	<p>It is advised to have a foundation specialist examine the site and make any recommendations concerning the property and the structure. This specialist may find more problems and situations to correct with the foundation. The investigation should be done prior to the expiration of the contingency period so that all costs are known.</p> <p>The building has had additions or alterations made to it in the past. The full extent of the work that was carried out is not known. It is advised to obtain any plans or permits relating to this or other work on the structure and property.</p>

Exterior

Page 36	Porch Condition	<p>The risers of the steps up to the porch are uneven, and one step is too high. This could cause tripping hazards.</p> <p>At the base of the first step going onto the porch, there are pieces of rebar sticking out. These are rusting, and as they continue to rust, these will cause damage to the concrete in this area has rust causes expansion, which can crack the concrete.</p>
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Doors and Windows

Page 39	Window Condition	The windows in the bedroom at the rear, right corner of the home are not large enough for egress in case of fire.
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Grounds

Page 41	Driveway	<p>There are significant cracks and shifted areas of the driveway.</p> <p>There are raised and shifted areas of the driveway that appear to be a trip hazard.</p>
Page 42	Walkways	There are significant cracks and shifted areas of the walkways.
Page 42	Patio Area	<p>There is larger cracking and shifted areas of the patio concrete.</p> <p>The patio is not correctly sloped to provide proper drainage away from the home.</p> <p>The back patio area is sloped in such a way that any water runoff would go into the exterior room that the water heater is being kept in.</p>
Page 43	Retaining Walls	<p>There are cracks and movement / shifting in areas of the retaining wall(s). While it is still performing its function, it may be desirable to have further specialist evaluation as by a geologist.</p> <p>There are cracks and movement / shifting in areas of the retaining wall(s). There are leaning areas, these may continue to move, lean, and potentially fail in time.</p> <p>The retaining walls have no visible weep holes in them to relieve the hydro-static pressure that builds up behind them. A proper drainage system should be designed and installed.</p> <p>The concrete blocks used on the rear left retaining wall are too small for this area. You can see there are areas that are being affected by hydrostatic pressure due to the lack of weep holes. The lower part of the wall is bulging out. There has also been repairs made to attempt to strengthen this wall and there is a large crack going around these areas of repair as the rest of the wall is moving in the small area that was fixed is not.</p>

Page 45	Drainage	<p>There is evidence of improper drainage on the site in areas. The site is a relatively flat site, it is expected that there will be some areas where water will pool during rainy periods.</p> <p>There is evidence of improper drainage on the site causing erosion of the soil in areas.</p> <p>The landscaping at the rear and right side and the left side slopes toward the structural foundation in areas. This can cause over-saturation of the soil at the structural footings which is one of the main causes of foundation settlement. Slope should fall away from the foundation at a minimum of 1/4 inch per foot and extend at least 10 feet away from the foundation.</p> <p>The grading at the rear right corner is too high against the building and appears to be above the line of the foundation. (Also known as faulty grade) This can allow moisture intrusion which can cause damage and deterioration. The earth should be 4 - 6 inches below the top of the foundation to prevent this from occurring.</p>
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Page 46	Recommendations	It is advisable to have a Geologist fully examine the site and make any recommendation concerning erosion and drainage.
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Interiors

Page 47	General Floor Condition	<p>There are areas where the flooring is sloping and not level. Please refer to the foundation section for more info.</p> <p>Please refer to the Foundation section of the report.</p>
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Laundry

Page 51	Clothes Dryer Hookups	Though there are dryer hook ups present, there is no sign of any type of exhaust line. This will need to be added.
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Bathroom 2

Page 56	Tub Walls	The seal at the tub/tile connection is deteriorated.
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