



Good Living Homes LLC
Home Inspections



1921 River Birch Dr., Shawnee, OK 74804
Inspection prepared for: Vicki Jager
Date of Inspection: 7/27/2015 Time: 8am
Weather: Sunny

Inspector: John Crouch
License #70001257
Newalla, OK 74857
Phone: 4054815032
Email: john@goodlivinghomes.com
goodlivinghomes.com

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.

Bedrooms		
Page 7	Closets	<ul style="list-style-type: none"> • There is evidence of a small leak (see roof section) on the ceiling. After the leak is repaired on the roof, this should go away. However, the current spot on the ceiling should be properly treated with mold treatment. (Not bleach)
Bathroom		
Page 9	GFCI	<ul style="list-style-type: none"> • GFCI had power when tripped. This is often the result of miswiring and is usually easily fixed. Advise repair on replacement as needed. Estimated cost throughout the bathrooms is \$200.
Page 10	Shower Walls	<ul style="list-style-type: none"> • Caulking needed around perimeter in master.
Kitchen		
Page 15	GFCI	<ul style="list-style-type: none"> • GFCI had power when tripped. This is often the result of miswiring and is usually easily fixed. Advise repair on replacement as needed.
Garage		
Page 24	Fire Door	<ul style="list-style-type: none"> • The door knob does not operate properly at the garage entry door. Recommend repair or replacement.
Page 25	Garage Opener Status	<ul style="list-style-type: none"> • Photo safety reverse feature works but the eyes on the sensors get tripped due to the bright sun in the morning. Might want to call a garage door repairman out to see if there is an option to remedy this. Estimated cost is \$50
Roof		
Page 28	Roof Condition	<ul style="list-style-type: none"> • Some shingles lightly damaged from hail. Roof integrity is not compromised and should be considered in good working order for a long time.
Page 30	Flashing	<ul style="list-style-type: none"> • Recommend re-sealing all through the roof vents and projections as a part of routine maintenance.
Page 30	Gutter	<ul style="list-style-type: none"> • The home had no roof drainage system to channel roof drainage away from the foundation on east, west, and south sides. Recommended installation of a roof drainage system to help protect the home foundation at least on the east side due to the downward slope of the terrain towards the house.
Foundation		
Page 34	Slab Foundation	<ul style="list-style-type: none"> • Evidence of repairs observed, unable to determine the effectiveness of these repairs. • Expansive cracks and settling observed, suggest sealing cracks as necessary. Location is at entry door.
Page 34	Foundation Perimeter	<ul style="list-style-type: none"> • Recommend review for repair or replacement as necessary. Contact the foundation jack company to come out and give a professional opinion on the slab.
Grounds		

Page 36	GFCI	• Missing cover.
Repairs		
Page 39	Cost	<ul style="list-style-type: none"> • Estimated cost for all repairs is: Cracked window \$200 Roof sealant and new pipe seals \$200 Garage entry door deadbolt repair \$25 Garage door sensor repair \$50 Shower surround in master bathroom \$25 GFCI electrical outlets checked by a licensed electrician \$200 Missing GFCI outlet cover on east side near garage entry door \$25

I appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call me after you have reviewed your report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, I am 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. I 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.**
Thank you so much for your business!
John Crouch

Inspection Details

Attendance

In Attendance: Client present • Buyer Agent present • Seller present • Some family members of the buyer present.

Home Type

Home Type: Single Family Home

Occupancy

Occupancy: Occupied - Furnished

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.

Bar

Good	Fair	Poor	N/A	None
			X	

Cabinets

Good	Fair	Poor	N/A	None
X				

Observations:
 • No deficiencies observed.

Ceiling Fans

Good	Fair	Poor	N/A	None
X				

Observations:
 • Operated normally when tested, at time of inspection.

Closets

Good	Fair	Poor	N/A	None
X				

Observations:
 • The closet is in serviceable condition.

Door Bell

Good	Fair	Poor	N/A	None
X				

Observations:
 • Operated normally when tested.

Doors

Good	Fair	Poor	N/A	None
X				

Electrical

Good	Fair	Poor	N/A	None
X				

Security Bars

Good	Fair	Poor	N/A	None
			X	

Smoke Detectors

Good	Fair	Poor	N/A	None
X				

Observations:
 • Operated when tested.

Stairs & Handrail

Good	Fair	Poor	N/A	None
			X	

Window-Wall AC or Heat

Good	Fair	Poor	N/A	None
			X	

Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

Patio Doors

Good	Fair	Poor	N/A	None
X				

Observations:

- The hinged patio door was functional during the inspection.

Screen Doors

Good	Fair	Poor	N/A	None
X				

Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: Drywall walls noted.

Fireplace

Good	Fair	Poor	N/A	None
X				

Materials: Living Room

Materials: Prefabricated "zero clearance" fireplace noted.

Observations:

- Tested. Easy on/off switch on the wall beside the mantel.

Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: Vinyl framed single hung window noted.

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.

Locations

Locations: Master#1 • North West#4 • West#2

Cabinets

Good	Fair	Poor	N/A	None
X				

Observations:
 • No deficiencies observed.

Ceiling Fans

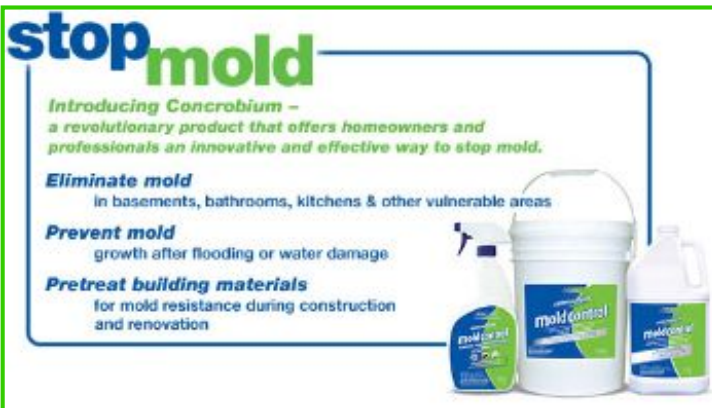
Good	Fair	Poor	N/A	None
X				

Observations:
 • Operated normally when tested, at time of inspection.

Closets

Good	Fair	Poor	N/A	None
X				

Observations:
 • The closet is in serviceable condition.
 • There is evidence of a small leak (see roof section) on the ceiling. After the leak is repaired on the roof, this should go away. However, the current spot on the ceiling should be properly treated with mold treatment. (Not bleach)



Concrobium Mold Control



Some active mold growth

Doors

Good	Fair	Poor	N/A	None
X				

Observations:
 • Hollow wood doors.

Electrical

Good	Fair	Poor	N/A	None
X				

Fireplace

Good	Fair	Poor	N/A	None
			X	

Floor Condition

Good	Fair	Poor	N/A	None
X				

Flooring Types: Carpet is noted.

Smoke Detectors

Good	Fair	Poor	N/A	None
X				

Observations:
• The smoke detectors operated during the inspection.

Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: Drywall walls noted.

Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: Vinyl framed single hung window noted.

Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

Patio Doors

Good	Fair	Poor	N/A	None
			X	

Screen Doors

Good	Fair	Poor	N/A	None
			X	

Bathroom

Bathrooms can consist of many features from jacuzzi tubs and showers to toilets and bidets. Because of all the plumbing involved it is an important area of the house to look over. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring..

Locations

Locations: Master Bathroom • Guest bathroom

Cabinets

Good	Fair	Poor	N/A	None
X				

Observations:
• No deficiencies observed.

Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

Counters

Good	Fair	Poor	N/A	None
X				

Observations:
• Solid Surface tops noted.

Doors

Good	Fair	Poor	N/A	None
X				

Observations:
• No major system safety or function concerns noted at time of inspection.

Electrical

Good	Fair	Poor	N/A	None
X				

GFCI

Good	Fair	Poor	N/A	None
	X			

Observations:
• **GFCI** had power when tripped. This is often the result of miswiring and is usually easily fixed. Advise repair or replacement as needed. Estimated cost throughout the bathrooms is \$200.

Exhaust Fan

Good	Fair	Poor	N/A	None
X				

Observations:
• The bath fan was operated and no issues were found.

Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: Ceramic tile is noted.

Heating

Good	Fair	Poor	N/A	None
X				

Observations:
• Central heating and cooling noted in this room. At the time of the inspection, all appeared to be functioning and in serviceable condition.
• Heat lamp mounted in the ceiling noted in this room. At the time of the inspection, it appeared to be functioning and in serviceable condition.

Mirrors

Good	Fair	Poor	N/A	None
X				

Plumbing

Good	Fair	Poor	N/A	None
X				

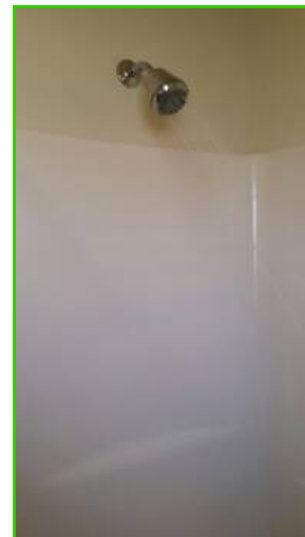


Showers

Good	Fair	Poor	N/A	None
X				

Observations:

- Showers are in good shape and functional.



Shower Walls

Good	Fair	Poor	N/A	None
X				

Observations:

- Ceramic tile noted.
- Caulking needed around perimeter in master.



Bath Tubs

Good	Fair	Poor	N/A	None
X				

Observations:

- Whirlpool
- Whirlpool tub observed. Tub was filled to a level above the water jets and operated to check intake and jets. The tub was then drained to check for leaks and/or damage. Pump and supply lines were not completely visible or accessible. GFCI's were present and was tested. The items tested appeared to be in serviceable condition. If a more detailed report is desired, the client is advised to consult a licensed plumber for a complete review prior to closing.
- Debris was ejected from the jets during operation, recommend cleaning system with bleach and circulating throughout the system for a few minutes.

Enclosure

Good	Fair	Poor	N/A	None
			X	

Sinks

Good	Fair	Poor	N/A	None
X				

Observations:

- No deficiencies observed.



Toilets

Good	Fair	Poor	N/A	None
X				

Observations:

- Operated when tested. No deficiencies noted.

Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: Vinyl framed single hung window noted.

Kitchen

The kitchen is used for food preparation and often for entertainment. Kitchens typically include a stove, dishwasher, sink and other appliances.

Cabinets

Good	Fair	Poor	N/A	None
X				

Observations:
 • No deficiencies observed on all kitchen cabinets.

Counters

Good	Fair	Poor	N/A	None
X				

Observations:
 • Granite tops noted.

Dishwasher

Good	Fair	Poor	N/A	None
X				

Observations:
 • Operated.

Doors

Good	Fair	Poor	N/A	None
X				

Garbage Disposal

Good	Fair	Poor	N/A	None
X				

Observations:
 • Operated - appeared functional at time of inspection.



Microwave

Good	Fair	Poor	N/A	None
X				

Observations:
 • Built-in microwave ovens are tested using normal operating controls. Unit was tested and appeared to be serviceable at time of inspection. Leak and/or efficiency testing is beyond the scope of this inspection. If concerned, client should seek further review by qualified technician prior to closing.

Cook top condition

Good	Fair	Poor	N/A	None
X				

Observations:
 • Electric cook top noted.
 • All heating elements operated when tested.

Oven & Range

Good	Fair	Poor	N/A	None
X				

Observations:
 • All heating elements operated when tested.

Sinks

Good	Fair	Poor	N/A	None
X				

Observations:
 • No deficiencies observed.



Vent Condition

Good	Fair	Poor	N/A	None
X				

Materials: Recirculating

Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: Vinyl framed single hung window noted.

Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: Ceramic tile is noted.

Plumbing

Good	Fair	Poor	N/A	None
X				

Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

Patio Doors

Good	Fair	Poor	N/A	None
			X	

Screen Doors

Good	Fair	Poor	N/A	None
			X	

Electrical

Good	Fair	Poor	N/A	None
X				

GFCI

Good	Fair	Poor	N/A	None
X				

Observations:

- GFCI had power when tripped. This is often the result of miswiring and is usually easily fixed. Advise repair on replacement as needed.

Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: Drywall walls noted.

Laundry

Locations

Locations: Located at garage entry.

Cabinets

Good	Fair	Poor	N/A	None
X				

Observations:
• No deficiencies observed.

Counters

Good	Fair	Poor	N/A	None
			X	

Dryer Vent

Good	Fair	Poor	N/A	None
X				

Electrical

Good	Fair	Poor	N/A	None
X				

GFCI

Good	Fair	Poor	N/A	None
X				

Exhaust Fan

Good	Fair	Poor	N/A	None
			X	

Observations:
• None present.

Gas Valves

Good	Fair	Poor	N/A	None
			X	

Observations:
• No gas present.

Wash Basin

Good	Fair	Poor	N/A	None
			X	

Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: Carpet is noted.

Plumbing

Good	Fair	Poor	N/A	None
X				

Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: Drywall walls noted.

Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

Doors

Good	Fair	Poor	N/A	None
			X	

Window Condition

Good	Fair	Poor	N/A	None
			X	

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.

Heater Condition

Good	Fair	Poor	N/A	None
X				

Materials: The furnace is located in the attic

Materials: Gas fired forced hot air.

Observations:

- Relatively new furnace in place. Original with the house.



Heater Base

Good	Fair	Poor	N/A	None
			X	

Enclosure

Good	Fair	Poor	N/A	None
			X	

Venting

Good	Fair	Poor	N/A	None
X				

Observations:

- Metal single wall chimney vent pipe noted.
- The visible portions of the vent pipes appeared functional.

Gas Valves

Good	Fair	Poor	N/A	None
X				

Observations:

- Gas shut off valves were present and functional.



Refrigerant Lines

Good	Fair	Poor	N/A	None
X				

Observations:

- No defects found.

AC Compress Condition

Good	Fair	Poor	N/A	None
X				

Compressor Type: Electric

Location: The compressor is located on the exterior east.

Observations:

- Appeared functional at the time of inspection.



Air Supply

Good	Fair	Poor	N/A	None
X				

Observations:

- The return air supply system appears to be functional.

Registers

Good	Fair	Poor	N/A	None
X				

Observations:

- The return air supply system appears to be functional.



Filters

Good	Fair	Poor	N/A	None
X				

Location: Located in a filter grill in a hall area wall.

Observations:

- Located in the entry hallway and the master bedroom.



Thermostats

Good	Fair	Poor	N/A	None
X				

Observations:

- Digital - programmable type from local electric company (OG&E). House appears to be on a program called "Smart Hours"
- Functional at the time of inspection.

Water Heater

Base

Good	Fair	Poor	N/A	None
X				

Observations:
 • The water heater base is functional.

Heater Enclosure

Good	Fair	Poor	N/A	None
X				

Observations:
 • The water heater enclosure is functional.



Combustion

Good	Fair	Poor	N/A	None
X				

Observations:
 • The combustion chamber appears to in functional condition.

Venting

Good	Fair	Poor	N/A	None
X				

Water Heater Condition

Good	Fair	Poor	N/A	None
X				

Heater Type: Gas

Location: The heater is located in the garage.

Observations:

- Tank appears to be in satisfactory condition -- no concerns.
- No major system safety or function concerns noted at time of inspection.
- Water Source: Public

TPRV

Good	Fair	Poor	N/A	None
X				

Observations:

- A pressure & temperature relief valve & extension is present and appears satisfactory.

Number Of Gallons

Good	Fair	Poor	N/A	None
X				

Observations:

- 40 gallons

Gas Valve

Good	Fair	Poor	N/A	None
X				

Observations:

- Appears functional.



Plumbing

Good	Fair	Poor	N/A	None
X				

Materials: Aquapex

Observations:

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

Overflow Condition

Good	Fair	Poor	N/A	None
X				

Materials: Copper

Garage

Roof Condition

Good	Fair	Poor	N/A	None
X				

Materials: Roofing is the same as main structure.

Observations:

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

Walls

Good	Fair	Poor	N/A	None
X				

Observations:

- Appeared satisfactory, at time of inspection.

Anchor Bolts

Good	Fair	Poor	N/A	None
			X	

Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: Bare concrete floors noted.

Rafters & Ceiling

Good	Fair	Poor	N/A	None
X				

Observations:

- No deficiencies observed at the visible portions of the roof structure.
- Limited review due to insulation and finishing materials.

Electrical

Good	Fair	Poor	N/A	None
X				

GFCI

Good	Fair	Poor	N/A	None
			X	

240 Volt

Good	Fair	Poor	N/A	None
			X	

Exterior Door

Good	Fair	Poor	N/A	None
X				

Fire Door

Good	Fair	Poor	N/A	None
	X			

Observations:

- The door knob does not operate properly at the garage entry door. Recommend repair or replacement.



Deadbolt does not engage all of the way. Hole needs to be drilled out. Estimated cost is \$25

Garage Door Condition

Good	Fair	Poor	N/A	None
	X			

Materials: One 16' upgraded insulated steel door

Garage Door Parts

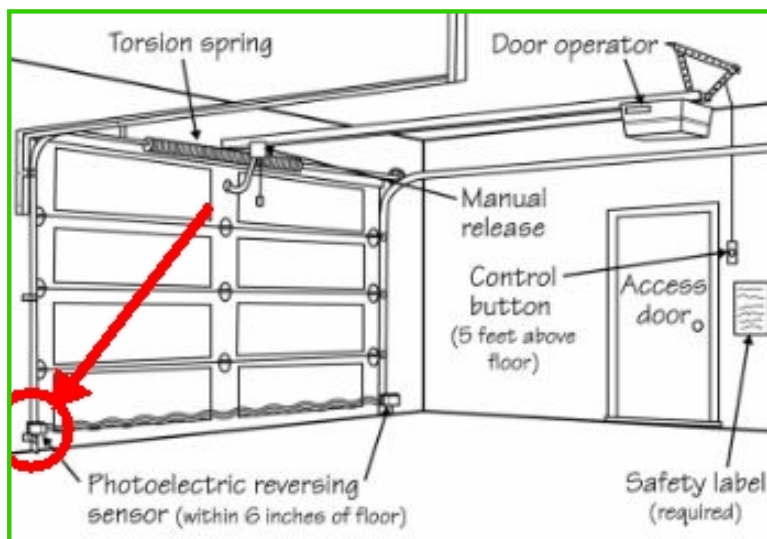
Good	Fair	Poor	N/A	None
X				

Observations:
 • The garage door appeared functional during the inspection.

Garage Opener Status

Good	Fair	Poor	N/A	None
X				

Observations:
 • Chain drive opener noted.
 • Photo safety reverse feature works but the eyes on the sensors get tripped due to the bright sun in the morning. Might want to call a garage door repairman out to see if there is an option to remedy this. Estimated cost is \$50



This is the sensor that is being effected by the sun.

Garage Door's Reverse Status

Good	Fair	Poor	N/A	None
X				

Ventilation

Good	Fair	Poor	N/A	None
X				

Observations:

- Under eave soffit inlet vents noted.
- Fixed, roof-field exhaust vent noted.

Vent Screens

Good	Fair	Poor	N/A	None
			X	

Cabinets

Good	Fair	Poor	N/A	None
			X	

Counters

Good	Fair	Poor	N/A	None
			X	

Wash Basin

Good	Fair	Poor	N/A	None
			X	

Electrical

Electrical Panel

Good	Fair	Poor	N/A	None
X				

Location: Panel box located in garage.

Observations:

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

Main Amp Breaker

Good	Fair	Poor	N/A	None
X				

Observations:

- 200 amp

Breakers in off position

Good	Fair	Poor	N/A	None
				X

Cable Feeds

Good	Fair	Poor	N/A	None
X				

Observations:

- There is an underground service lateral noted.

Breakers

Good	Fair	Poor	N/A	None
X				

Materials: Copper non-metallic sheathed cable noted.

Observations:

- All of the circuit breakers appeared serviceable.
- GFCI breaker noted.

Roof

Roof Condition

Good	Fair	Poor	N/A	None
X				

Materials: Roof was visually inspected from accessible points on the interior and/or exterior.

Materials: Asphalt shingles noted.

Observations:

- No major system safety or function concerns noted at time of inspection.
- **Some shingles lightly damaged from hail. Roof integrity is not compromised and should be considered in good working order for a long time.**



Nail hole





Seal with roof sealant. (NOT CAULKING)



Seal with roof sealant. (NOT CAULKING)



Seal with roof sealant. (NOT CAULKING)



Replace seal or cover with sleeve.



Seal nail heads at peak of roof.

Flashing

Good	Fair	Poor	N/A	None
	X			

Observations:

- Recommend re-sealing all through the roof vents and projections as a part of routine maintenance.



Replace seal or cover with sleeve. Obvious gap on rubber.



Sealant is in good shape.

Chimney

Good	Fair	Poor	N/A	None
			X	

Sky Lights

Good	Fair	Poor	N/A	None
			X	

Spark Arrestor

Good	Fair	Poor	N/A	None
			X	

Vent Caps

Good	Fair	Poor	N/A	None
X				

Gutter

Good	Fair	Poor	N/A	None
X				

Observations:

- No major system safety or function concerns noted at time of inspection.
- The home had no roof drainage system to channel roof drainage away from the foundation on east, west, and south sides. Recommended installation of a roof drainage system to help protect the home foundation at least on the east side due to the downward slope of the terrain towards the house.



Attic

Access

Good	Fair	Poor	N/A	None
X				

Observations:
 • Pull Down Ladder located in: Garage

Structure

Good	Fair	Poor	N/A	None
X				

Ventilation

Good	Fair	Poor	N/A	None
X				

Observations:
 • Fixed, roof-field exhaust vent noted.

Vent Screens

Good	Fair	Poor	N/A	None
X				

Duct Work

Good	Fair	Poor	N/A	None
X				

Observations:
 • Functional.
 • See HVAC page.

Electrical

Good	Fair	Poor	N/A	None
X				

Attic Plumbing

Good	Fair	Poor	N/A	None
X				

Observations:
 • PVC plumbing vents
 • No deficiencies noted in plumbing vent piping.

Insulation Condition

Good	Fair	Poor	N/A	None
X				

Materials: Blown in fiberglass insulation noted.
 Depth: Insulation averages about 10-12 inches in depth
 Observations:
 • Insulation appears adequate.

Chimney

Good	Fair	Poor	N/A	None
			X	

Exhaust Vent

Good	Fair	Poor	N/A	None
X				

Exterior Areas

Doors

Good	Fair	Poor	N/A	None
X				

Observations:
 • Appeared in functional and in satisfactory condition, at time of inspection.

Window Condition

Good	Fair	Poor	N/A	None
	X			

Observations:
 • Components appeared in satisfactory condition at time of inspection.
 • Window glass cracked in guest bedroom on north side.



Window is cracked and needs to be replaced. Estimated cost is \$200

Siding Condition

Good	Fair	Poor	N/A	None
X				

Observations:
 • No major system safety or function concerns noted at time of inspection.
 • Several missing and damaged vent covers, have contractor replace.

Eaves & Fascia

Good	Fair	Poor	N/A	None
X				

Observations:
 • Soffits at the home appeared to be in serviceable condition at the time of the inspection.

Exterior Paint

Good	Fair	Poor	N/A	None
X				

Stucco

Good	Fair	Poor	N/A	None
			X	

Foundation

Slab Foundation

Good	Fair	Poor	N/A	None
X				

Observations:

- Common cracks noted.
- Evidence of repairs observed, unable to determine the effectiveness of these repairs.
- Expansive cracks and settling observed, suggest sealing cracks as necessary. Location is at entry door.

Foundation Perimeter

Good	Fair	Poor	N/A	None
X				

Observations:

- Recommend review for repair or replacement as necessary. Contact the foundation jack company to come out and give a professional opinion on the slab.



Contact foundation repair company

Foundation Walls

Good	Fair	Poor	N/A	None
			X	

Cripple Walls

Good	Fair	Poor	N/A	None
			X	

Ventilation

Good	Fair	Poor	N/A	None
			X	

Vent Screens

Good	Fair	Poor	N/A	None
			X	

Access Panel

Good	Fair	Poor	N/A	None
			X	

Post and Girders

Good	Fair	Poor	N/A	None
			X	

Sub Flooring

Good	Fair	Poor	N/A	None
			X	

Foundation Electrical

Good	Fair	Poor	N/A	None
			X	

Foundation Plumbing

Good	Fair	Poor	N/A	None
			X	

Ducting

Good	Fair	Poor	N/A	None
			X	

Grounds

Driveway and Walkway Condition

Good	Fair	Poor	N/A	None
X				

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

Grading

Good	Fair	Poor	N/A	None
X				

Observations:
 • No major system safety or function concerns noted at time of inspection.

Vegetation Observations

Good	Fair	Poor	N/A	None
X				

Observations:
 • No major system safety or functional concerns noted at time of inspection.

Gate Condition

Good	Fair	Poor	N/A	None
			X	

Patio and Porch Deck

Good	Fair	Poor	N/A	None
			X	

Stairs & Handrail

Good	Fair	Poor	N/A	None
			X	

Grounds Electrical

Good	Fair	Poor	N/A	None
X				

Observations:
 • No major system safety or function concerns noted at time of inspection.

GFCI

Good	Fair	Poor	N/A	None
	X			

Observations:
 • **Missing cover.**



Estimated cost for repair is \$25

Main Gas Valve Condition

Good	Fair	Poor	N/A	None
X				

Materials: East side.

Observations:

- Meter located at exterior. All gas appliances have cut-off valves in line at each unit. No gas odors detected.



Plumbing

Good	Fair	Poor	N/A	None
X				

Materials: Aquapex piping noted.

Water Pressure

Good	Fair	Poor	N/A	None
X				

Observations:

- 60

Pressure Regulator

Good	Fair	Poor	N/A	None
X				

Observations:

- Pressure regulator noted.

Exterior Faucet Condition

Good	Fair	Poor	N/A	None
X				

Location: Front of structure. • East side of house. • South side of house. • West side of house.

Observations:

- Appears Functional.

Balcony

Good	Fair	Poor	N/A	None
			X	

Patio Enclosure

Good	Fair	Poor	N/A	None
X				

Observations:

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

Patio and Porch Condition

Good	Fair	Poor	N/A	None
X				

Materials: The patio/porch roof is the same as main structure. • Asphalt shingles noted.

Observations:

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

Fence Condition

Good	Fair	Poor	N/A	None
			X	

Sprinklers

Good	Fair	Poor	N/A	None
			X	

Repairs

Cost

Good	Fair	Poor	N/A	None
			X	

Observations:

• Estimated cost for all repairs is:

Cracked window \$200

Roof sealant and new pipe seals \$200

Garage entry door deadbolt repair \$25

Garage door sensor repair \$50

Shower surround in master bathroom \$25

GFCI electrical outlets checked by a licensed electrician \$200

Missing GFCI outlet cover on east side near garage entry door \$25

Photos



Glossary

Term	Definition
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.