

All Point inspection Inc.

Property Inspection Report



1234 Test Lane Drive, Salt Lake City UT, 84000
Inspection prepared for: Test Report
Agent: Real Estate Agent -

Inspection Date: 1/1/2009 Time: 12:00 pm
Age: 29 Size: 1472
Weather: Cold and Cloudy and 35 degrees

Inspector: Sid Walch



Report Summary

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

Interior Areas		
Page 4 Item: 4	Door Bell	did not operate
Page 4 Item: 5	Doors	The dead bolt on the south exterior door does not latch into the door jamb.
Page 5 Item: 6	Electrical	There is a dead outlet in the NE bedroom closet., The 3 way switch not operating properly on the upper stairway. There is no 3 way switch installed on the lower stairway., 3 prong outlet not grounded on the south wall of the living room and the east wall in the basement family room., There is a missing fixture at the bottom of the stairs in the basement.
Page 5 Item: 11	Smoke Detectors	Recommend installing smoke detectors in all bedrooms and hallways.
Page 5 Item: 12	Stairs & Handrail	The upper and lower stairways are missing the railings.
Bedrooms		
Page 7 Item: 4	Closets	The closet doors are missing in the two upstairs bedrooms.
Page 7 Item: 8	Smoke Detectors	Recommend adding smoke detectors for safety.
Page 7 Item: 10	Window Condition	The seal has broken on the window and there is moisture between the panes in the NE bedroom.
Bathroom		
Page 8 Item: 7	GFCI	The GFCI outlet in the basement bathroom does not have any power to it and the reset button does not work.
Page 8 Item: 8	Exhaust Fan	The fan did not operate in the basement bathroom.
Page 8 Item: 10	Mirrors	There are no mirrors installed in the bathrooms.
Page 8 Item: 11	Plumbing	The plumbing was not attached to the sink in the main bathroom., The shower piping and the tub faucet are loose to the wall., The hot water did not turn on in both bathrooms., The cold water faucet leaks in the main bathroom when it is turned on.
Page 9 Item: 12	Showers	The shower head leaks in the basement bathroom and needs to be replaced., The tub and shower faucets in the basement bathroom do not work properly.
Page 9 Item: 14	Bath Tubs	There is a cracked fiberglass tub in the basement bathroom.
Page 9 Item: 15	Enclosure	The shower door in the basement bathroom did not close properly.
Page 9 Item: 16	Sinks	The sink in the main bathroom is not installed.
Page 9 Item: 17	Toilets	The toilet is loose to the floor in both bathrooms., The tank lid is missing in the basement bathroom.
Kitchen		

Page 10 Item: 3	Counters	The east counter in the kitchen is not attached to the cabinet.
Page 11 Item: 4	Dishwasher	none
Page 11 Item: 6	Electrical	There are exposed wires at the dishwasher area., The 220 volt outlet in the kitchen has caps on the wires and no plug installed.
Page 11 Item: 7	GFCI	recommend -GFCI
Page 11 Item: 9	Garbage Disposal	did not operate
Page 12 Item: 13	Plumbing	The water was off to the kitchen sink so I did not test the faucet and the plumbing., The faucet is loose to the sink.
Laundry		
Page 13 Item: 6	Electrical	220 volt outlet has no power present
Heat/AC		
Page 15 Item: 1	Heater Condition	The gas is turned off to the house and the furnace was not operated., older unit, rust present, safety shut off switch did not operate, The furnace is very dirty, I recommend servicing the unit and getting the furnace green stickered.
Page 15 Item: 2	Heater Base	There is rust on the bottom base of the furnace.
Page 16 Item: 5	Venting	missing screws at connections, loose connections, disconnected
Electrical		
Page 21 Item: 4	Breakers	There are two wires to one breaker. This is double tapping and not recommended. There is one breaker in the sub panel and the main breaker in the main box. Recommend repair by a licensed contractor.
Page 21 Item: 7	Main Gas Valve Condition	The gas was turned off to the structure.
Roof		
Page 22 Item: 1	Roof Condition	weathered, cracked, split, missing shingles, deteriorated shingles at ridge cap, deteriorated material, curling, The shingles on the roof need to be replaced. Recommend replacement by a licensed contractor.
Page 22 Item: 3	Flashing	recommend drip edge, loose drip edge, bent drip edge
Page 22 Item: 4	Gutter	Recommend rain gutters to divert the water away from the foundation.
Exterior Areas		
Page 24 Item: 2	Eaves & Facia	The soffit and facia is damaged over the carport area. The soffits on the rear side of the carport has openings with birds nests that has not been finished.
Foundation		
Page 26 Item: 2	Foundation Perimeter	There is moisture stains on the foundation in the crawlspace and there is water present on the foundation in the crawlspace in the SW corner. Recommend further evaluation by a licensed contractor.
Page 26 Item: 3	Foundation Walls	There is moisture present on the foundation wall in the crawlspace at the SW corner. Recommend further evaluation by a licensed contractor.
Grounds		
Page 28 Item: 1	Driveway and Walkway Condition	Deterioration on the front sidewalk.

Page 29 Item: 5	Stairs & Handrail	The handrail to the exterior basement stairs is rusting, loose and the hand railings are broken. The railings need to be replaced.
Page 30 Item: 8	Fence Condition	The wood fence is damaged and need to be repaired.
Page 30 Item: 9	Gate Condition	The wood gate and the chain link gates on the north side need to be adjusted and repaired.
Page 30 Item: 10	Grading	There is excessive moisture at structure.

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. Ceiling Fans

Good	Fair	Poor	N/A	None
				X

2. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: drywall

Observations: There are some common cracks in the ceiling of the kitchen area.



There are missing light covers throughout the house.

3. Closets

Good	Fair	Poor	N/A	None
X				

Observations: There is missing hardware in the upper hallway closet.

4. Door Bell

Good	Fair	Poor	N/A	None
		X		

Observations: **did not operate**

5. Doors

Good	Fair	Poor	N/A	None
X				

Observations: The front door rubs., The south exterior door is not fully sealed. There is daylight on the lower left corner of the door., The door is missing to the basement stairway., **The dead bolt on the south exterior door does not latch into the door jamb.**

6. Electrical

Good	Fair	Poor	N/A	None
X				

Observations: There is a missing fixture globe in the lower hallway., The outlet cover is not fully covering electrical box in basement family room by sub panel., The switch for the swamp cooler in the upper hall is loose to the wall., Many of the outlets in the house are loose., The switch covers missing in the living room., **There is a dead outlet in the NE bedroom closet., The 3 way switch not operating properly on the upper stairway. There is no 3 way switch installed on the lower stairway., 3 prong outlet not grounded on the south wall of the living room and the east wall in the basement family room., There is a missing fixture at the bottom of the stairs in the basement.**



There are many wires and exposed wiring that need to be secured in the furnace area.



The electric wiring is not properly secured in the crawlspace.

7. Fireplace

Good	Fair	Poor	N/A	None
				X

8. Floor Condition

Good	Fair	Poor	N/A	None
X	X			

Materials: carpet, hardwood type
 Observations: The laminant floor in the kitchen area is damaged and not installed properly., There is an uneven sub floor in the living room and the upper hallway.

9. Sliding Doors

Good	Fair	Poor	N/A	None
				X

10. Screen Doors

Good	Fair	Poor	N/A	None
				X

11. Smoke Detectors

Good	Fair	Poor	N/A	None

Observations: **Recommend installing smoke detectors in all bedrooms and hallways.**

12. Stairs & Handrail

Good	Fair	Poor	N/A	None
X				

Observations: **The upper and lower stairways are missing the railings.**

13. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: drywall

14. Window Condition

Good	Fair	Poor	N/A	None
	X			

Materials: vinyl

Observations: Most of the windows are missing the screens., There is damage to the window sill in the master bedroom., dirty tracks, Recommend caulking around some of the windows. This is a regular maintenance item.

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 Bedroom, North East#1, South East#2

2. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: drywall

3. Ceiling Fans

Good	Fair	Poor	N/A	None
				X

4. Closets

Good	Fair	Poor	N/A	None
X				

Observations: **The closet doors are missing in the two upstairs bedrooms.**

5. Doors

Good	Fair	Poor	N/A	None
	X			

Observations: The two bedroom doors swing open by themselves and the master bedroom door closes by itself.

6. Electrical

Good	Fair	Poor	N/A	None
	X			

Observations: Many of the outlets are loose inside the wall.

7. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: carpet

Observations: There are areas of the subfloor that are not even.

8. Smoke Detectors

Good	Fair	Poor	N/A	None
				X

Observations: **Recommend adding smoke detectors for safety.**

9. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: drywall

10. Window Condition

Good	Fair	Poor	N/A	None
	X			

Materials: vinyl

Observations: missing screens, All of the blinds in the house are not custom fit to each window. They are too long for the windows., **The seal has broken on the window and there is moisture between the panes in the NE bedroom.**

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

Locations: Main Bathroom • Basement Bathroom

2. Cabinets

Good	Fair	Poor	N/A	None
X		X		

Observations: The cabinet in the main bathroom is new and the basement cabinets are worn.

3. Ceiling Condition

Good	Fair	Poor	N/A	None
X	X			

Materials: drywall
Observations: The ceiling in the basement bathroom is not finished around the lights.

4. Counters

Good	Fair	Poor	N/A	None
X	X			

5. Doors

Good	Fair	Poor	N/A	None
X				

Observations: The door knob sticks in the main bathroom.

6. Electrical

Good	Fair	Poor	N/A	None
X				

7. GFCI

Good	Fair	Poor	N/A	None
X		X		

Observations: Test button operated properly, **The GFCI outlet in the basement bathroom does not have any power to it and the reset button does not work.**

8. Exhaust Fan

Good	Fair	Poor	N/A	None
	X	X		

Observations: The fan was noisy in the main bathroom., **The fan did not operate in the basement bathroom.**

9. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: tile

10. Mirrors

Good	Fair	Poor	N/A	None
				X

Observations: **There are no mirrors installed in the bathrooms.**

11. Plumbing

Good	Fair	Poor	N/A	None
	X			

Observations: **The plumbing was not attached to the sink in the main bathroom., The shower piping and the tub faucet are loose to the wall., The hot water did not turn on in both bathrooms., The cold water faucet leaks in the main bathroom when it is turned on.**

12. Showers

Good	Fair	Poor	N/A	None
	X	X		

Observations: The shower head leaks in the basement bathroom and needs to be replaced., The tub and shower faucets in the basement bathroom do not work properly.

13. Shower Walls

Good	Fair	Poor	N/A	None
	X			

Observations: Recommend grout where the shower wall meets the tub.

14. Bath Tubs

Good	Fair	Poor	N/A	None
	X	X		

Observations: The grout and caulking around the basement tub is not done very well., There is a cracked fiberglass tub in the basement bathroom.

15. Enclosure

Good	Fair	Poor	N/A	None
	X			

Observations: The shower door in the basement bathroom did not close properly.

16. Sinks

Good	Fair	Poor	N/A	None
	X			

Observations: The sink in the main bathroom is not installed.



The sink in the main bathroom is not installed.

17. Toilets

Good	Fair	Poor	N/A	None
	X			

Observations: The toilet is loose to the floor in both bathrooms., The tank lid is missing in the basement bathroom.

18. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: drywall

19. Window Condition

Good	Fair	Poor	N/A	None
	X			

Materials: vinyl
Observations: missing screens

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: There is no hardware installed on the kitchen cabinets., doors missing, missing drawers



missing drawers

2. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: drywall

3. Counters

Good	Fair	Poor	N/A	None
	X			

Observations: Laminate counter tops, **The east counter in the kitchen is not attached to the cabinet.**



The east counter in the kitchen is not attached to the cabinet.

4. Dishwasher

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

Observations: none

5. Doors

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

6. Electrical

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

Observations: There are exposed wires at the dishwasher area., The 220 volt outlet in the kitchen has caps on the wires and no plug installed.



The 220 volt outlet in the kitchen has caps on the wires and no plug installed.



There are electrical wires in the wall without an electrical box. This is not recommended.

7. GFCI

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

Observations: recommend -GFCI

8. Floor Condition

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

Materials: hardwood type
Observations: chipped, irregular workmanship

9. Garbage Disposal

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

Observations: did not operate

10. Microwave

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

11. Cook top condition

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

12. Oven & Range

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

13. Plumbing

Good	Fair	Poor	N/A	None

Observations: The water was off to the kitchen sink so I did not test the faucet and the plumbing., The faucet is loose to the sink.

14. Sinks

Good	Fair	Poor	N/A	None
	X			

Observations: worn surface

15. Vent Condition

Good	Fair	Poor	N/A	None
				X

16. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: drywall

17. Window Condition

Good	Fair	Poor	N/A	None
	X			

Materials: vinyl
Observations: missing screens

Laundry

1. Locations

Materials: The laundry is located in the basement bathroom.

2. Cabinets

Good	Fair	Poor	N/A	None
				X

3. Counters

Good	Fair	Poor	N/A	None
				X

4. Ceiling Condition

Good	Fair	Poor	N/A	None

Materials: drywall
Observations: missing plastic light panels

5. Dryer Vent

Good	Fair	Poor	N/A	None
	X			

Observations: The dryer vent is located in the wall and goes up the wall then vents outside.

6. Electrical

Good	Fair	Poor	N/A	None
	X			

Observations: 220 volt outlet has no power present

7. GFCI

Good	Fair	Poor	N/A	None
				X

8. Exhaust Fan

Good	Fair	Poor	N/A	None
				X



The exhaust fan terminates in the attic. It should terminate to the exterior of the house.

9. Doors

Good	Fair	Poor	N/A	None
X				

10. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: tile

11. Gas Valves

Good	Fair	Poor	N/A	None
				X

Observations: No gas valve present

12. Plumbing

Good	Fair	Poor	N/A	None
X				

13. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: drywall

14. Wash Basin

Good	Fair	Poor	N/A	None
				X

15. Window Condition

Good	Fair	Poor	N/A	None
	X			

Materials: vinyl

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
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

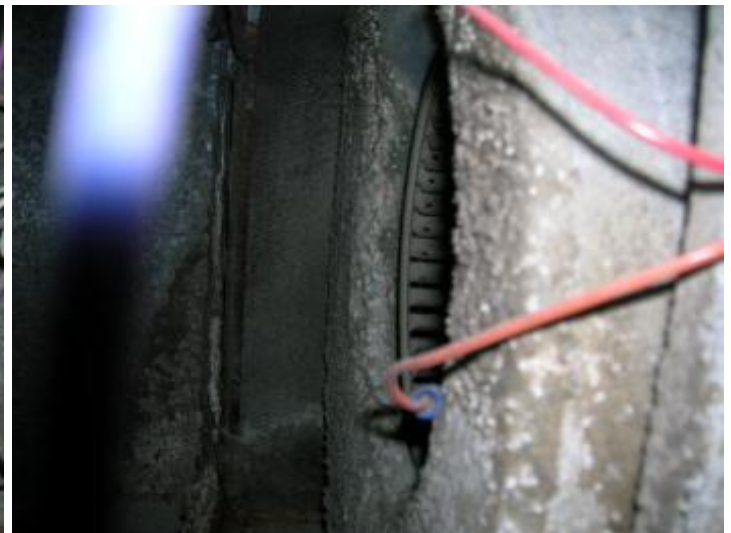
Materials: Basement

Materials: gas

Observations: The gas is turned off to the house and the furnace was not operated., older unit, rust present, safety shut off switch did not operate, The furnace is very dirty, I recommend servicing the unit and getting the furnace green stickered.



rust present



The furnace is very dirty, I recommend servicing the unit and getting the furnace green stickered.

2. Heater Base

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

Observations: There is rust on the bottom base of the furnace.

3. Gas Valves

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

Observations: Not inspected

4. Thermostats

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

Observations: loose on wall



loose on wall

5. Venting

Good	Fair	Poor	N/A	None
		X		

Observations: missing screws at connections, loose connections, disconnected



disconnected



The vent is disconnected and the insulation should be redone on part of the A/C line.

6. Filters

Good	Fair	Poor	N/A	None
				X

Materials: Located inside the furnace
Observations: missing

7. Air Supply

Good	Fair	Poor	N/A	None
X				



The ducts are not properly supported and duct tape is used on the ducts. This is improper tape and should not be used.

8. Registers

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

Observations: Not inspected

9. Refrigerant Lines

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

10. AC Compress Condition

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

Materials: electric
 Materials: exterior west side
 Observations: recommend clearing debris at unit, did not operate, Part of the panel is loose on the unit.



Part of the panel is loose on the unit.

11. Swamp Cooler

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

Materials: Roof
 Observations: The unit was winterized and not inspected



The cover has come loose of the swamp cooler.

Water Heater

1. Base

Good	Fair	Poor	N/A	None
X				

2. Combustion

Good	Fair	Poor	N/A	None
X				

3. Water Heater Condition

Good	Fair	Poor	N/A	None
	X			

Materials: gas

Materials: basement

Observations: no gas, did not test, There are some scorch marks on the exterior of the hot water heater.



There are some scorch marks on the exterior of the hot water heater.

4. Number Of Gallons

Good	Fair	Poor	N/A	None
X				

Observations: 40 gallons

5. Gas Valve

Good	Fair	Poor	N/A	None

Observations: The unit had no gas and was not inspected.

6. Overflow Condition

Good	Fair	Poor	N/A	None
				X

Materials: The TPR (temperature pressure relief) pipe is missing on the hot water heater

Observations: Missing

7. Plumbing

Good	Fair	Poor	N/A	None
X				

Materials: copper

8. Strapping

Good	Fair	Poor	N/A	None
				X

Observations: It is recommended that steel straps, 16 gauge, be installed 1/3 from the top and the bottom of the water heater

9. TPRV

Good	Fair	Poor	N/A	None
X				

10. Venting

Good	Fair	Poor	N/A	None
X				

Electrical

1. Electrical Panel

Good	Fair	Poor	N/A	None
	X			

Materials: south side
 Materials: Basement
 Observations: functional

2. Main Amp Breaker

Good	Fair	Poor	N/A	None
X				

3. Breakers in off position

Good	Fair	Poor	N/A	None
X				

Observations: 1

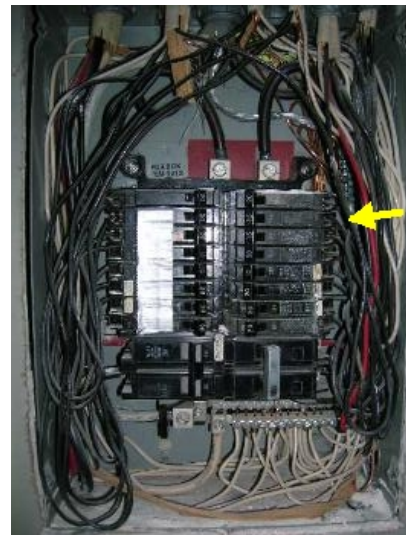
4. Breakers

Good	Fair	Poor	N/A	None
	X			

Materials: copper
 Observations: There are two wires to one breaker. This is double tapping and not recommended. There is one breaker in the sub panel and the main breaker in the main box. Recommend repair by a licensed contractor.



There are two wires to one breaker. This is double tapping and not recommended. There is one breaker in the sub panel and the main breaker in the main box. Recommend repair by a licensed contractor.



There are two wires to one breaker. This is double tapping and not recommended. There is one breaker in the sub panel and the main breaker in the main box. Recommend repair by a licensed contractor.

5. Fuses

Good	Fair	Poor	N/A	None
			X	

6. Cable Feeds

Good	Fair	Poor	N/A	None
X				

Observations: underground

7. Main Gas Valve Condition

Good	Fair	Poor	N/A	None
X				

Materials: north side
 Observations: natural gas, The gas was turned off to the structure.

Roof

1. Roof Condition

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

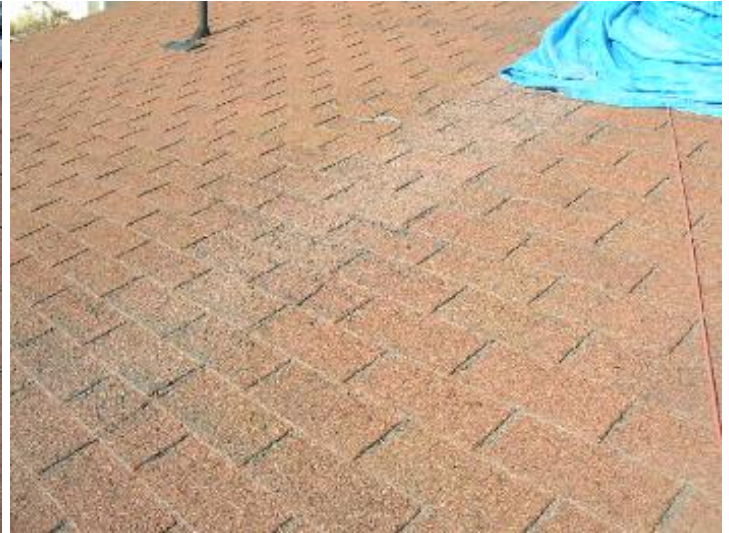
Materials: Gable roof

Materials: asphalt shingles

Observations: **weathered, cracked, split, missing shingles, deteriorated shingles at ridge cap, deteriorated material, curling, The shingles on the roof need to be replaced. Recommend replacement by a licensed contractor.**



deteriorated shingles at ridge cap



The shingles on the roof need to be replaced. Recommend replacement by a licensed contractor.

2. Chimney

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

3. Flashing

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

Observations: **recommend drip edge, loose drip edge, bent drip edge**

4. Gutter

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

Observations: **Recommend rain gutters to divert the water away from the foundation.**

5. Sky Lights

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

6. Spark Arrestor

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

7. Vent Caps

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

Attic

1. Access

Good	Fair	Poor	N/A	None
X				

Observations: Access located in the front closet and the master bedroom closet.

2. Chimney

Good	Fair	Poor	N/A	None
			X	

3. Electrical

Good	Fair	Poor	N/A	None
X				

4. Insulation Condition

Good	Fair	Poor	N/A	None
	X			

Materials: loose fill
 Depth: 6
 Observations: rodent droppings present

5. Attic Plumbing

Good	Fair	Poor	N/A	None
X				

6. Structure

Good	Fair	Poor	N/A	None
X				

Observations: Truss type roofing present

7. Ventilation

Good	Fair	Poor	N/A	None
X				

8. Vent Screens

Good	Fair	Poor	N/A	None
X				

Exterior Areas

1. Doors

Good	Fair	Poor	N/A	None
	X			

Observations: The front door rubs on the threshold and makes a loud noise when opened.



The rear exterior door is missing trim around the door. There is exposed wood around the door.

2. Eaves & Facia

Good	Fair	Poor	N/A	None
		X		

Observations: The soffit and facia is damaged over the carport area. The soffits on the rear side of the carport has openings with birds nests that has not been finished.



There is damage on the facia and soffit of the carport.



The soffits are not finished on the west side of the carport.

3. Exterior Paint

Good	Fair	Poor	N/A	None
	X			

4. Siding Condition

Good	Fair	Poor	N/A	None
	X			

Materials: vinyl, composite siding
 Observations: stained, Small hole present on the west side of the house.



Small hole present on the west side of the house.

5. Stucco

Good	Fair	Poor	N/A	None
				X

6. Window Condition

Good	Fair	Poor	N/A	None
	X			

Observations: missing screens, Condensation present in the NE bedroom.

Foundation

1. Slab Foundation

Good	Fair	Poor	N/A	None
X				

2. Foundation Perimeter

Good	Fair	Poor	N/A	None
X				

Observations: cracked small, There is moisture stains on the foundation in the crawlspace and there is water present on the foundation in the crawlspace in the SW corner. Recommend further evaluation by a licensed contractor.

3. Foundation Walls

Good	Fair	Poor	N/A	None
		X		

Observations: There is moisture present on the foundation wall in the crawlspace at the SW corner. Recommend further evaluation by a licensed contractor.



There is a common crack on the foundation.



There is moisture stains present on the foundation wall in the furnace area.



There is moisture present on the foundation wall in the crawlspace at the SW corner. Recommend further evaluation by a licensed contractor.

4. Cripple Walls

Good	Fair	Poor	N/A	None
			X	

5. Anchor Bolts

Good	Fair	Poor	N/A	None
			X	

Grounds

1. Driveway and Walkway Condition

Good	Fair	Poor	N/A	None
		X		

Materials: concrete

Observations: Common cracks upto 1/4" were found in the driveway at the time of the inspection., There has been some lifting and settling of the concrete on the driveway., **Deterioration on the front sidewalk.**



Deterioration on the front sidewalk.



Common cracks upto 1/4" were found in the driveway at the time of the inspection.

2. Balcony

Good	Fair	Poor	N/A	None
			X	

3. Patio Enclosure

Good	Fair	Poor	N/A	None
			X	

4. Patio and Porch Deck

Good	Fair	Poor	N/A	None
X				

5. Stairs & Handrail

Good	Fair	Poor	N/A	None
		X		

Observations: **The handrail to the exterior basement stairs is rusting, loose and the hand railings are broken. The railings need to be replaced.**



The handrail to the exterior basement stairs is rusting, loose and the hand railings are broken. The railings need to be replaced.

6. Grounds Electrical

Good	Fair	Poor	N/A	None
			X	



There is a loose outlet on the north side of the house. The sprinkler timer has come loose from the house.

7. GFCI

Good	Fair	Poor	N/A	None
	X			

Observations: Recommend installing a cover on the exterior outlet in the carport.



Recommend installing a cover on the exterior outlet in the carport.

8. Fence Condition

Good	Fair	Poor	N/A	None
	X			

Materials: wood, chain link

Observations: **The wood fence is damaged and need to be repaired.**



The wood fence is damaged and need to be repaired.

9. Gate Condition

Good	Fair	Poor	N/A	None
	X			

Materials: wood, chain link

Observations: **The wood gate and the chain link gates on the north side need to be adjusted and repaired.**

10. Grading

Good	Fair	Poor	N/A	None
	X			

Observations: **There is excessive moisture at structure.**

11. Sprinklers

Good	Fair	Poor	N/A	None
			X	

Observations: Sprinklers winterized and not inspected

12. Water Pressure

Good	Fair	Poor	N/A	None
X				

Observations: 60

13. Pressure Regulator

Good	Fair	Poor	N/A	None
X				

Observations: present

14. Water Shut-off Valve Condition

Good	Fair	Poor	N/A	None
X				

Materials: Basement

Carport

1. Carport

Good	Fair	Poor	N/A	None
	X			

Observations: The ceiling of the carport has peeling paint and some common cracks. , The concrete floor in the carport has some cracks., The rear wall in the carport is not finished.



The rear wall in the carport is not finished.



There is wood on the bottom of the carport wall that is in contact with the dirt. This is not recommended.

Photos



There is an opening at the bottom of the door jamb at the front door. The front faucet is not secured to the house and it should be sealed around.

There is some framing in the crawlspace area that has direct contact with the dirt.