

Inspection Report

955 Johndoe Street, Johndoe, California 95453



Inspection Date December 17, 2017
Client Henry Home Inspections
Inspector Keith Henry
707.354.4472
keithrhenry22@gmail.com

Henry Home Inspections

Table of Contents

- 1. Executive Summary**
- 2. General Information**
- 3. Scope of Inspection**
- 4. Definitions**
- 5. Appliances**
- 6. Balconies, Decks and Porches**
- 7. Building Exterior**
- 8. Building Structure**
- 9. Electrical**
- 10. Fireplace and Chimney**
- 11. HVAC**
- 12. Insulation and Ventilation**
- 13. Landscaping and Hardscaping**
- 14. Plumbing**
- 15. Roof**
- 16. Room Components**

Executive Summary

This summary represents the full list of observations made at the time of the inspection. This section is provided as a convenience to help navigate to more detailed information found in the body of the report. It is organized to indicate the significance of the observation.

Significant Concerns

Safety Concerns

Appliances

1. Refrigerator(Kitchen): Shows sign of mold

Balconies, Decks and Porches

2. Balcony, Deck or Porch(2nd Bedroom): Decking boards not secured

Building Exterior

3. Exhaust Vent(Exterior: Ground View): Exhaust vent is at body height

Electrical

4. Electrical service(Exterior: Ground View): Dead front panel is missing
5. GFCI(1st Bathroom): Tester shows open neutral
6. Junction Box(Living Room): Cover plate is missing
7. Junction Box(2nd Bedroom): Has open wires
8. Switch(Bonus Room 2): Cover is missing

Landscaping and Hardscaping

9. Patio and walkway(Exterior: Ground View): Hole in concrete covered with boards

Plumbing

10. Water Heater(Attached Garage): Exhaust vent is disconnected

Room Components

11. Ceiling(Bonus Room 2, Bonus Room #1, 1st Bathroom): Black mold on drywall
12. Fire wall(Attached Garage): Does not exist
13. Wall(Bonus Room #1, Living Room, 1st Bedroom): Black mold on drywall
14. Window(1st Bedroom): Single hung windows on either side of casement window do not lock

Items Not Operating

Appliances

15. Dishwasher(Kitchen): Not working
16. Oven/Range(Kitchen): Burners are not working. Fuel source to burners appears to be lacking

Electrical

17. Light Fixture(Bonus Room #1): Not working

Insulation and Ventilation

18. Kitchen / Bath Exhaust(Kitchen): Not working

Plumbing

19. Toilet(1st Bathroom): Flush mechanism is not working

Room Components

20. Exterior door(Hallway and Stairs): Handle is damaged
21. Exterior door(Family Room): Locking mechanism doesn't open

Major Concerns

Plumbing

22. Waste Discharge Pipe(Crawl Space): Leaking

Roof

- 23. Roof Material(Exterior: Roof View): Roof is spongy to walk on in multiple areas
- 24. Roof Material(Exterior: Roof View): Shows signs of excessive wear
- 25. Roof Material(Exterior: Roof View): Tarp was screwed into roof creating new holes

None

Needs Further Evaluation**Electrical**

- 26. Electrical service(Exterior: Ground View): There does not appear to be enough breakers for the house.

Room Components

- 27. Wall(Bonus Room #1): Drywall crack at door

Items to Monitor**Building Structure**

- 28. Foundation Wall(Exterior: Ground View): Exhibits hairline vertical cracking
- 29. Slab(Exterior: Ground View): Exhibits hairline cracking

Plumbing

- 30. Water Pipe(2nd Bathroom): Bowl may indicate a leak

Maintenance Items**Balconies, Decks and Porches**

- 31. Balcony, Deck or Porch(Living Room, 2nd Bedroom, Family Room): Stain, paint or sealer has peeled, faded or bleached out

Building Exterior

- 32. Downspout(Exterior: Ground View): All downspouts should terminate at least 5-6 feet from foundation of house
- 33. Downspout(Exterior: Ground View): Elbow(s) are not properly connected
- 34. Eave(Exterior: Ground View): Aluminum flashing is missing
- 35. Eave(Exterior: Ground View): Fascia paint is chipped, faded or worn
- 36. Exhaust Vent(Exterior: Ground View): Located within 3 feet of a window, door or other vent
- 37. Exterior Trim(Exterior: Ground View): Rotting
- 38. Exterior Trim(Exterior: Ground View): Caulk has aged leaving holes or gaps
- 39. Exterior Trim(Exterior: Ground View): Extremely worn
- 40. Gutter(Exterior: Roof View): In need of cleaning
- 41. Gutter(Exterior: Roof View): Not secured properly to the fascia boards
- 42. Gutter(Exterior: Roof View): Seam is separated
- 43. Siding(Exterior: Ground View): Paint or stain is peeling, worn or faded
- 44. Siding(Exterior: Ground View): Siding is rotted
- 45. Siding(Exterior: Ground View): Hole in siding.
- 46. Siding(Exterior: Ground View): Shifting caused gap in siding
- 47. Siding(Exterior: Ground View): There is a 2x4 pushing on the vent

Building Structure

- 48. Foundation Wall(Exterior: Ground View): Exhibits moderate vertical cracking
- 49. Foundation Wall(Exterior: Ground View): Garage slab has separated from foundation of house

Electrical

- 50. Electrical Mast(Exterior: Roof View): Flashing is missing
- 51. Outlet(Kitchen): Outlets are correct but should be GFCI protected in kitchen
- 52. Outlet(Attached Garage, Exterior: Ground View): Wired correctly but not GFCI protected
- 53. Switch(Living Room): One switch is missing

Insulation and Ventilation

- 54. Attic Ventilation(Attic): Paint is old and worn
- 55. Attic Ventilation(Attic): Vent is not secured well
- 56. Basement / Crawl Space Ventilation(Crawl Space): Dryer vent doesn't terminate outside
- 57. Basement / Crawl Space Ventilation(Hallway and Stairs): Vent is open
- 58. Insulation(Attached Garage): Some insulation needs reinstalled
- 59. Insulation(Crawl Space): Torn by animals
- 60. Kitchen / Bath Exhaust(Kitchen): Does not exhaust to exterior

Landscaping and Hardscaping

- 61. Driveway(Exterior: Ground View): Concrete is spalling

Plumbing

- 62. Main water valve(Exterior: Ground View): Satisfactory
- 63. Plumbing Vent(Exterior: Roof View): Flashing is missing
- 64. Plumbing Vent(Exterior: Roof View): Rubber boot flashing is damaged
- 65. Shower / Tub(1st Bathroom, 2nd Bathroom): Caulking is deteriorated
- 66. Sink(2nd Bathroom): Caulking is deteriorated
- 67. Toilet(2nd Bathroom): Loose
- 68. Toilet(2nd Bathroom): Bowl is loose
- 69. Toilet(2nd Bathroom): Tank is loose

Roof

- 70. Other Roof(Exterior: Roof View): This patio roof is in disrepair
- 71. Roof Flashing(Exterior: Roof View): Flashing is missing
- 72. Roof Material(Exterior: Roof View): Repair was done improperly

Room Components

- 73. Cabinet(Kitchen): Door is missing
- 74. Cabinet(Kitchen): Drawer front is missing
- 75. Ceiling(Crawl Space): Subfloor rotted and improperly repaired
- 76. Ceiling(Crawl Space): Water damage
- 77. Countertop(Kitchen): Excessively worn and/or damaged
- 78. Crawl Space Entrance(Crawl Space): Door to entrance is missing
- 79. Exterior door(2nd Bedroom): Grille is damaged
- 80. Floor(1st Bathroom): Rotted
- 81. Floor(Living Room): Tile is cracked
- 82. Floor(Living Room): Droppings on floor
- 83. Floor(Family Room): Soft spot in floor
- 84. Interior Door(Bonus Room 2): Handle is missing or broken
- 85. Storm door(2nd Bedroom): Handle is missing or broken
- 86. Storm door(2nd Bedroom): Screen is ripped
- 87. Storm door(2nd Bedroom): Stop chain and pump are missing
- 88. Wall(1st Bathroom): Wall has water damage
- 89. Window(Family Room, 2nd Bedroom): Blinds are damaged

General Information

- # Of Stories: 1
- Cooling System: Evaporative Cooler
- Ground Conditions: Dry
- House Faces: North
- Location Of Attic Entrance: Bedroom
- Location Of Crawl Space Entrance: Rear of house, under porch
- Method To Inspect Attic: From roof
- Method To Inspect Crawl Space: Inside crawlspace
- Method To Inspect Roof: On roof
- Occupancy: Occupied
- Sewer System: Public
- Square Footage: 891
- Year Built: 1967

Scope of Inspection

- Kitchen - All fuel-based equipment could not be tested because the gas was turned off.
- Kitchen - The plumbing could only be inspected visually as the water was not turned on.
- 2nd Bathroom - The plumbing could only be inspected visually as the water was not turned on.

Definitions

Each item has been assigned a quality rating based on the observations recorded by the inspector. The quality ratings are automatically assigned based on the observations made.

**Poor**

Is operating, but has at least one major concern with its operation.

**Satisfactory**

No material issues have been found. One or more cosmetic issues may have been observed.

**Marginal**

The item is working, but has at least one concern that is beyond cosmetic.

**Safety Hazard**

Has conditions that make operation of the item unsafe and is in need of prompt attention.

**Not working**

Was not working at the time of the inspection.

**Not Inspected**

Was not inspected. The reason is typically indicated.

Appliances

Save money on appliances and appliance repair

Descriptions:

Oven/Range

- Energy Source: Gas
- Manufacturer Name: Whirlpool
- Manual

Refrigerator

- Manufacturer Name: Whirlpool
- Manual

Concerns and Observations:

⚡ Dishwasher

Not Working

Not working

Location	Kitchen
Suggested Action	Repair or replace the unit



✔ Garbage Disposal

In Working Order

Unit is in good condition

Location	Kitchen
----------	---------



 **Oven/Range**

Not Working

Burners are not working. Fuel source to burners appears to be lacking

Location	Kitchen
Suggested Action	Have an appliance service technician evaluate the appliance and fuel delivery to the appliance. Should the fuel delivery be the cause, have repaired by a plumber
Other Information	This could be a problem with the fuel delivery to or within the appliance



 **Refrigerator**

Safety Concern

Shows sign of mold

Location	Kitchen
Impact	Mold may cause a variety of health effects to those exposed depending on your sensitivities
Suggested Action	Thoroughly clean with an anti-microbial product



In Working Order

Working

Location	Kitchen
----------	---------



Balconies, Decks and Porches

Descriptions:

Balcony, Deck or Porch

- Material: Wood

Balcony, Deck or Porch

- Material: Wood
- Type: Porch

Balcony, Deck or Porch

- Material: Wood

Concerns and Observations:

Balcony, Deck or Porch

Safety Concern

Decking boards not secured

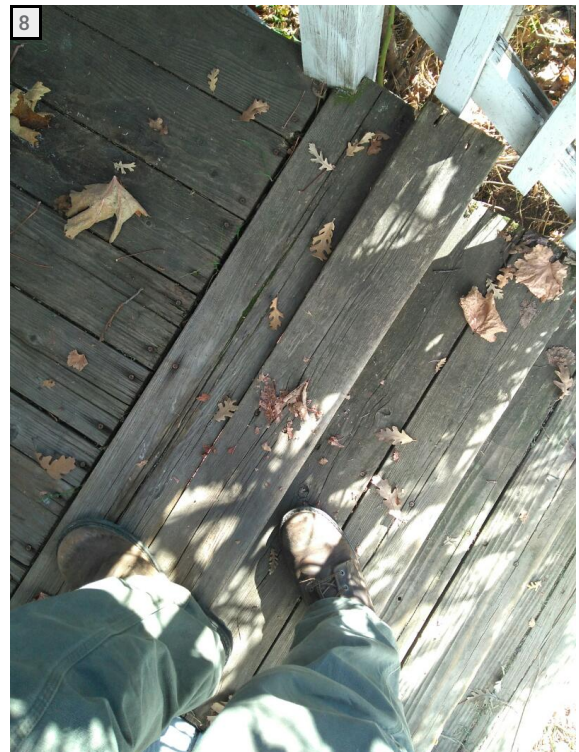
Location	2nd Bedroom (Rear of house bedroom)
Impact	Fall hazard
Suggested Action	Have repaired by qualified carpenter

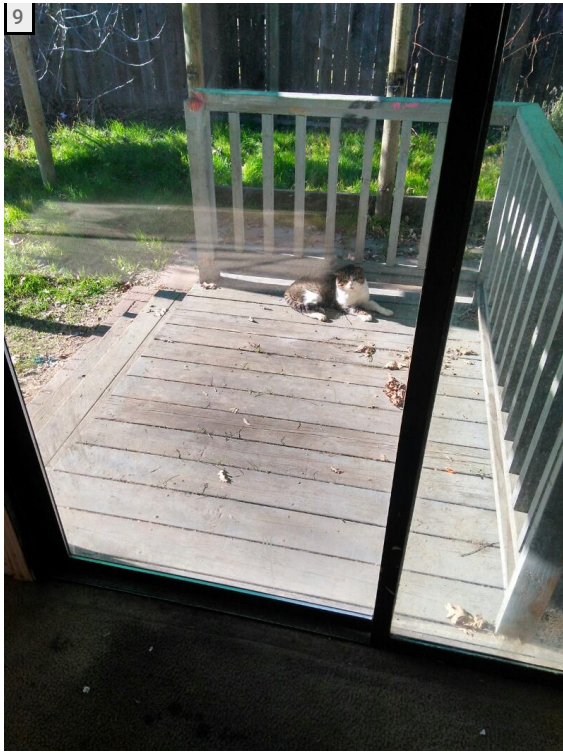


Moderate Concern

Stain, paint or sealer has peeled, faded or bleached out

Location	Living Room (Front Room living room), 2nd Bedroom (Rear of house bedroom), Family Room
Impact	Without sealer, the wood is not protected from the elements
Suggested Action	Restain and/or reseal with a weather resistant sealer





Building Exterior

[Find deals on siding and gutters](#)

Descriptions:

Siding

- Material: Wood, Slate/fiber cement

Gutter

- Material: Aluminum

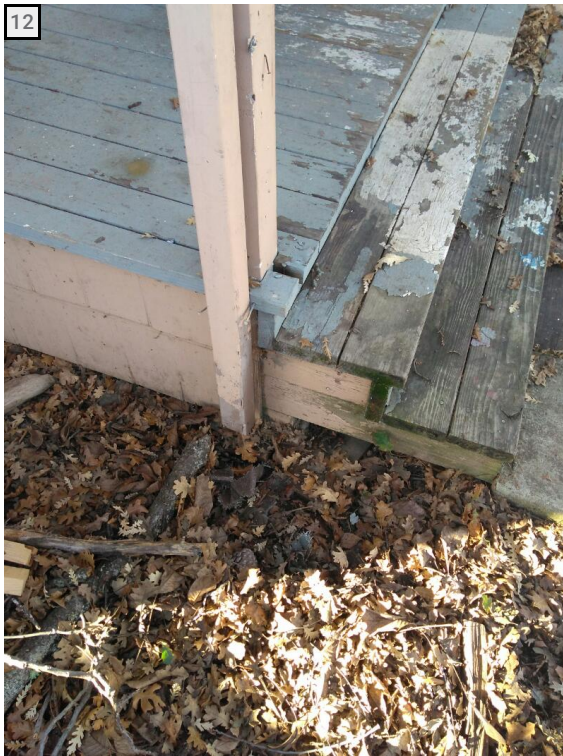
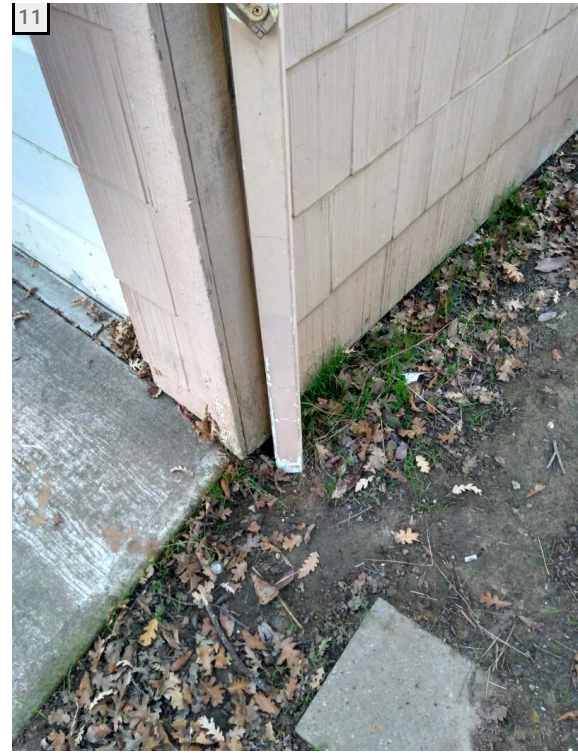
Concerns and Observations:

✓ Downspout

Minor Concern

All downspouts should terminate at least 5-6 feet from foundation of house

Location	Exterior: Ground View
Impact	Possibility of foundation sinking
Suggested Action	Install downspout extensions reaching 5-6 feet from the building



Minor Concern

Elbow(s) are not properly connected

Location	Exterior: Ground View
Impact	Improper connections prevent water drainage is not optimally contained
Suggested Action	Secure or replace the elbow connector
Other Information	The elbow connector should be securely fastened to prevent the elbow from coming loose and assure a leak-free elbow



✓ Eave

Minor Concern

Aluminum flashing is missing

Location	Exterior: Ground View
Impact	Fascia board will deteriorate sooner
Suggested Action	Have professional contractor add flashing



Minor Concern

Fascia paint is chipped, faded or worn

Location	Exterior: Ground View
Impact	May cause rot
Suggested Action	Repaint



In Working Order

12 inch eaves

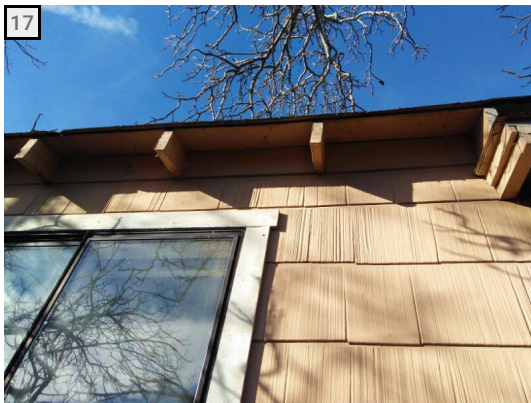
Location	Exterior: Ground View
----------	-----------------------



In Working Order

Wood fascia is missing

Location Exterior: Ground View



! Exhaust Vent

Safety Concern

Exhaust vent is at body height

Location	Exterior: Ground View
Impact	Could cause burn
Suggested Action	Relocate vent or cover with open cage



Moderate Concern

Located within 3 feet of a window, door or other vent

Location	Exterior: Ground View
Impact	When a vent is too close to a windows, exhaust gas could re-enter the home
Suggested Action	Relocate the exhaust vent to be further than 3 feet from any window, door or other vent



Exterior Trim

Moderate Concern

Rotting

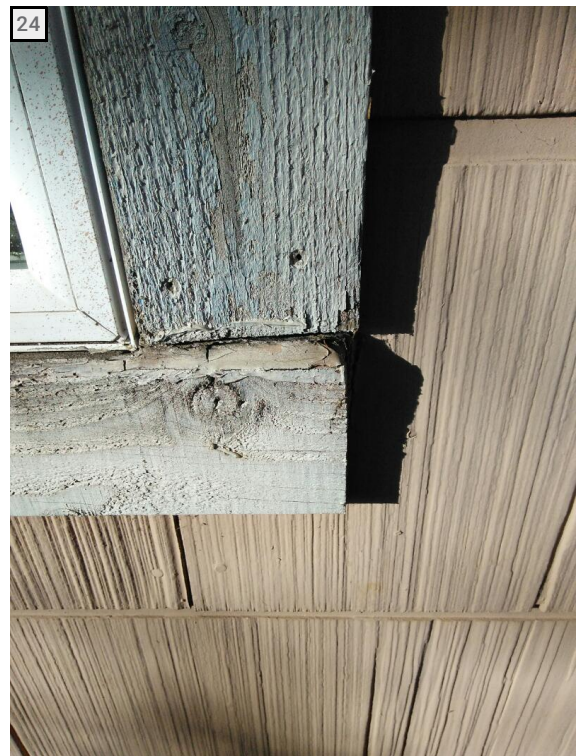
Location	Exterior: Ground View
Impact	Can cause water damaged inside
Suggested Action	Replace the rotting trim



Minor Concern

Caulk has aged leaving holes or gaps

Location	Exterior: Ground View
Impact	The gaps could allow for moisture and insect intrusion which may cause cause damage to the wood over time
Suggested Action	Repair the caulking





Minor Concern

Extremely worn

Location	Exterior: Ground View
Suggested Action	Replace the trim

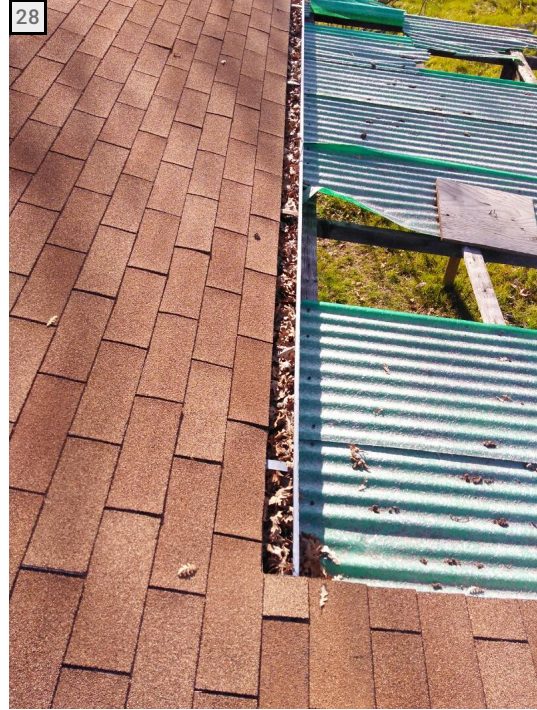


— Gutter

Moderate Concern

In need of cleaning

Location Exterior: Roof View
Impact The gutters may clog causing water to overflow and run down fascia board, potentially wearing wood before its time
Suggested Action Clean the gutters



Moderate Concern

Not secured properly to the fascia boards

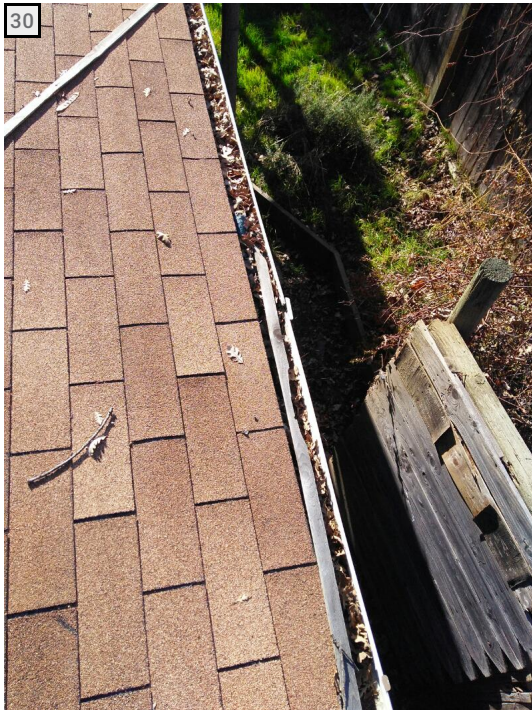
Location Exterior: Roof View
Impact The gutter could further pull away and / or fall down and over time cause damage to the fascia material
Suggested Action Remount the gutters



Moderate Concern

Seam is separated

Location	Exterior: Roof View
Impact	The separated seam means the gutter has a strong potential for leaking
Suggested Action	Clean out the gutter and re-seal the seam with a weather resistant gutter seam sealer



− Siding

Moderate Concern

Paint or stain is peeling, worn or faded

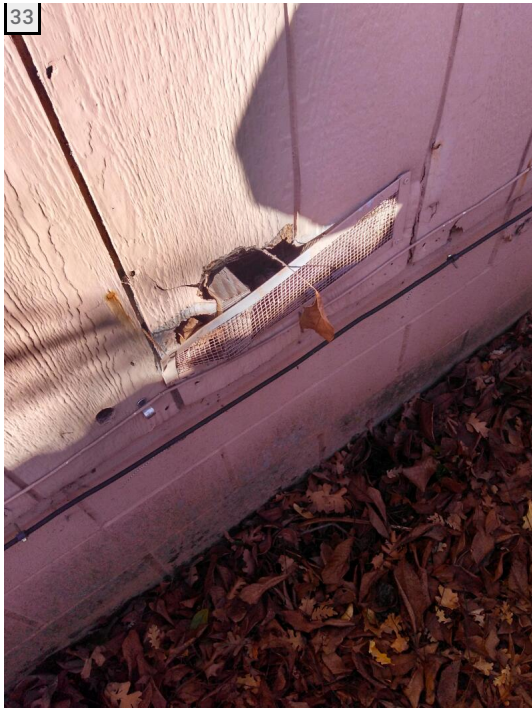
Location	Exterior: Ground View
Impact	This makes the siding at risk of premature aging due to exposure to the elements
Suggested Action	Repaint or reseal



Moderate Concern

Siding is rotted

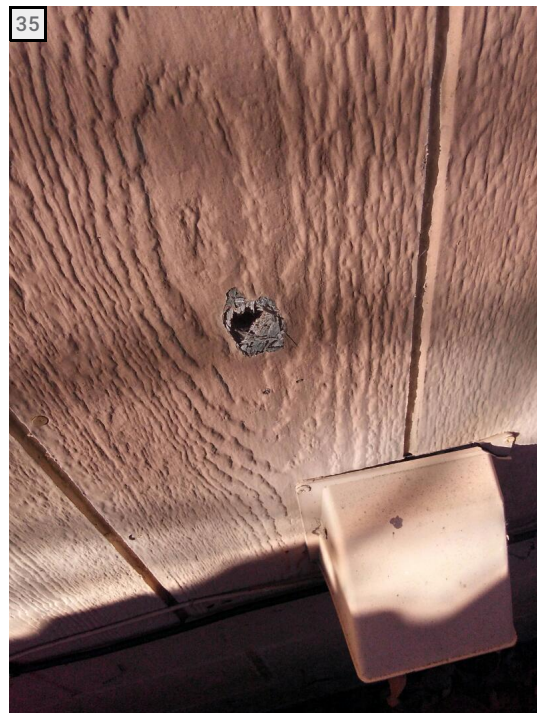
Location	Exterior: Ground View
Impact	Water and mold damage inside of home
Suggested Action	Have a professional siding contractor repair the siding



Minor Concern

Hole in siding.

Location	Exterior: Ground View (East)
Impact	Water damage
Suggested Action	Should be sealed



Minor Concern

Shifting caused gap in siding

Location	Exterior: Ground View
Impact	Allows weather and animals into home
Suggested Action	Have sealed by professional



Minor Concern

There is a 2x4 pushing on the vent

Location	Exterior: Ground View
Impact	Can allow critters into crawlspace
Suggested Action	Have repaired by a professional carpenter



Building Structure

Descriptions:

Roof Structure

- Framing Type: Rafter
- Roof Pitch: Medium
- Roof Style: Gable

Foundation Wall

- Material: Concrete Block

Concerns and Observations:

✓ Beam

In Working Order

Satisfactory

Location Crawl Space



✓ Column / Pier

In Working Order

Satisfactory

Location Crawl Space



Foundation Wall

Moderate Concern

Exhibits moderate vertical cracking

Location Exterior: Ground View

Impact The cracking may allow moisture intrusion

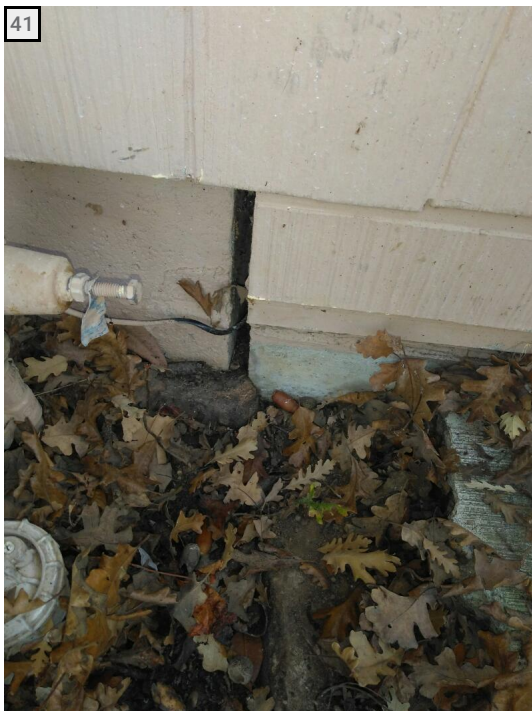
Suggested Action Have epoxy injected into the crack by a licensed waterproofing contractor



Minor Concern

Garage slab has separated from foundation of house

Location	Exterior: Ground View
Impact	Allows moisture and animals to enter
Suggested Action	Have sealed by professional



Observation to Monitor

Exhibits hairline vertical cracking

Location	Exterior: Ground View
Impact	The cracking may worsen allowing moisture intrusion
Suggested Action	Monitor for further cracking. If the cracks widen have epoxy injected into the crack by a licensed waterproofing contractor



- Joist
- Rafter
- Roof Sheathing
- Roof Structure
- Slab

Observation to Monitor

Exhibits hairline cracking

Location	Exterior: Ground View (Garage slab)
Impact	Recommend monitoring this area for future change. Should change occur, contact a structural engineer to inspect the entire foundation system



⊘ Truss

Electrical

Descriptions:

Wiring

- Wiring Method: Conduit

Electrical service

- Location: Exterior: Ground View
- Location Of Main Disconnect: Exterior northeast corner of house
- Rating: 240 Volts
- Service Entry Style: Overhead

Concerns and Observations:

✓ CO Alarm

In Working Order

Satisfactory

Location Family Room, Living Room (Front Room living room)



✓ Ceiling Fan

In Working Order

Satisfactory

Location Family Room, 2nd Bedroom (Rear of house bedroom)



⊖ Electrical Mast

Moderate Concern

Flashing is missing

Location	Exterior: Roof View
Impact	Roof leak
Suggested Action	Have repaired or replaced by a qualified professional



! Electrical service

Safety Concern

Dead front panel is missing

Location	Exterior: Ground View
Impact	Electrocution
Suggested Action	Have professional install cover



Possible Concern

There does not appear to be enough breakers for the house.

Location	Exterior: Ground View
Impact	Breakers may be overloaded.
Suggested Action	This should be evaluated by a professional electrician.



In Working Order

Wiring appears to be correct

Location Exterior: Ground View

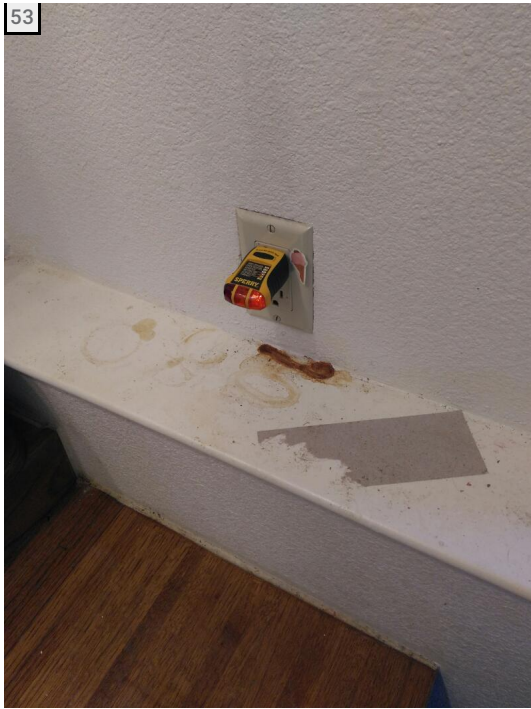


⚠️ GFCI

Safety Concern

Tester shows open neutral

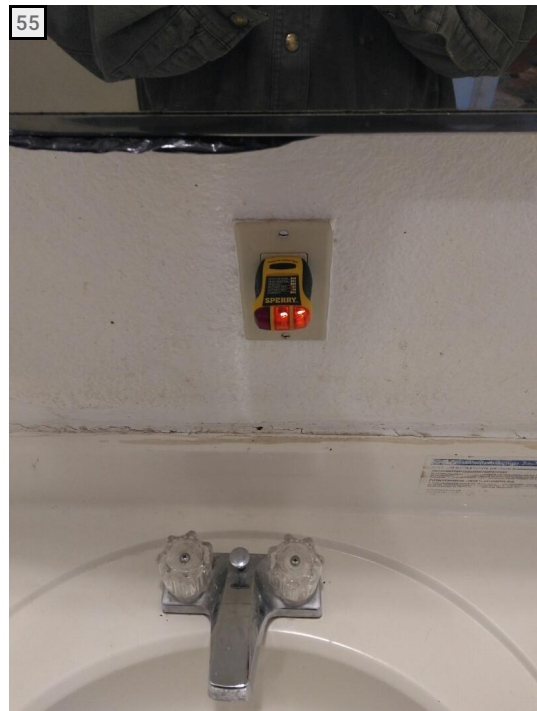
Location	1st Bathroom (Between bonus room and second bedroom bathroom)
Impact	An open neutral outlet can cause an electrical shock through an appliance
Suggested Action	Have repaired by a licensed electrical technician



In Working Order

Correct

Location Kitchen, 2nd Bathroom (west of living room bathroom)



 **Junction Box**

Safety Concern**Cover plate is missing**

Location	Living Room (Front Room living room)
Impact	Without a cover plate, electrical shock may result if touched
Suggested Action	Install a cover

**Safety Concern****Has open wires**

Location	2nd Bedroom (Rear of house bedroom)
Impact	Exposed energized wiring can be hazardous to touch
Suggested Action	Have repaired by a licensed electrician



 Light Fixture

Not Working

Not working

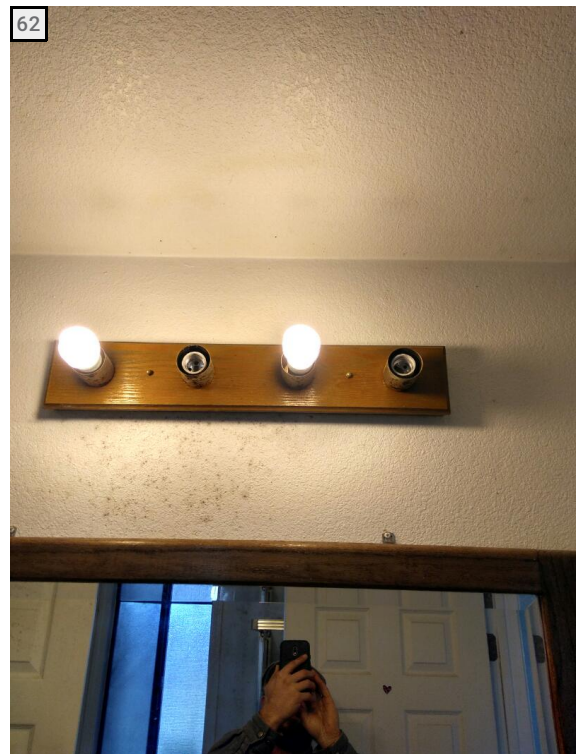
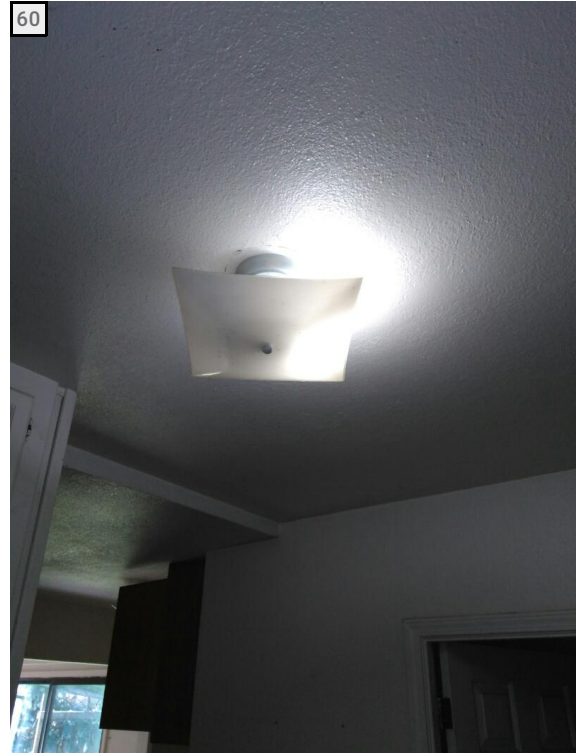
Location	Bonus Room #1 (Between living room and bathroom other room)
Suggested Action	Replace the light fixture

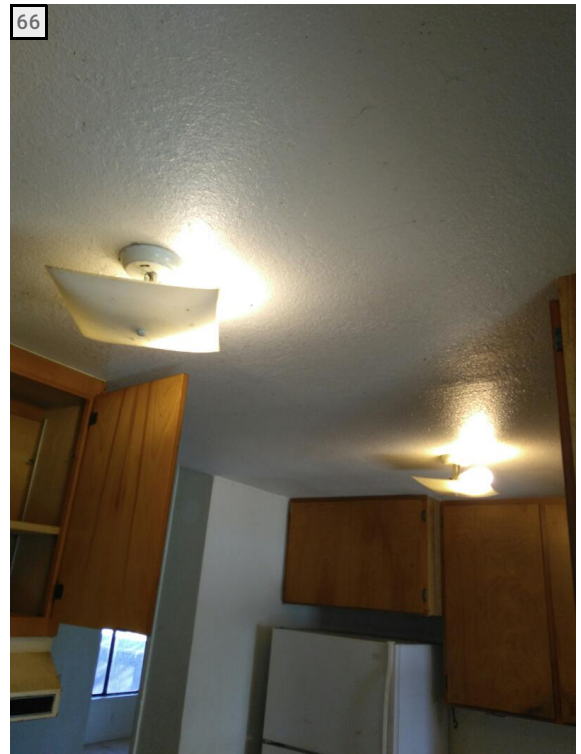
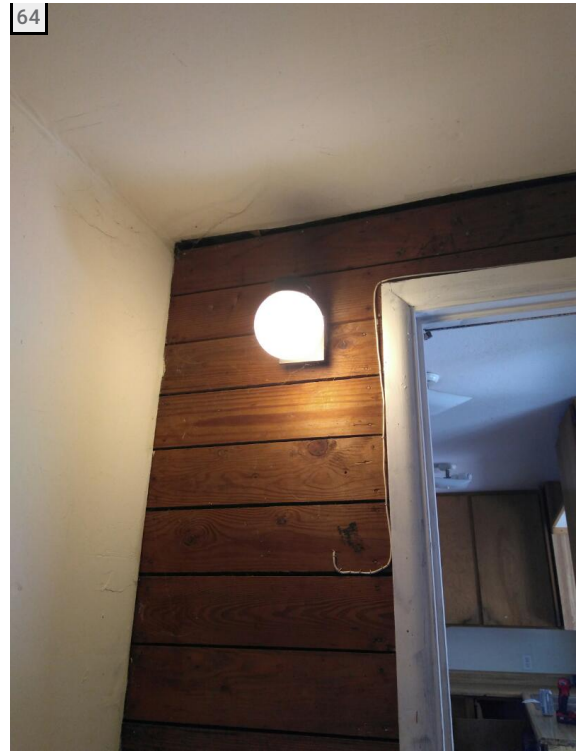


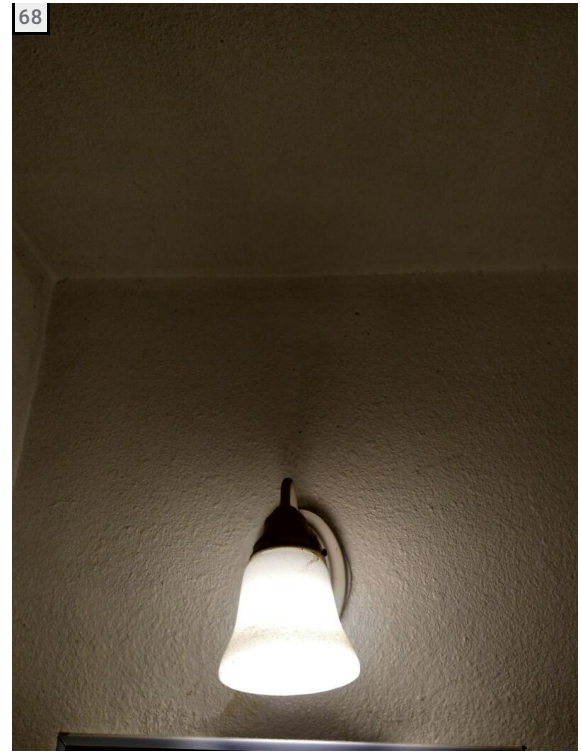
In Working Order

Satisfactory

Location Bonus Room 2, Exterior: Ground View, Family Room, Hallway and Stairs (Between kitchen and second bonus room hallway and stairs), Kitchen, Living Room (Front Room living room), 1st Bathroom (Between bonus room and second bedroom bathroom), 2nd Bathroom (west of living room bathroom)







In Working Order

Satisfactory

Location 1st Bedroom (Front of house bedroom)



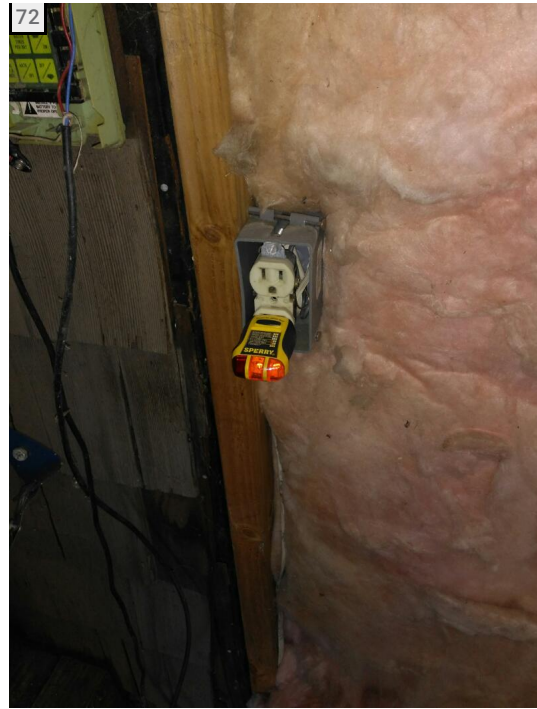
✔ Outlet

Minor Concern**Outlets are correct but should be GFCI protected in kitchen**

Location	Kitchen
Impact	Possible electrical hazard
Suggested Action	Update to GFCI outlet

**Minor Concern****Wired correctly but not GFCI protected**

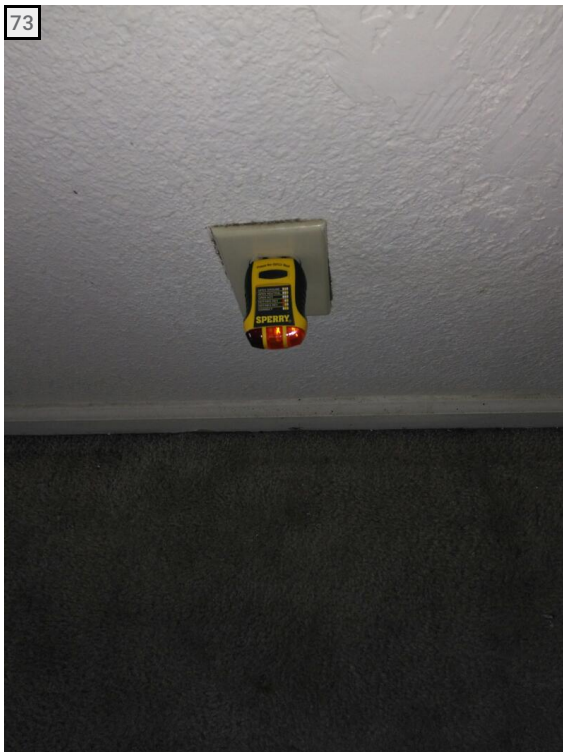
Location	Attached Garage, Exterior: Ground View
Impact	Electrical hazard if moisture enters
Suggested Action	Have repaired by qualified electrician

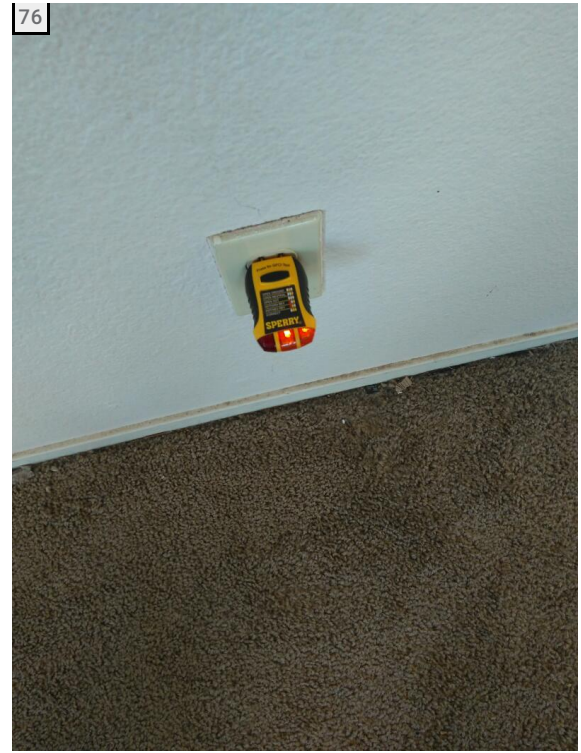


In Working Order

Wired correctly

Location Bonus Room 2, Bonus Room #1 (Between living room and bathroom other room), Family Room, Hallway and Stairs (Between kitchen and second bonus room hallway and stairs), Living Room (Front Room living room), 1st Bedroom (Front of house bedroom), 2nd Bedroom (Rear of house bedroom)







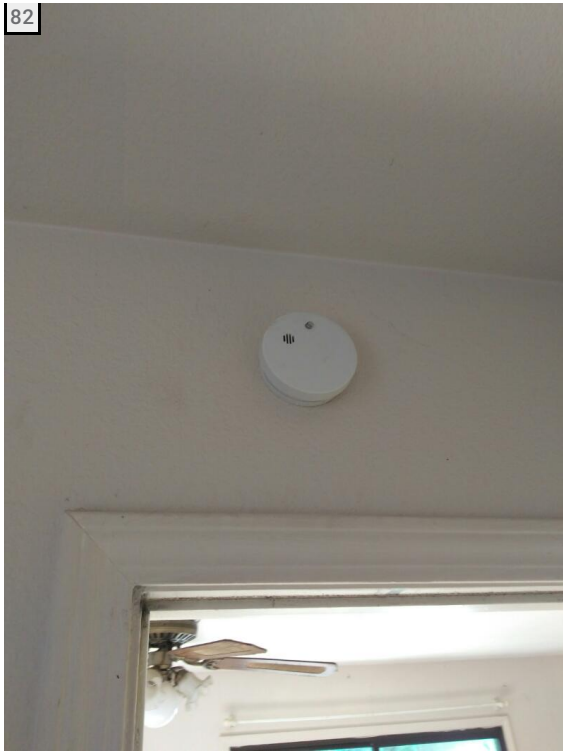
✓ Smoke Alarm

In Working Order

Satisfactory

Location Family Room, Living Room (Front Room living room), 1st Bedroom (Front of house bedroom), 2nd Bedroom (Rear of house bedroom)





⚠ Switch

Safety Concern

Cover is missing

Location	Bonus Room 2
Impact	Without a cover plate, can cause electrical shock if touched
Suggested Action	Install a cover



Minor Concern**One switch is missing**

Location	Living Room (Front Room living room)
Impact	Possibility of electrocution
Suggested Action	Change switch plate



⊘ Wiring

Fireplace and Chimney**Descriptions:****Disclaimers:**

- Wood Burning Stove - Evaluation of wood burner is beyond scope of inspection

Concerns and Observations:

✔ Wood Burning Stove

In Working Order**Satisfactory**

Location	Living Room (Front Room living room)
----------	--------------------------------------



HVAC

Find deals on heating and cooling equipment and repair

Descriptions:

Swamp Cooler

- Location: Family Room

Disclaimers:

- Heater - Cannot test heater without fuel source
- Swamp Cooler - Cannot test cooler when it is cold
- Swamp Cooler - The plumbing could only be inspected visually as the water was not turned on.

Concerns and Observations:

- AC-Condenser
- Ductwork
- Heater

In Working Order

Monitor 441. Electricity works

Location Family Room



87

✓ Swamp Cooler

In Working Order

Fan works

Location Family Room



88

Insulation and Ventilation

Descriptions:

Attic Ventilation

- Type: Gable end

Concerns and Observations:

✓ Attic Ventilation

Minor Concern

Paint is old and worn

Location	Attic
Impact	Wood decay
Suggested Action	Caulk and paint



Minor Concern

Vent is not secured well

Location	Attic
Suggested Action	Have repaired by professional



✓ Basement / Crawl Space Ventilation

Minor Concern

Dryer vent doesn't terminate outside

Location	Crawl Space
Impact	Add moisture to crawlspace, build up of lint could be fire hazard
Suggested Action	Have professional reinstall vent



Minor Concern

Vent is open

Location	Hallway and Stairs (Between kitchen and second bonus room hallway and stairs)
Impact	Allows animals to enter house
Suggested Action	Have professional reinstall vent



✓ Insulation

Minor Concern

Some insulation needs reinstalled

Location	Attached Garage
Impact	Heat loss
Suggested Action	Reinstall insulation and secure it



Minor Concern

Torn by animals

Location	Crawl Space
Impact	Heat loss
Suggested Action	Have reinstalled by professional



In Working Order

Satisfactory

Location	Attic
-----------------	-------



 Kitchen / Bath Exhaust

Not Working

Not working

Location	Kitchen
Impact	Without a working exhaust fan, moisture can not be removed
Suggested Action	Replace the exhaust fan would assist in prompt removal of moisture to avoid moisture damage



Moderate Concern

Does not exhaust to exterior

Location	Kitchen
Impact	When exhausting to the interior, humidity or other particulates are not expelled from the home increasing health risks
Suggested Action	Re-route the exhaust to exit to the exterior using an exterior wall or roof vent



In Working Order

Satisfactory

Location	2nd Bathroom (west of living room bathroom)
-----------------	---



Landscaping and Hardscaping

Save money on lawn and garden equipment and repair

Descriptions:

Driveway

- Material: Concrete

Patio and walkway

- Material: Concrete

Concerns and Observations:

✓ Drainage and Grading

In Working Order

Grading is roughly level around house and should not cause erosion or foundation problems

Location Exterior: Ground View

✓ Driveway

Minor Concern

Concrete is spalling

Location	Exterior: Ground View
Impact	If left unrepaired, spalls can accelerate pavement deterioration
Suggested Action	Repair either the damaged portion or entire driveway depending on your asthetic preferences
Other Information	Spalling appears as circular or oval depressions on surfaces or as elongated cavities along joints



! Patio and walkway

Safety Concern

Hole in concrete covered with boards

Location	Exterior: Ground View
Impact	Fall hazard
Suggested Action	Have repaired by professional contractor



Plumbing

Descriptions:

Main water valve

- Location: Exterior: Ground View
- Main Water Supply Valve Location: Sidewalk in front of house
- Shutoff Location: Exterior front center of house

Water Pipe

- Water Distribution Piping Material: Copper
- Water Service Piping Material: Copper

Fuel Storage Tank

- Location: Exterior: Ground View

Waste Discharge Pipe

- Plumbing Waste Piping Material: PVC

Main fuel supply

- Shutoff Location: Exterior rear of house, underneath window

Water Heater

- Location: Attached Garage
- Type: Recovery

Disclaimers:

- Hose Bibb - The plumbing could only be inspected visually as the water was not turned on.
- Shower / Tub - The plumbing could only be inspected visually as the water was not turned on.
- Sink - The plumbing could only be inspected visually as the water was not turned on.
- Toilet - The plumbing could only be inspected visually as the water was not turned on.

Concerns and Observations:

- Foundation drainage system
- Fuel Lines
- Fuel Storage Tank

In Working Order

This tank has been disconnected

Location Exterior: Ground View



- Hose Bibb

In Working Order

Satisfactory

Location Exterior: Ground View



✓ **Main fuel supply**

In Working Order

Satisfactory

Location Exterior: Ground View



✓ Main water valve

Minor Concern

Satisfactory

Location Exterior: Ground View



⊖ Plumbing Vent

Moderate Concern

Flashing is missing

Location	Exterior: Roof View
Impact	Roof leak
Suggested Action	Have a qualified technician replace the flashing



Moderate Concern

Rubber boot flashing is damaged

Location	Exterior: Roof View
Impact	The damage may cause the vent to leak
Suggested Action	Replace the flashing





✔ Shower / Tub

Minor Concern

Caulking is deteriorated

Location 1st Bathroom (Between bonus room and second bedroom bathroom), 2nd Bathroom (west of living room bathroom)

Impact Without the seal that caulk provides, moisture may leak into surrounding areas causing damage to floors and walls

Suggested Action Clean out the existing caulk and re-caulk the seams



✓ Sink

Minor Concern

Caulking is deteriorated

Location 2nd Bathroom (west of living room bathroom)
Impact Leak
Suggested Action Repair caulking



In Working Order

Satisfactory

Location Kitchen

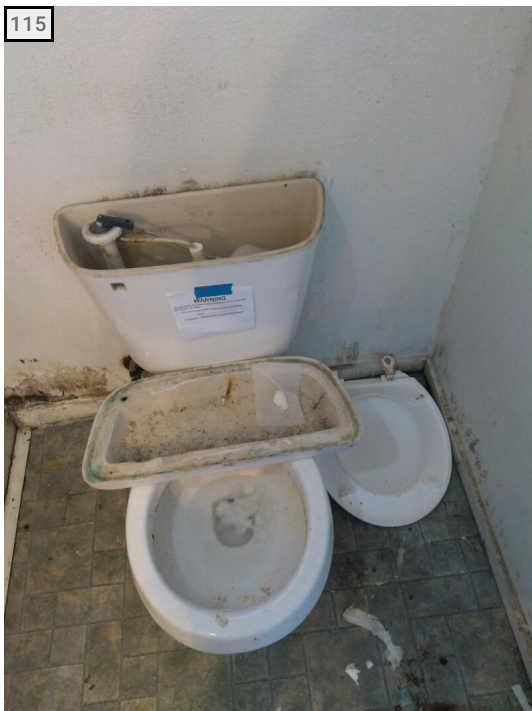


 Toilet

Not Working

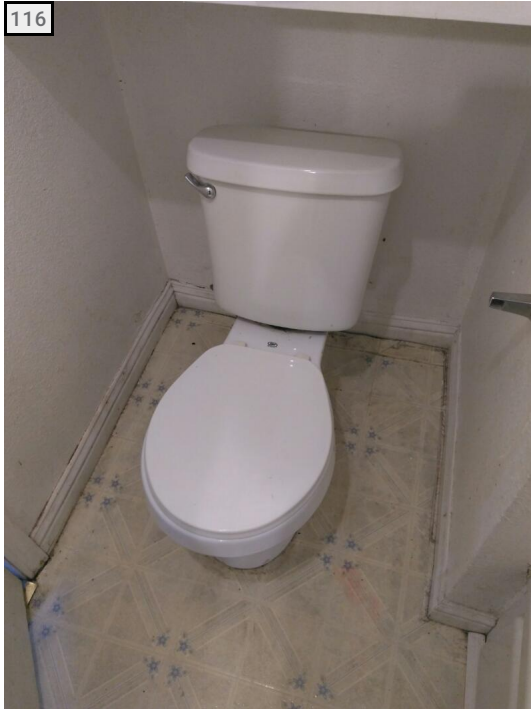
Flush mechanism is not working

Location	1st Bathroom (Between bonus room and second bedroom bathroom)
Suggested Action	Replace the toilet flush mechanism

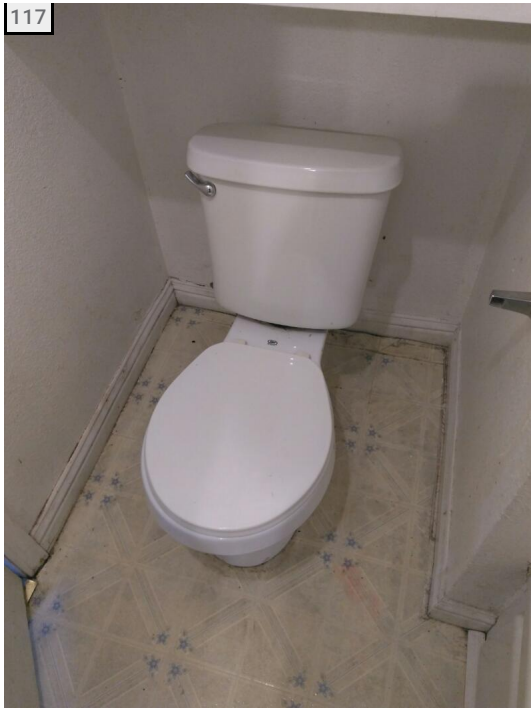


Moderate Concern**Loose**

Location	2nd Bathroom (west of living room bathroom)
Impact	A loose toilet may damage the wax ring that prevents leaking
Suggested Action	Remove and reinstall the toilet, including replace the wax ring

**Minor Concern****Bowl is loose**

Location	2nd Bathroom (west of living room bathroom)
Suggested Action	Tighten the bowl



Minor Concern

Tank is loose

Location	2nd Bathroom (west of living room bathroom)
Impact	Leak
Suggested Action	Tighten or replace toilet



 **Waste Discharge Pipe**

Major Concern

Leaking

Location	Crawl Space
Impact	The leak allows raw sewage to escape causing a health hazard
Suggested Action	Have repaired by a plumber



Water Heater

Safety Concern

Exhaust vent is disconnected

Location	Attached Garage
Impact	Fumes will build up into garage and possibly enter living area
Suggested Action	Reconnect vent



✓ **Water Pipe**

Observation to Monitor

Bowl may indicate a leak

Location	2nd Bathroom (west of living room bathroom)
Impact	Water damage
Suggested Action	Repair pipe



Roof

Save money on roofing material and repair

Descriptions:

Roof Material

- Approximate Age: 20+ years
- Roof Material: Asphalt (3-tab)

Concerns and Observations:

✓ Other Roof

Minor Concern

This patio roof is in disrepair

Location	Exterior: Roof View
Suggested Action	Should be rebuilt or removed

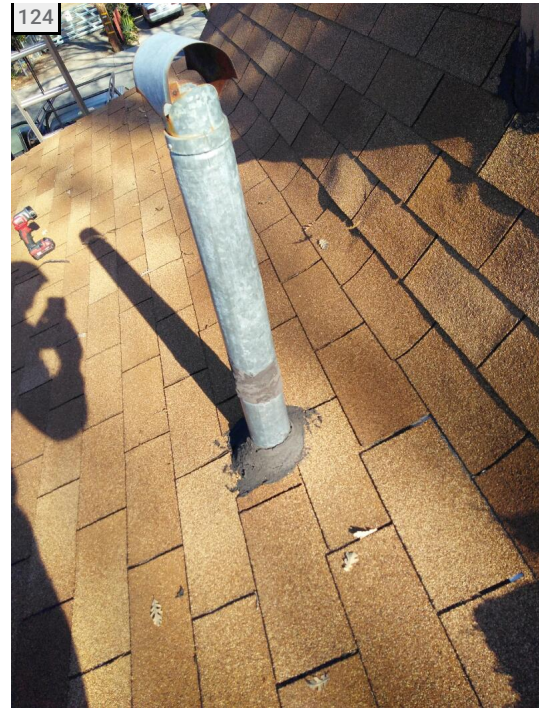


⊖ Roof Flashing

Moderate Concern

Flashing is missing

Location	Exterior: Roof View
Impact	Roof leak
Suggested Action	Have repaired by qualified professional



Roof Material

Major Concern

Roof is spongy to walk on in multiple areas

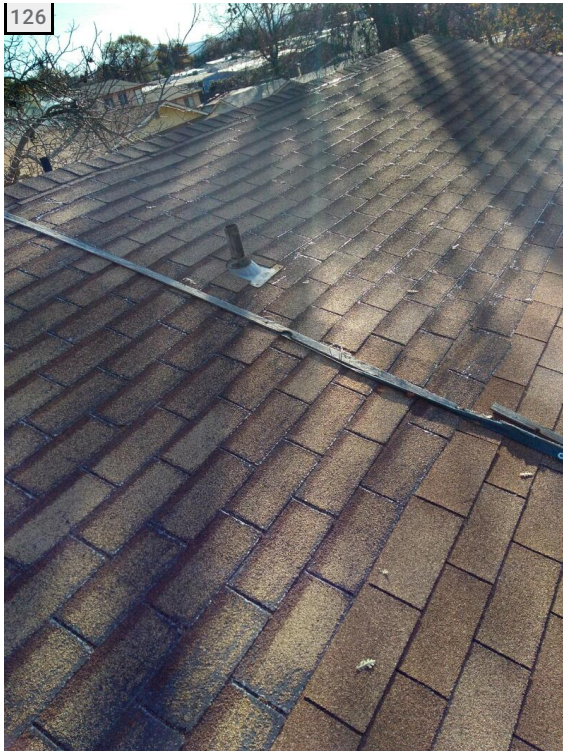
Location	Exterior: Roof View
Impact	Roof sheathing is rotting and will need replaced
Suggested Action	Have repaired by a qualified roofing contractor



Major Concern

Shows signs of excessive wear

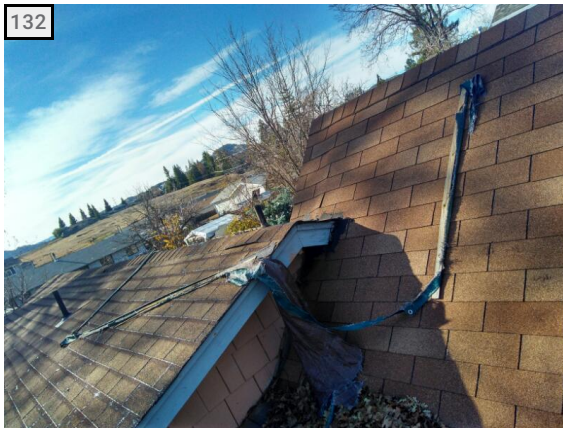
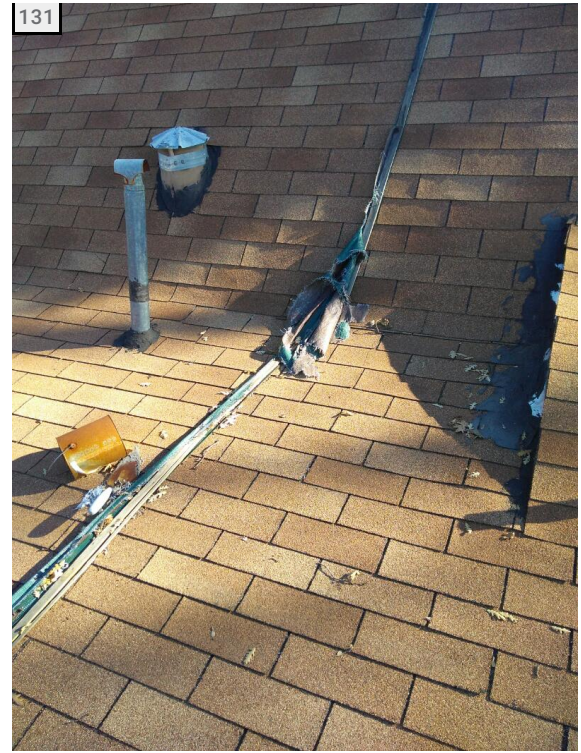
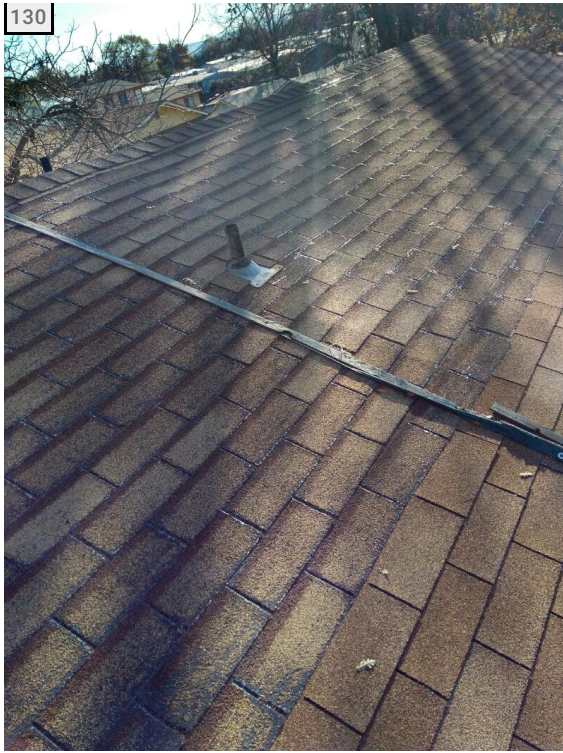
Location	Exterior: Roof View
Impact	The condition of the roof will further deteriorate and water could infiltrate causing interior damage
Suggested Action	Budget for a new roof. In the interim, a higher level of maintenance can be expected
Other Information	Excessive wear is a sign that the roof is nearing the end of its useful life



Major Concern

Tarp was screwed into roof creating new holes

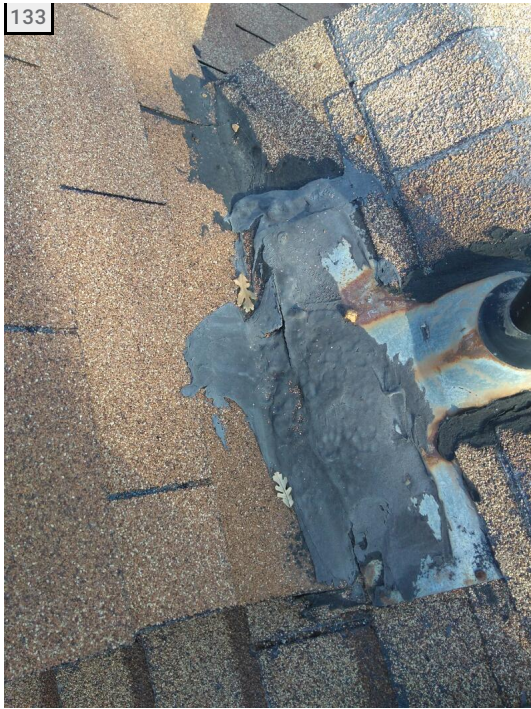
Location	Exterior: Roof View
Impact	Roof leak
Suggested Action	Have repaired by a qualified roofing contractor



Moderate Concern

Repair was done improperly

Location	Exterior: Roof View
Impact	Because the roof material was installed incorrectly and lack proper stability and protection
Suggested Action	Have repaired by a qualified roofing contractor



Room Components

Save money on windows, doors and flooring and repair

Descriptions:

Ceiling

- Material: Drywall

Floor

- Floor Cover: Carpet

Window

- Window Frame Type: Vinyl, Aluminum
- Window Glass Type: Double pane
- Window Type: Slider

Exterior door

- Materials: Metal

Wall

- Material: Drywall

Concerns and Observations:

✓ Attic Entry

In Working Order

Satisfactory

Location 1st Bedroom (Front of house bedroom)



✓ Cabinet

Minor Concern

Door is missing

Location	Kitchen
Impact	The missing door renders the cabinet drawer unusable
Suggested Action	Install a door



Minor Concern

Drawer front is missing

Location	Kitchen
Impact	The missing front renders the cabinet drawer unusable
Suggested Action	Install a drawer front



! Ceiling

Safety Concern

Black mold on drywall

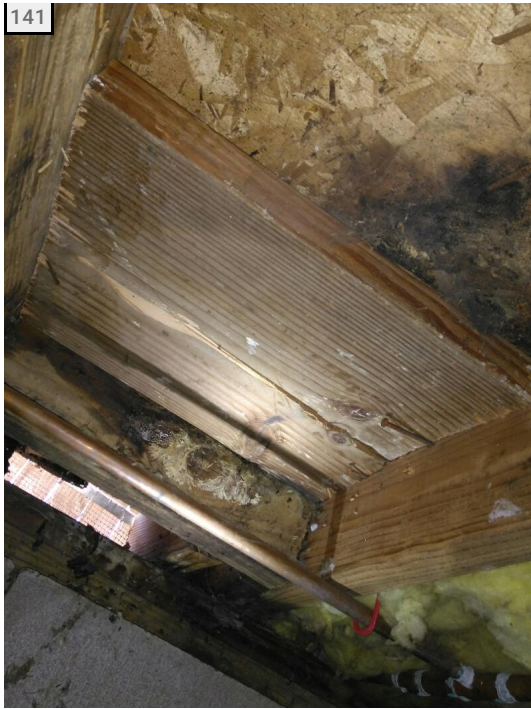
Location	Bonus Room 2, Bonus Room #1 (Between living room and bathroom other room), 1st Bathroom (Between bonus room and second bedroom bathroom)
Impact	Indicates leak, it is unhealthy to live with mold
Suggested Action	Have repaired by a qualified contractor



Moderate Concern

Subfloor rotted and improperly repaired

Location	Crawl Space
Impact	Result in hole in floor
Suggested Action	Have repaired by a qualified contractor



Moderate Concern

Water damage

Location	Crawl Space
Impact	Mold and rotting structure
Suggested Action	Fix leak and repair as needed

✔ **Countertop**

Cosmetic

Excessively worn and/or damaged

Location	Kitchen
Impact	While still functional, it lacks aesthetics
Suggested Action	Consider replacing the countertops



✓ **Crawl Space Entrance**

Minor Concern

Door to entrance is missing

Location	Crawl Space
Impact	Animals can enter
Suggested Action	Have professional add door

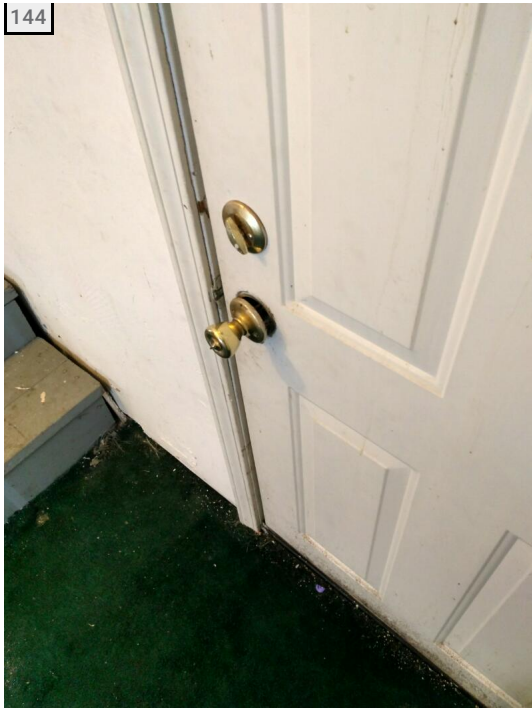


⊘ **Exterior door**

Not Working

Handle is damaged

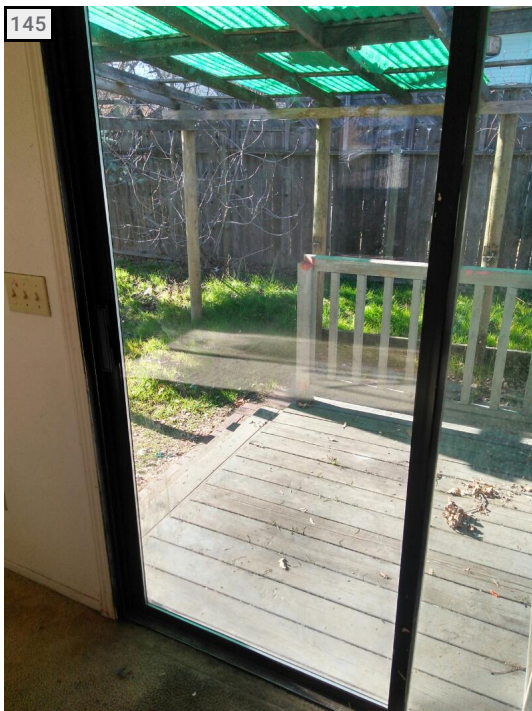
Location	Hallway and Stairs (Between kitchen and second bonus room hallway and stairs)
Impact	Doesn't work
Suggested Action	Replace the handle



Not Working

Locking mechanism doesn't open

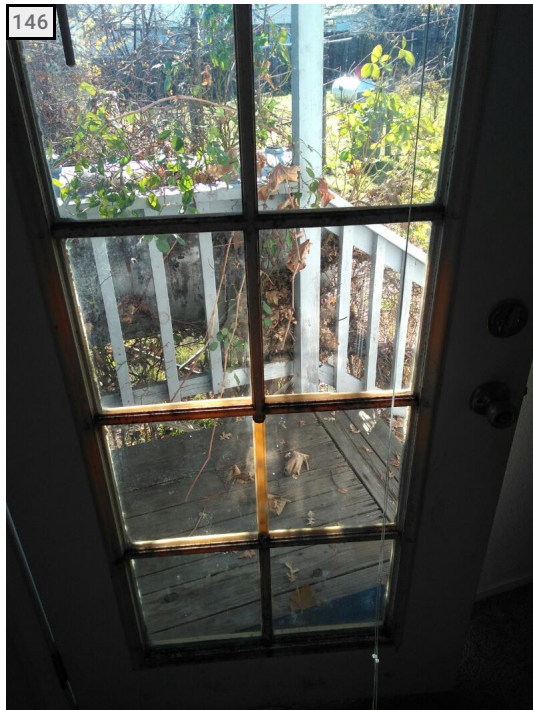
Location	Family Room
Impact	Can't unlock
Suggested Action	Have repaired by professional



Cosmetic

Grille is damaged

Location	2nd Bedroom (Rear of house bedroom)
Suggested Action	Have repaired by professional



! Fire wall

Safety Concern

Does not exist

Location	Attached Garage
Impact	Should a fire ignite in the garage, the fire will spread more quickly to the living areas of the home
Suggested Action	Install fire-resistant material, such as drywall, between the garage and the living space
Other Information	The firewall is intended to slow the spread of fire from the garage to the living space

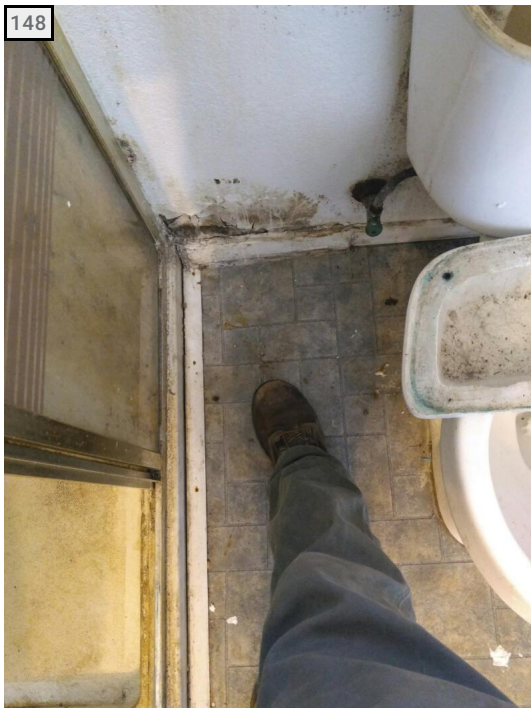


– Floor

Moderate Concern

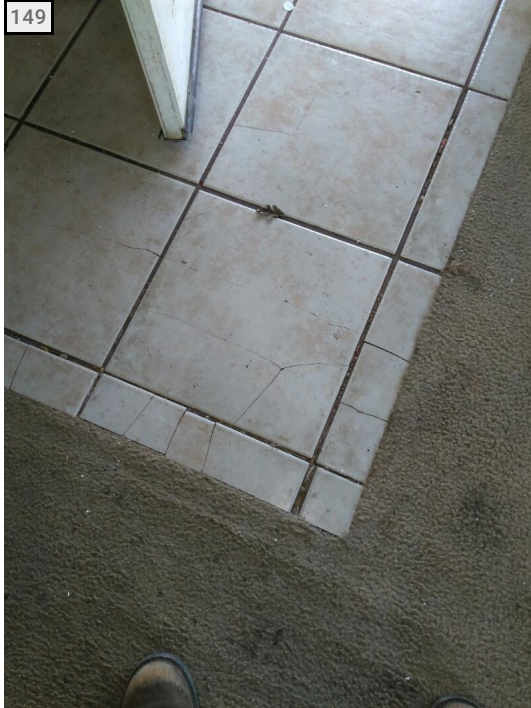
Rotted

Location	1st Bathroom (Between bonus room and second bedroom bathroom)
Impact	A rotted floor could worsen creating a more expensive repair
Suggested Action	After repairs are made to eliminate the moisture intrusion, have the affected flooring repaired by a wood flooring professional
Other Information	A rotted floor could worsen creating a more expensive repair



Moderate Concern**Tile is cracked**

Location	Living Room (Front Room living room)
Impact	The tiles could come loose and cause either a trip or a sharp edge cutting hazard
Suggested Action	Replace the broken tiles

**Minor Concern****Droppings on floor**

Location	Living Room (Front Room living room)
Impact	Health hazard
Suggested Action	Should be cleaned



Minor Concern

Soft spot in floor

Location	Family Room
Impact	Will eventually become a hole
Suggested Action	Have subfloor replaced



Interior Door

Moderate Concern

Handle is missing or broken

Location Bonus Room 2
Suggested Action Replace the door handle assembly



✔ **Overhead Door**

In Working Order

Satisfactory

Location Attached Garage



✓ Stair

In Working Order

Satisfactory

Location Hallway and Stairs (Between kitchen and second bonus room hallway and stairs)



⊖ Storm door

Moderate Concern

Handle is missing or broken

Location 2nd Bedroom (Rear of house bedroom)
Suggested Action Replace the handle. If not possible, replace the entire door



Moderate Concern

Screen is ripped

Location 2nd Bedroom (Rear of house bedroom)
Suggested Action Replace the screen



Moderate Concern

Stop chain and pump are missing

Location	2nd Bedroom (Rear of house bedroom)
Impact	Without the mechanism to control the closing of the door, the storm door could become damaged
Suggested Action	Install a new stop chain and pump



Safety Concern

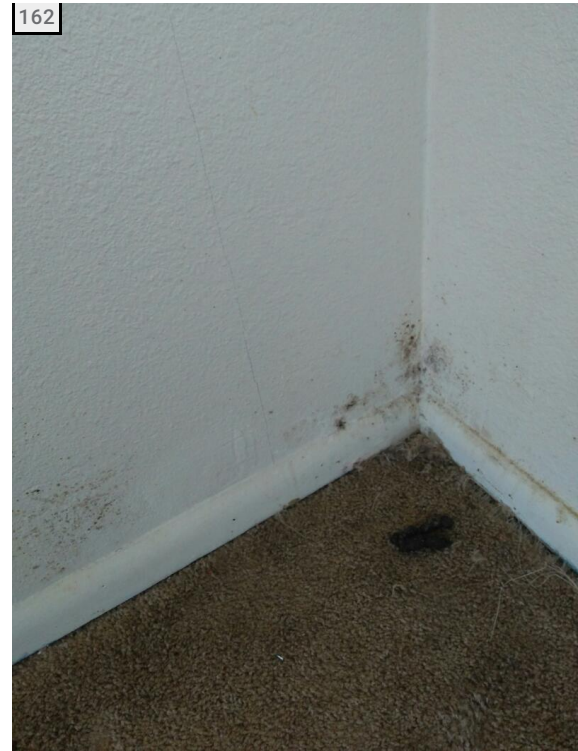
Black mold on drywall

Location Bonus Room #1 (Between living room and bathroom other room), Living Room (Front Room living room), 1st Bedroom (Front of house bedroom)

Impact Indicates leak and it is a health hazard to live with mold

Suggested Action Have repaired by a qualified contractor





Possible Concern

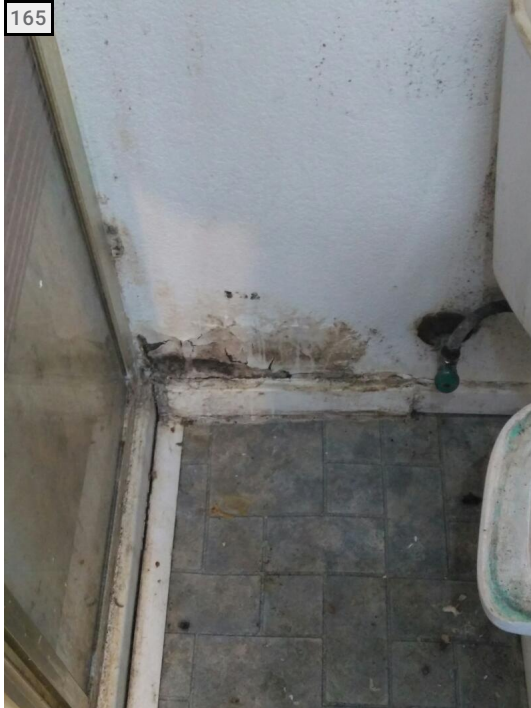
Drywall crack at door

Location	Bonus Room #1 (Between living room and bathroom other room)
Impact	Could indicate weak header or settling
Suggested Action	Have repaired by a qualified contractor



Moderate Concern**Wall has water damage**

Location	1st Bathroom (Between bonus room and second bedroom bathroom)
Impact	If the leak is still active, it will further damage drywall and the support structure
Suggested Action	After repairing the leak, repair or replace the damaged area
Other Information	This is likely a result of moisture intrusion potentially by a leak in the roof, plumbing, appliance, etc,... elsewhere in the home

**! Window****Safety Concern****Single hung windows on either side of casement window do not lock**

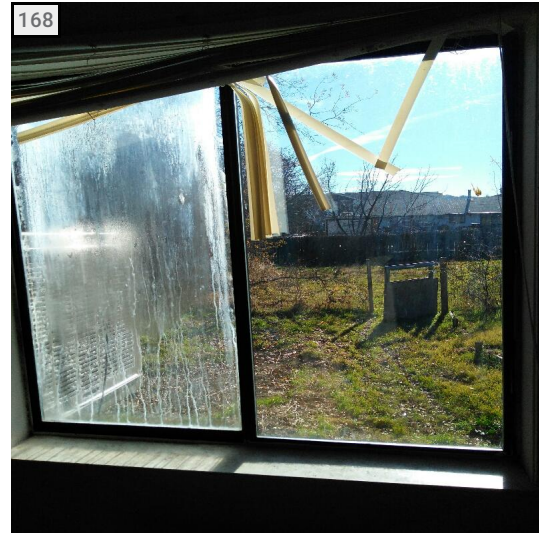
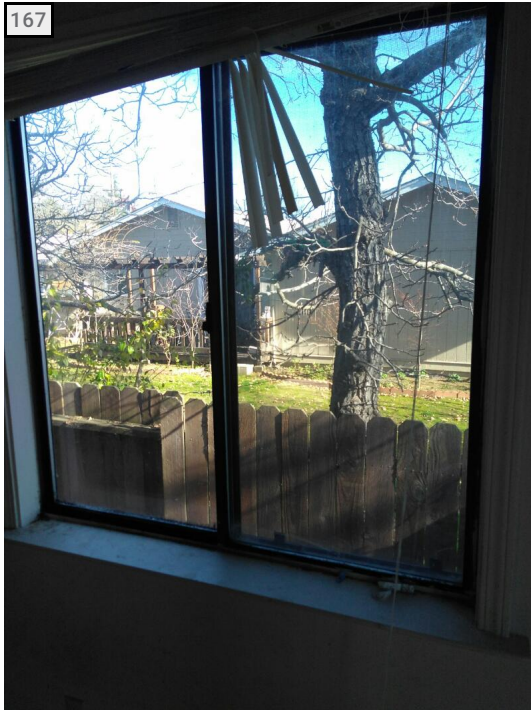
Location	1st Bedroom (Front of house bedroom)
Impact	Unwanted entry
Suggested Action	Have professional install locks



Minor Concern

Blinds are damaged

Location Family Room, 2nd Bedroom (Rear of house bedroom)
Suggested Action Repair or replace



In Working Order

Satisfactory

Location Bonus Room 2, Bonus Room #1 (Between living room and bathroom other room), Living Room (Front Room living room), 1st Bathroom (Between bonus room and second bedroom bathroom)

