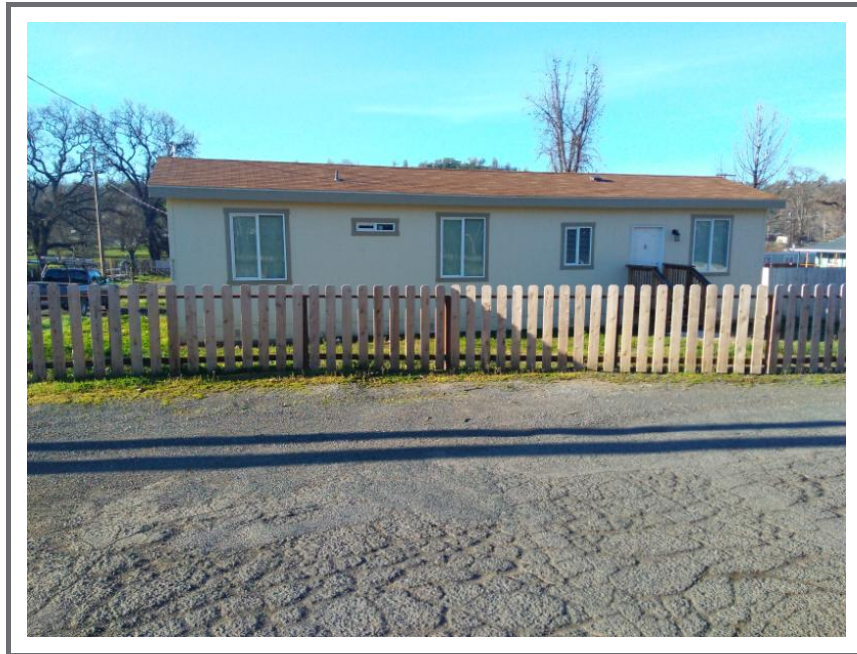


# Inspection Report

1122 Behind the Moon Blvd., Northern, California 12345



**Inspection Date** March 28, 2018  
**Inspector** Keith Henry  
707.354.4472  
[keithrhenry22@gmail.com](mailto: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. HVAC**
- 11. Insulation and Ventilation**
- 12. Landscaping and Hardscaping**
- 13. Plumbing**
- 14. Roof**
- 15. 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

None

### Items Not Operating

None

### Major Concerns

None

---

None

---

## Needs Further Evaluation

### Roof

1. Roof Material(Exterior: Roof View): Slight damage

### Room Components

2. Ceiling(Living Room): Drywall crack
  3. Wall(Hallway and Stairs, Kitchen, Living Room, 1st Bathroom, 1st Bedroom, 2nd Bedroom): Drywall crack
- 

## Items to Monitor

### Insulation and Ventilation

4. Basement / Crawl Space Ventilation(Crawl Space): Damp in crawlspace

### Landscaping and Hardscaping

5. Drainage and Grading(Exterior: Ground View): Does not have a positive grade
- 

## Maintenance Items

### Appliances

6. Dryer(Laundry Room / Mudroom, Hallway and Stairs): Vent not connected

### Balconies, Decks and Porches

7. Balcony, Deck or Porch(Exterior: Ground View): Deck has minor damage

### Building Exterior

8. Exterior Trim(Exterior: Ground View): Caulking needed around windows
9. Gutter(Exterior: Ground View): Missing

### Electrical

10. Light Fixture(Hallway and Stairs, Kitchen, Living Room): Bulb is burned out/missing

11. Light Fixture(Kitchen): Fixture needs installed

#### Insulation and Ventilation

12. Basement / Crawl Space Ventilation(Crawl Space): Inadequate for the crawl space. There is mold/fungis growing in the crawlspace.

13. Kitchen / Bath Exhaust(Kitchen): Light bulb is missing/burnt out

#### Plumbing

14. Plumbing Vent(Exterior: Roof View): Exposed nail head

15. Plumbing Vent(Exterior: Roof View): Rubber boot is loose around vent pipe

16. Plumbing Vent(Exterior: Roof View): Shingles are damaged on vent flashing

17. Shower / Tub(1st Bathroom): Faucet handle needs adjusted.

#### Room Components

18. Ceiling(1st Bathroom): Ceiling has current water damage. White mold is growing.

## General Information







- Heating System: Furnace
- House Faces: North
- Location Of Crawl Space Entrance: Exterior
- Method To Inspect Crawl Space: Inside crawlspace
- Method To Inspect Roof: On roof
- Occupancy: Vacant
- Style Of Home: Manufactured
- Weather Conditions: Sunny
- Year Built: 2016

## Scope of Inspection

- Mechanical and electrical systems can fail at any time, very often with no advance warning. Therefore, this report deals only with the condition of such systems at the time of inspection, and is not to be considered a guarantee or warranty as to future performance.
- Seasonal changes such as wind-driven rain, ice, and humidity may bring some defects to light that were not noted during your home inspection. Basements and attics that were dry at the time of the inspection can be damp or leak in later weeks or months.
- No guarantees or warranties are provided in connection with the home inspection.
- An inspection is not technically exhaustive.
- An inspection does not determine the insurability of the property.
- An inspection does not determine the life expectancy of the property or any components or systems therein.
- An inspection will not deal with aesthetic concerns or what could be deemed matters of taste, cosmetic defects, etc.
- An inspection will not identify concealed or latent defects.

## 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.

	<b>Satisfactory</b>	No material issues have been found. One or more cosmetic issues may have been observed.
	<b>Marginal</b>	The item is working, but has at least one concern that is beyond cosmetic.
	<b>Safety Hazard</b>	Has conditions that make operation of the item unsafe and is in need of prompt attention.
	<b>Poor</b>	Is operating, but has at least one major concern with its operation.
	<b>Not working</b>	Was not working at the time of the inspection.
	<b>Nothing to Report</b>	Not applicable or no concerns were found

# Appliances

Save money on appliances and appliance repair

## Descriptions:

### Refrigerator

- Manufacturer Name: Whirlpool
- Model Number: wrt108fzdw02
- Serial Number: vs64842662
- Year Built: 11.16
- [Manual](#)

### Oven/Range

- Energy Source: Electric
- Manufacturer Name: Whirlpool
- Model Number: wfe515s0ew0
- Serial Number: r65211786
- Year Built: 2016
- [Manual](#)

### Dryer

- Energy Source: Electric
- Manufacturer Name: Kenmore
- Model Number: 110.651.32411
- Serial Number: m70709349
- Venting Location: Wall
- Year Built: 2016

### Dryer

- Energy Source: Electric
- Manufacturer Name: Kenmore
- Model Number: 110.65132411
- Serial Number: m70709349
- Venting Location: Wall

### Washer

- Energy Source: Electric
- Manufacturer Name: Kenmore
- Model Number: 110.25132411
- Serial Number: c70740439
- Year Built: 2016

## Concerns and Observations:

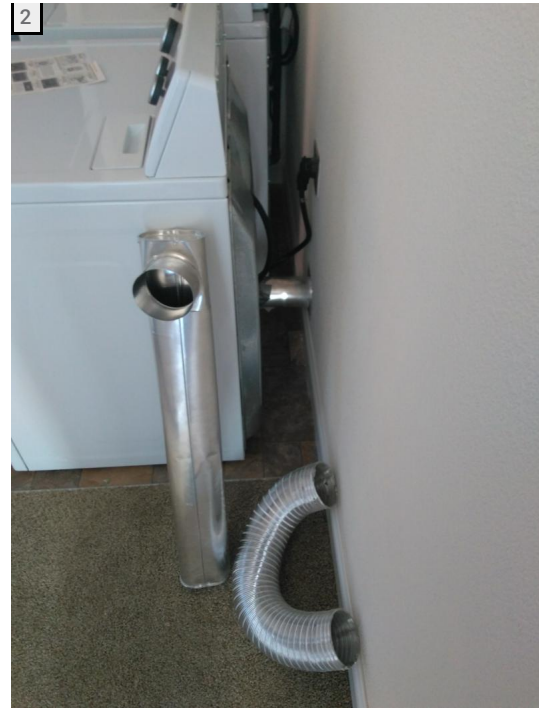
- ✓ Dishwasher
- ✓ Dryer

### Minor Concern

#### Vent not connected

Location	Laundry Room / Mudroom, Hallway and Stairs
Impact	Will vent to interior
Suggested Action	Connect vents

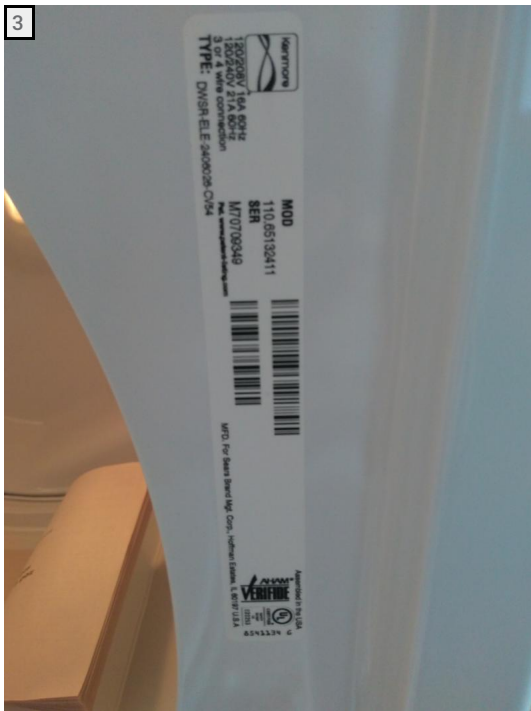




**In Working Order**

**Manufacturer data plate**

Location Laundry Room / Mudroom, Hallway and Stairs



**In Working Order**

**Unit is in working order**

Location Laundry Room / Mudroom, Hallway and Stairs



✓ **Oven/Range**

**In Working Order**

**Manufacturer data plate**

Location Kitchen



**In Working Order**

**Unit is in working order**

Location Kitchen



✓ Refrigerator

**In Working Order**

**Manufacturer data plate**

Location Kitchen



**In Working Order**

**Unit is in working order**

Location Kitchen



✓ Washer

In Working Order

Manufacturer data plate

Location Laundry Room / Mudroom



**In Working Order**

**Unit is in good condition**

Location Laundry Room / Mudroom



## Balconies, Decks and Porches

### Descriptions:

**Balcony, Deck or Porch**

- Material: Wood

### Concerns and Observations:

- ✓ **Balcony, Deck or Porch**

**Cosmetic**

**Deck has minor damage**

Location Exterior: Ground View  
Suggested Action Have board replaced by carpenter



## Building Exterior

[Find deals on siding and gutters](#)

### Descriptions:

### Concerns and Observations:

- ✓ Downspout
- ✓ Eave
- ✓ Exhaust Vent
- ✓ Exterior Trim

#### Minor Concern

#### Caulking needed around windows

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	Have caulked by a professional



☰ Gutter

Moderate Concern

Missing

Location Exterior: Ground View

Impact Water flow is not contained which may cause premature aging of fascia and soffits and is not draining away from the foundation in a timely fashion

Suggested Action Install gutters



☑ Siding

# Building Structure

## Descriptions:

### Roof Structure

- Roof Pitch: Medium
- Roof Style: Gable

## Concerns and Observations:

- ✓ Beam
- ✓ Column / Pier
- ✓ Foundation Wall
- ✓ Joist
- ✓ Rafter
- ✓ Roof Sheathing
- ✓ Roof Structure
- ✓ Slab
- ✓ Truss

# Electrical

## Descriptions:

### Sub / Distribution Panel

- Panel Type: Circuit breakers

### Electrical service

- Location: Exterior: Ground View
- Location Of Main Disconnect: East exterior
- Rating: 240 Volts
- Service Entry Style: Overhead

### Wiring

- Wiring Method: Conduit

## Concerns and Observations:

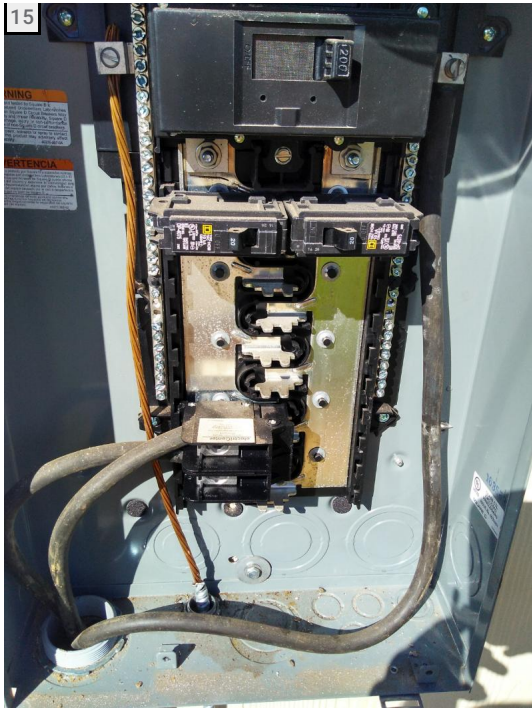
- ✓ Electrical service

**In Working Order**

**Wire sizes are satisfactory**

Location Exterior: Ground View





✓ GFCI

In Working Order

Wired correctly and is GFCI protected

Location Kitchen (Kitchen outlets), 1st Bathroom

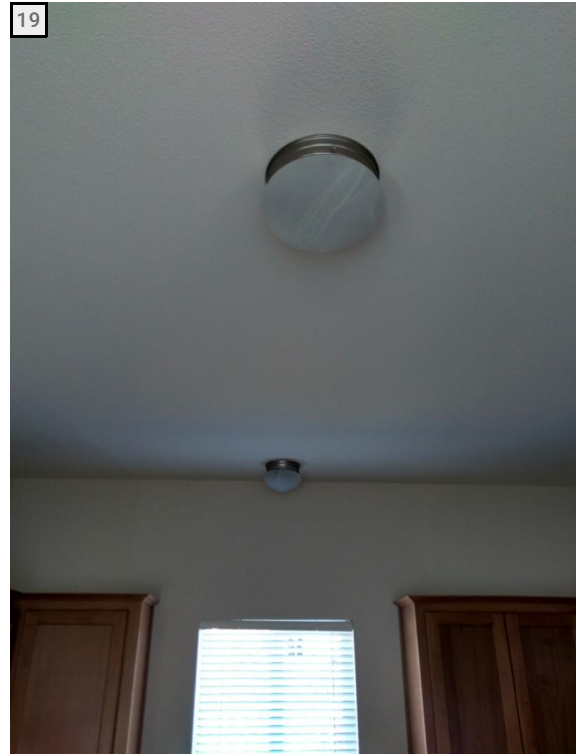


✓ Light Fixture

Minor Concern

**Bulb is burned out/missing**

Location Hallway and Stairs, Kitchen, Living Room (Front room living room)  
Suggested Action Replace the bulb



**Minor Concern**

**Fixture needs installed**

Location Kitchen



✔ **Outlet**

**In Working Order**

**All outlets correct**

Location Living Room (Front room living room), 2nd Bedroom (Master bedroom, east side of house bedroom)



**In Working Order**

**Wired correctly**

Location 1st Bedroom (Spare bedroom, center of home bedroom)



✓ **Smoke Alarm**

**In Working Order**

**In working order**

Location Hallway and Stairs (Throughout house)

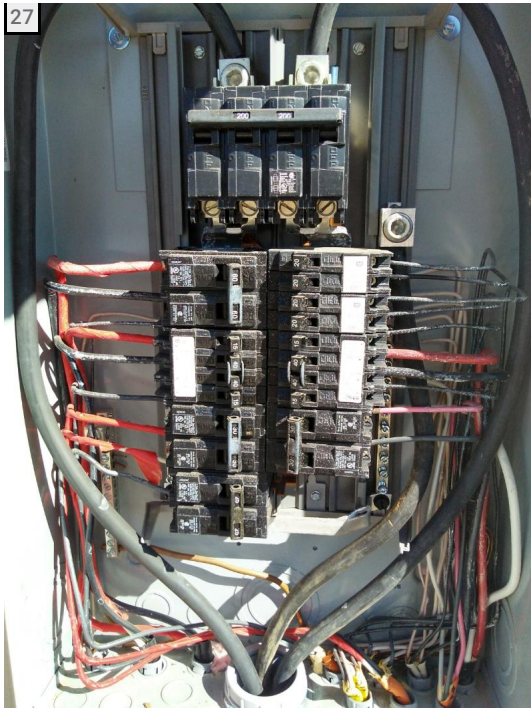


✓ **Sub / Distribution Panel**

**In Working Order**

**Proper wire size**

Location Exterior: Ground View



- ✓ Switch
- ✓ Wiring

## HVAC

Find deals on heating and cooling equipment and repair

### Descriptions:

#### Furnace

- Energy Source: Electric
- Heat Distribution Type: Forced Air
- Location: Hallway and Stairs
- Manufacturer Name: Nortek
- Model Number: e4eb-015h
- Serial Number: e4g161152032
- Year Built: 2016
- [Manual](#)

#### Thermostat

- Location: Hallway and Stairs

### Disclaimers:

- Thermostat - Cannot test cooler when it is cold

### Concerns and Observations:

- ✓ AC-Condenser
- ✓ Ductwork
- ✓ Furnace

In Working Order

#### Manufacturer data plate

Location Hallway and Stairs



## In Working Order

**Size 18" x 20" x 1". Replace filter as needed.**

Location Hallway and Stairs



✔ Thermostat

## In Working Order

### In working order

Location Hallway and Stairs (Hallway wall)



## Insulation and Ventilation

### Descriptions:

### Concerns and Observations:

- ✓ Attic Ventilation
- ✓ Basement / Crawl Space Ventilation

### Minor Concern

#### Inadequate for the crawl space. There is mold/fungis growing in the crawlspace.

Location	Crawl Space
Impact	Without proper ventilation, moisture will build up in the crawl space. Moist or wet wood is considered to be a conducive condition for wood rot
Suggested Action	The source of the excessive moisture should be determined and fixed. Have a contractor add ventilation in the most appropriate method for the crawl space.
Other Information	The foundation area should be liberally ventilated. Three sides of the structure should have venting within three feet of the corners





**Observation to Monitor**

**Damp in crawlspace**

<b>Location</b>	Crawl Space
<b>Impact</b>	If ventilation is insufficient, mold will grow creating an unhealthy environment
<b>Suggested Action</b>	If needed, add vents or prevent moisture from entering crawlspace



- ✓ Insulation
- ✓ Kitchen / Bath Exhaust

**Minor Concern**

**Light bulb is missing/burnt out**

Location Kitchen



**In Working Order**

**In working order. Vents to exterior.**

Location Kitchen



# Landscaping and Hardscaping

Save money on lawn and garden equipment and repair

## Descriptions:

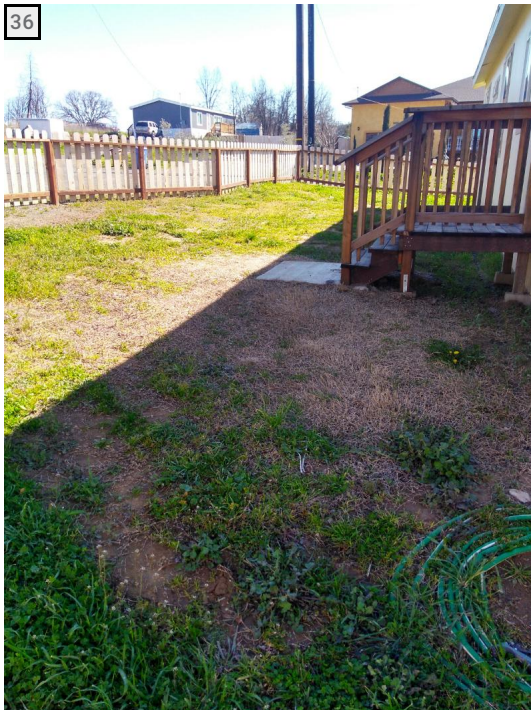
## Concerns and Observations:

### ✔ Drainage and Grading

#### Observation to Monitor

#### Does not have a positive grade

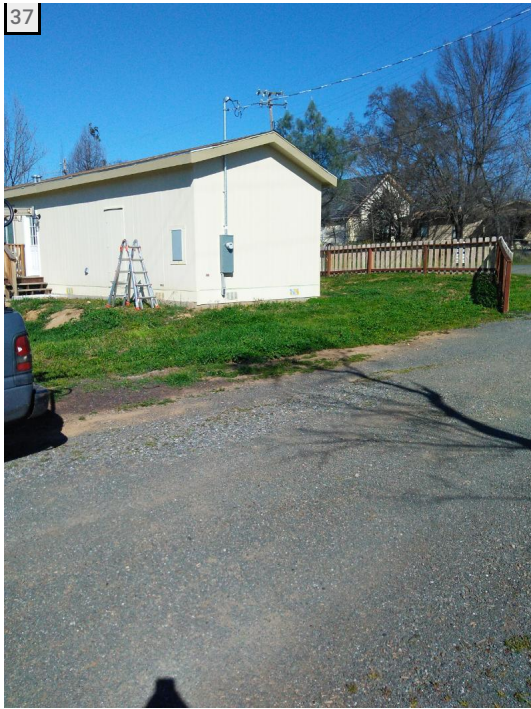
<b>Location</b>	Exterior: Ground View
<b>Impact</b>	Directing more moisture towards the foundation increases the risk of moisture intrusion
<b>Suggested Action</b>	Monitor the area for moisture buildup. Should it arise, If possible, regrading the area to achieve a slope away from the home. If regrading is not possible, add drain tile to re-direct water away from the home. Also, consult with a licensed waterproo (...)
<b>Other Information</b>	Water should be directed away from all standing foundations to prevent potential water intrusion. The drainage strategy of the foundation is important. Expansive soils can be very destructive to the foundation if the moisture content of the perimeter varies



#### In Working Order

#### East side of house

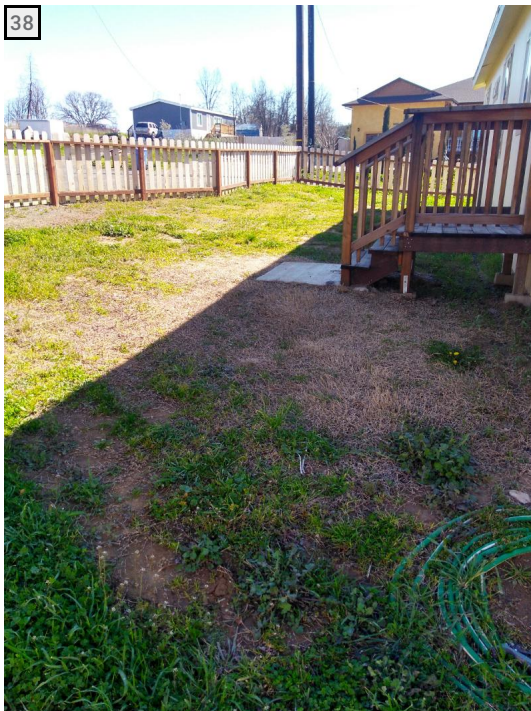
**Location** Exterior: Ground View



**In Working Order**

**North side of house**

Location Exterior: Ground View



**In Working Order**

**South side of house**

Location Exterior: Ground View



## In Working Order

### West side of house

Location Exterior: Ground View



- ✓ Driveway
- ✓ Patio and walkway

## Plumbing

### Descriptions:

#### Water Pipe

- Water Distribution Piping Material: PEX

#### Water Heater

- Capacity: 40 gal
- Energy Source: Electricity
- Location: Exterior: Ground View
- Manufacturer Name: Rheem
- Model Number: e402rhmh
- Serial Number: m471602669
- Type: Recovery
- Year Built: 2016
- **Manual**
- **There is a possible recall on this equipment**

#### Waste Discharge Pipe

- Plumbing Waste Piping Material: ABS

#### Main water valve

- Location: Exterior: Ground View
- Shutoff Location: West exterior

### Concerns and Observations:

- ✓ Cleanout
- ✓ Foundation drainage system
- ✓ Fuel Lines
- ✓ Hose Bibb
- ✓ Main fuel supply
- ✓ Main water valve
- Plumbing Vent

**Moderate Concern**

**Exposed nail head**

Location Exterior: Roof View



**Moderate Concern**

**Rubber boot is loose around vent pipe**

Location Exterior: Roof View



**Moderate Concern**

**Shingles are damaged on vent flashing**

Location Exterior: Roof View

**In Working Order**

**Satisfactory flashing around masthead.**

Location Exterior: Roof View



✓ **Shower / Tub**

**Minor Concern**

**Faucet handle needs adjusted.**

Location 1st Bathroom

Impact No hot water. Water comes from both shower head and faucet.

Suggested Action Watch video to see how to adjust or hire a qualified professional.



✓ Sink

In Working Order

Satisfactory

Location Kitchen, 1st Bathroom



✓ Toilet



## In Working Order

### Toilet is in working order

Location 1st Bathroom



- ✓ Waste Discharge Pipe
- ✓ Water Heater

## In Working Order

### Manufacturer data plate

Location Exterior: Ground View



## In Working Order

### Sufficient seismic straps

Location Exterior: Ground View



✓ Water Pipe

## Roof

Save money on roofing material and repair

### Descriptions:

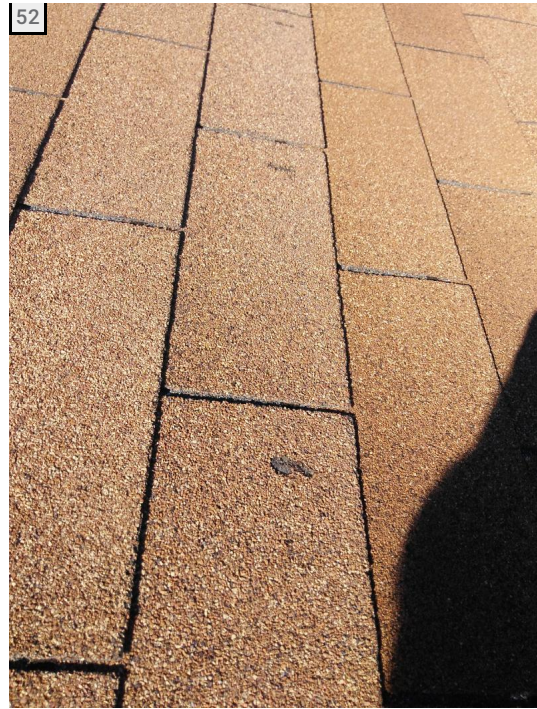
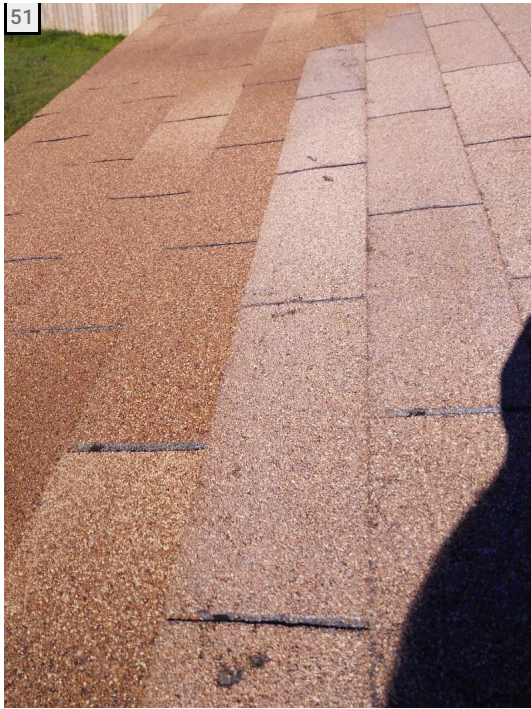
### Concerns and Observations:

- ✓ Roof Flashing
- Roof Material

#### Possible Concern

#### Slight damage

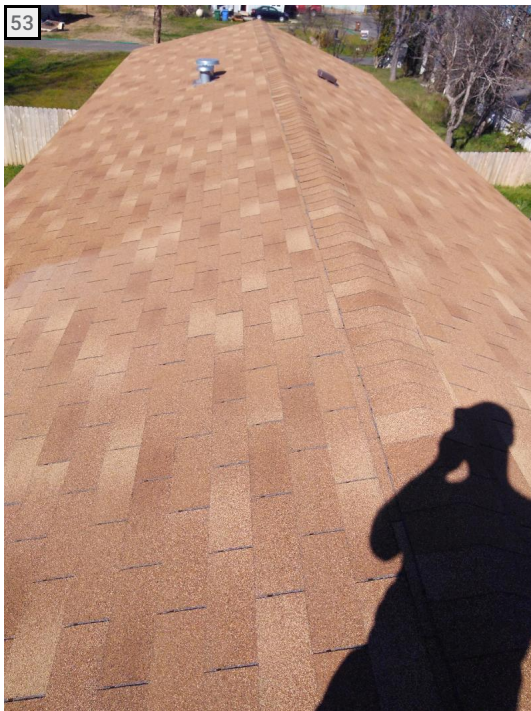
Location	Exterior: Roof View
Impact	Could leak before end of roofs life
Suggested Action	Monitor and repair if necessary.



**In Working Order**

**Overall condition is satisfactory**

Location Exterior: Roof View



## Room Components

[Save money on windows, doors and flooring and repair](#)

## Descriptions:

### Floor

- Floor Cover: Vinyl

### Wall

- Material: Drywall

### Window

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

### Ceiling

- Material: Drywall

### Screen

- Material: Vinyl

### Exterior door

- Materials: Wood

## Concerns and Observations:

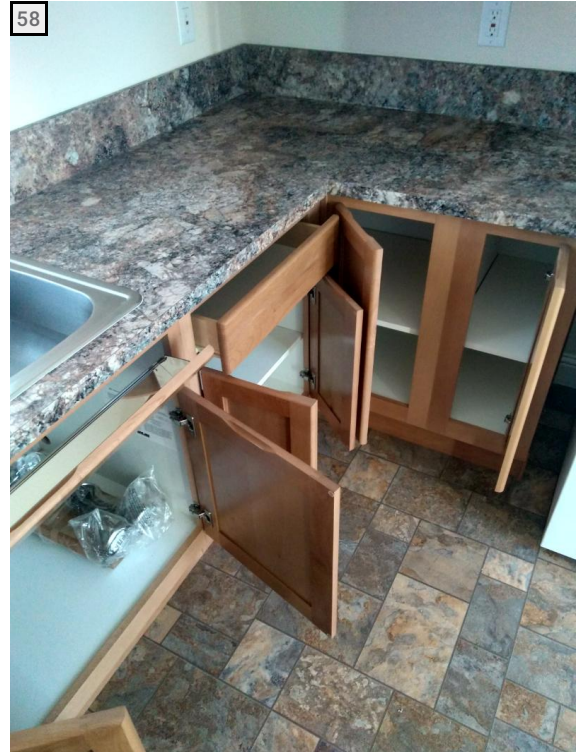
### ✓ Cabinet

In Working Order

Satisfactory

Location Hallway and Stairs, Kitchen



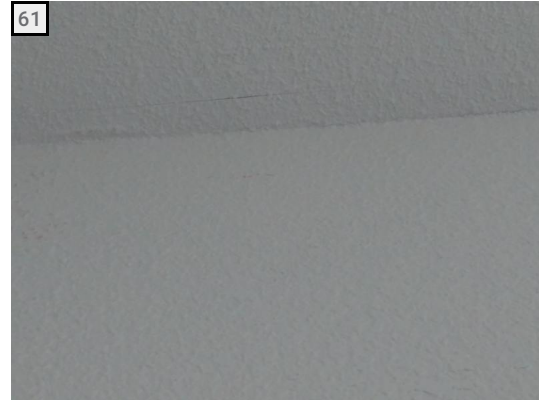


**[-] Ceiling**

## Possible Concern

**Drywall crack**

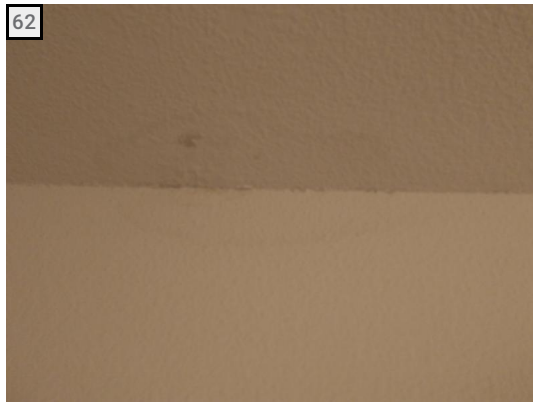
Location	Living Room (Front room living room)
Impact	C
Suggested Action	Have repaired by a qualified contractor



## Moderate Concern

**Ceiling has current water damage. White mold is growing.**

Location	1st Bathroom
Impact	Will worsen over time if leak is not fixed
Suggested Action	Find and fix leak. Replace drywall that has been damaged.

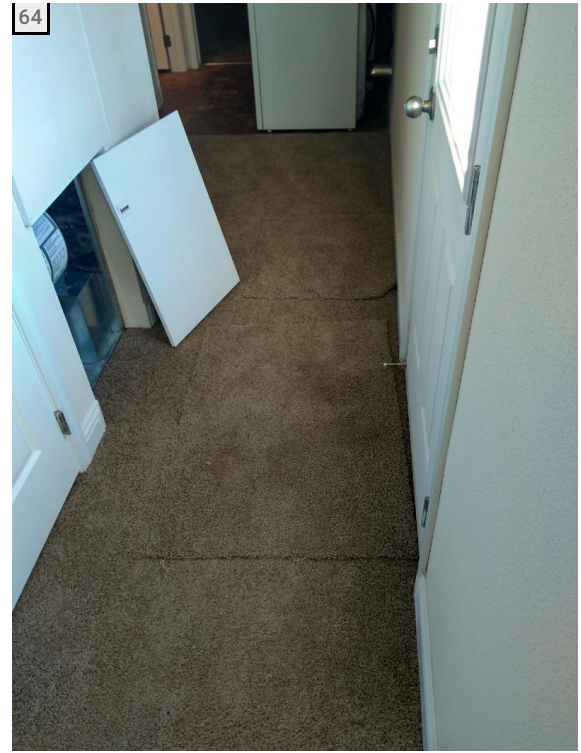


- ✓ Countertop
- ✓ Crawl Space Entrance
- ✓ Exterior door
- ✓ Floor

## In Working Order

**Carpeting satisfactory**

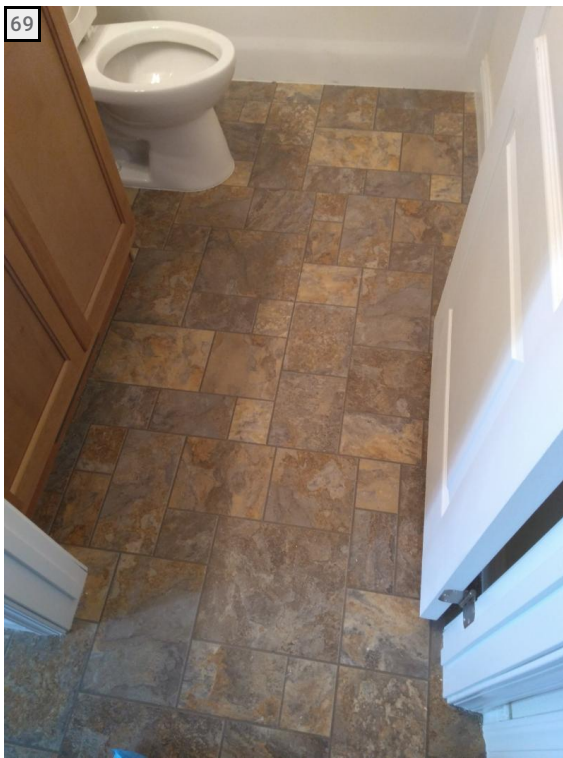
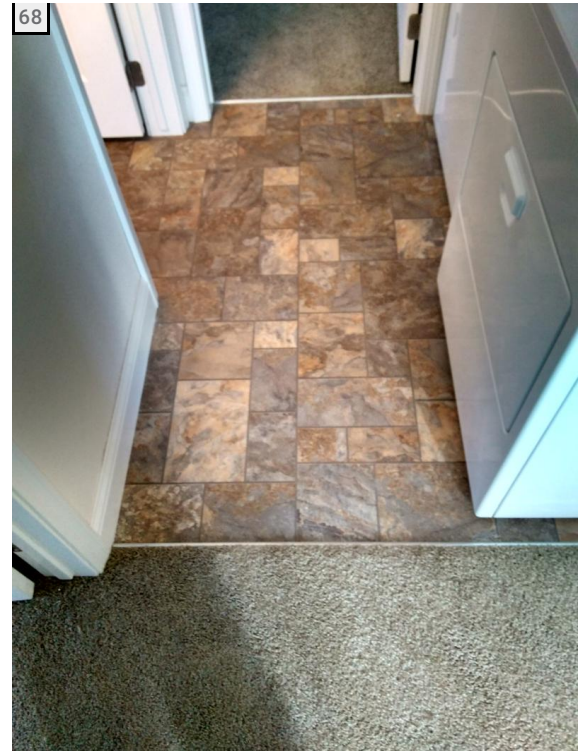
Location	Hallway and Stairs, Living Room (Front room living room), 1st Bedroom (Spare bedroom, center of home bedroom), 2nd Bedroom (Master bedroom, east side of house bedroom)
----------	---



**In Working Order**

**Sheet vinyl flooring**

Location Hallway and Stairs, Kitchen, 1st Bathroom



- ✓ Interior Door
- ✓ Other Room Component

### In Working Order

#### Bedroom closet

Location 2nd Bedroom (Master bedroom, east side of house bedroom), 1st Bedroom (Spare bedroom, center of home bedroom)





**In Working Order**

**Hall closet**

Location Hallway and Stairs



- ✔ Overhead Door
- ✔ Screen

## In Working Order

### Screens for house

**Location** 2nd Bedroom (Master bedroom, east side of house bedroom)

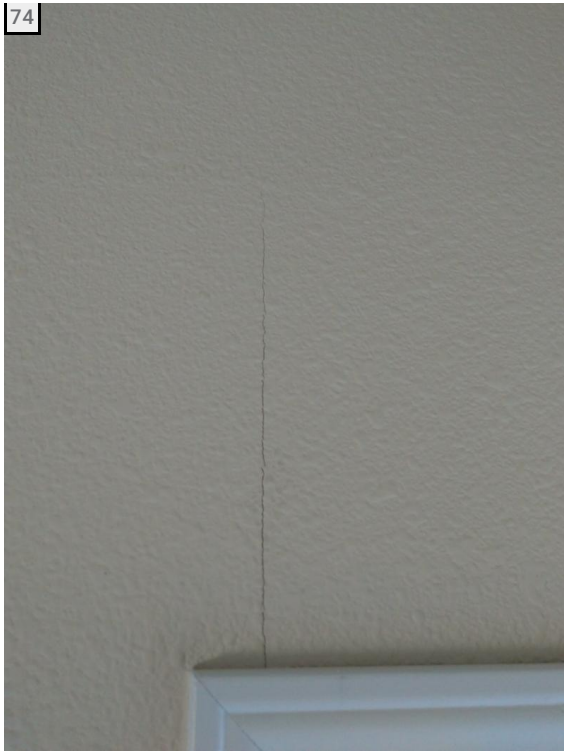


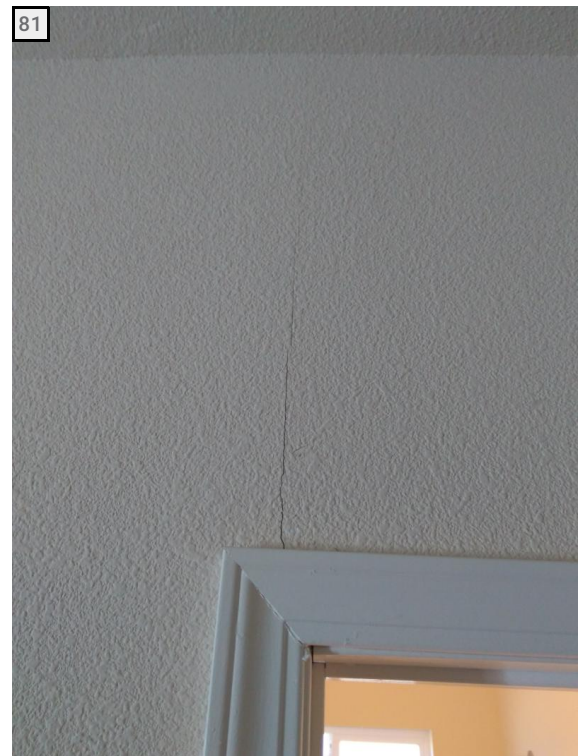
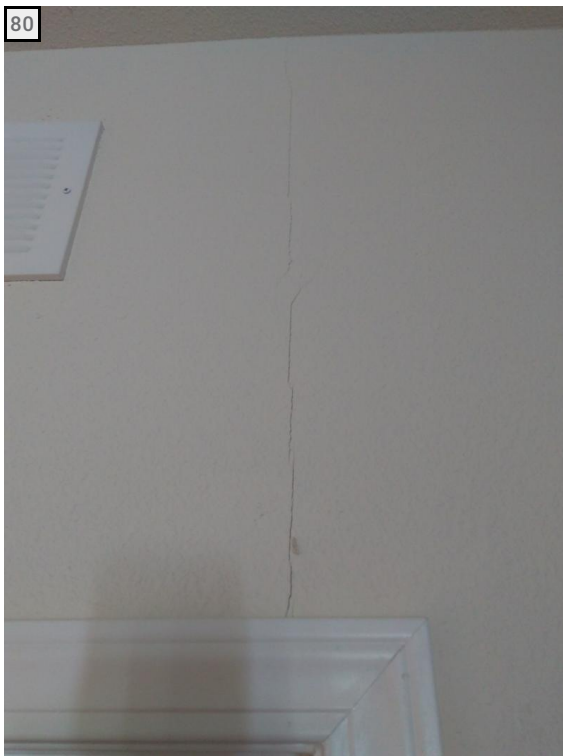
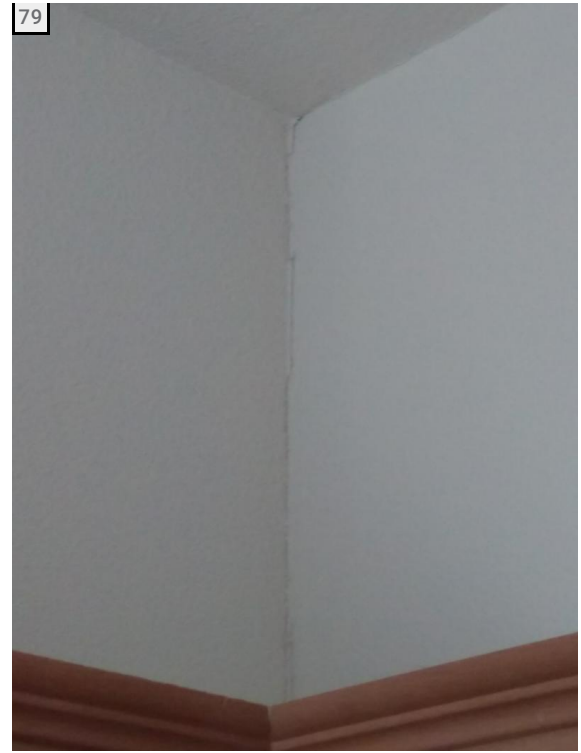
- ✓ Vanity
- Wall

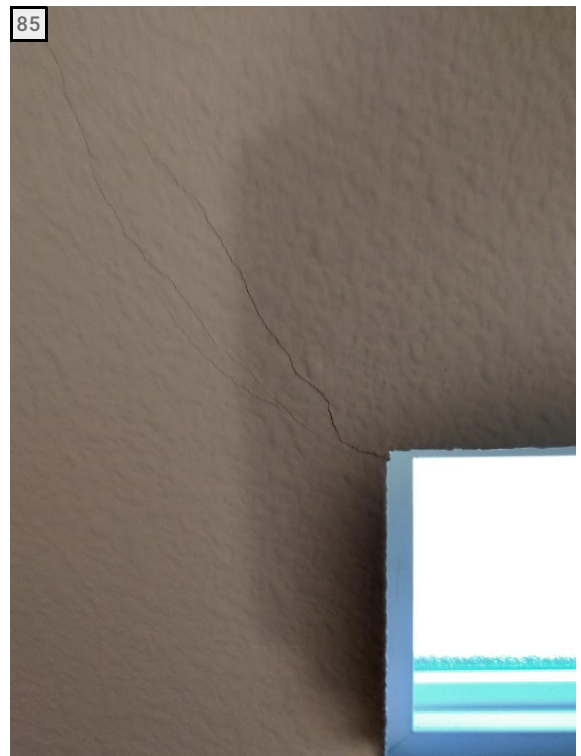
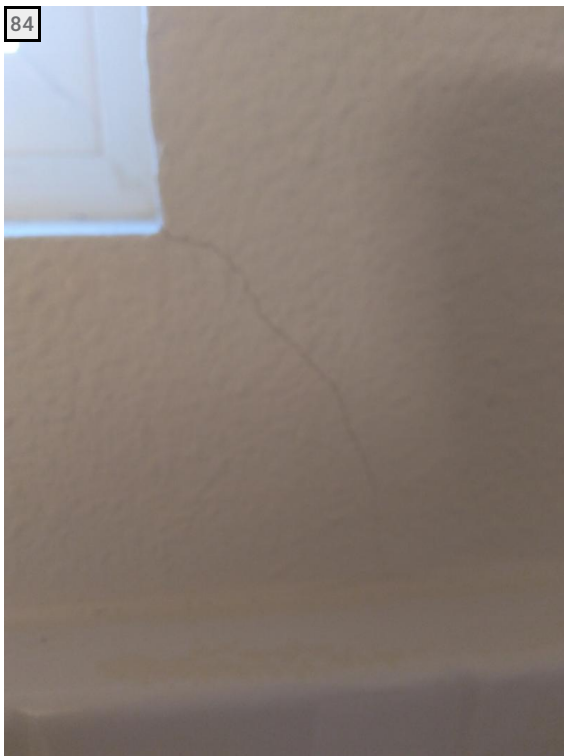
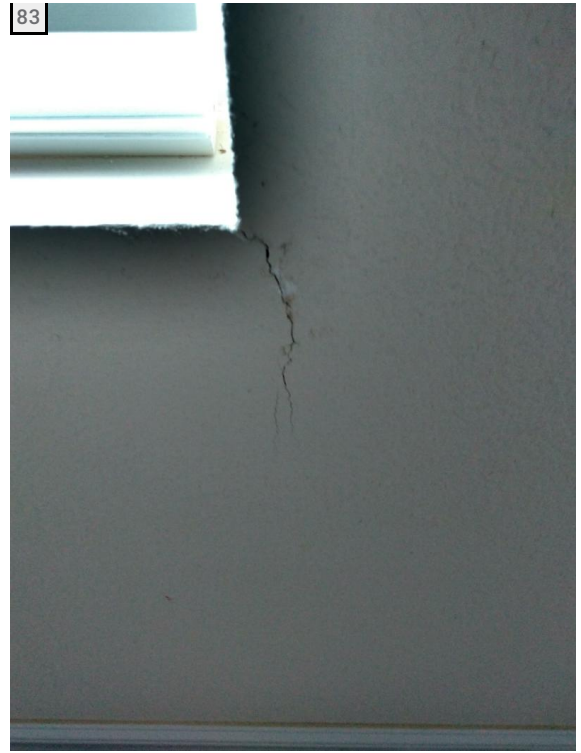
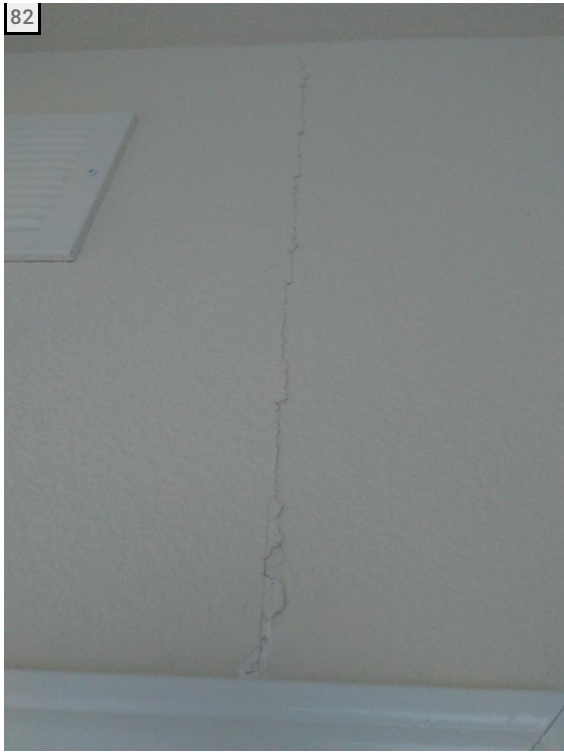
## Possible Concern

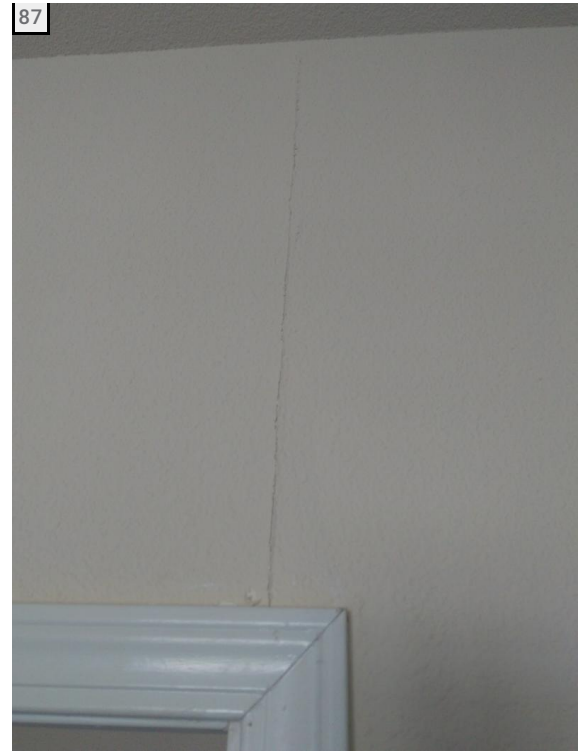
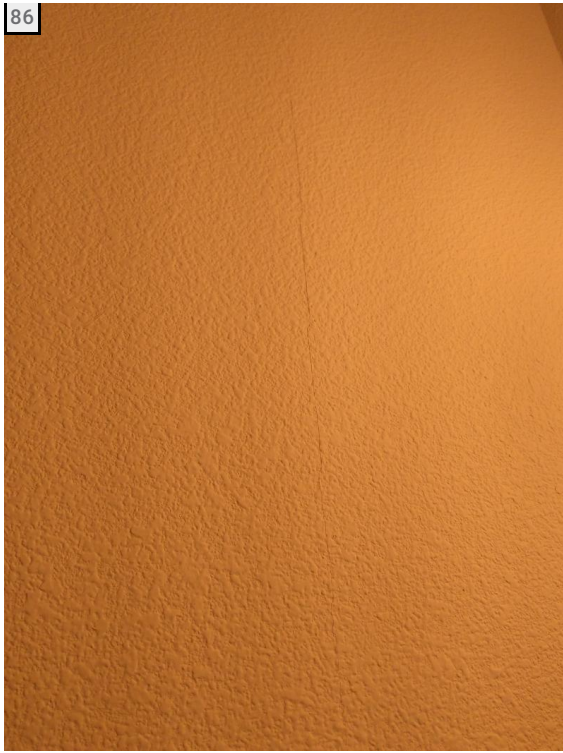
### Drywall crack

<b>Location</b>	Hallway and Stairs, Kitchen, Living Room (Front room living room), 1st Bathroom, 1st Bedroom (Spare bedroom, center of home bedroom), 2nd Bedroom (Master bedroom, east side of house bedroom)
<b>Impact</b>	Should be monitored. Could indicate settling foundation or weak framing if crack grows.
<b>Suggested Action</b>	Have repaired by a qualified contractor
<b>Other Information</b>	Drywall cracks are expected when setting a mobile home. In this situation the cracks can normally be considered cosmetic.







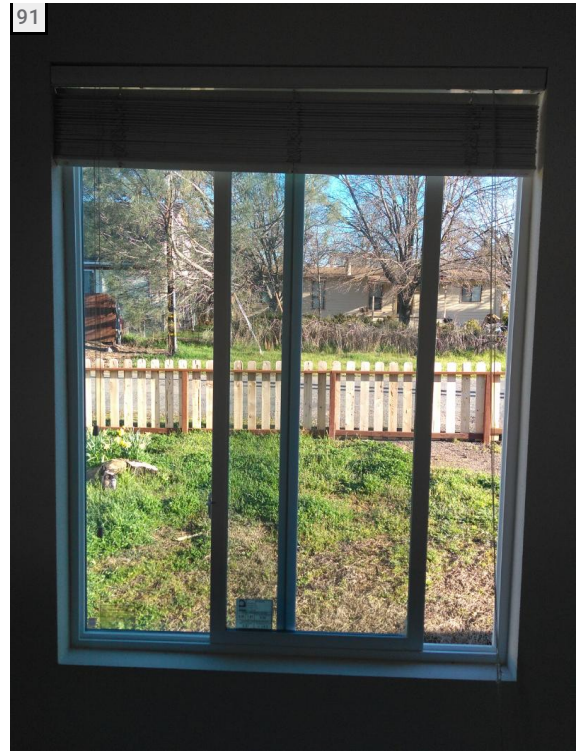


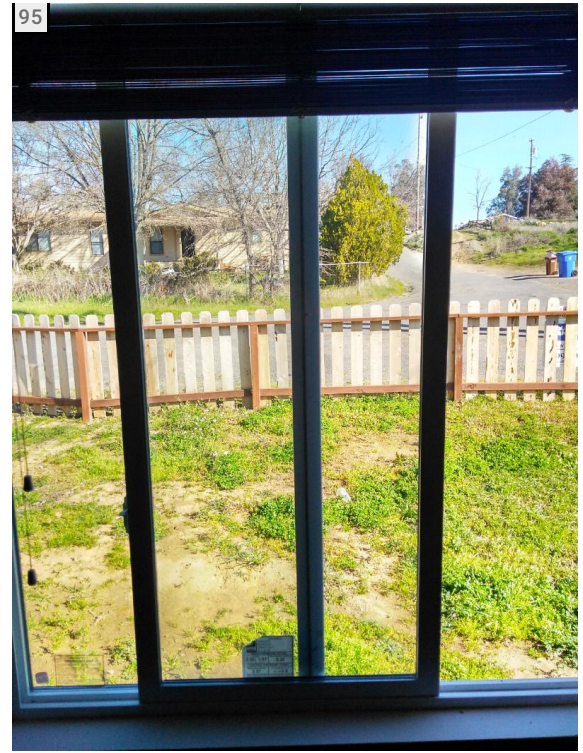
✔ Window

**In Working Order**

**Windows are in working order. Screens not installed, are in packaging.**

**Location** Kitchen, Living Room (Front room living room), 1st Bedroom (Spare bedroom, center of home bedroom), 2nd Bedroom (Master bedroom, east side of house bedroom)







## Possible Recalls

Based on our search criteria, we found a possible recall matching the manufacturer, make and serial number of this equipment. It is rarely possible to automatically determine if your specific equipment falls under this recall notice. Please read the recall description carefully and compare to your equipment description to further determine if this notice applies. For final verification, contact the manufacturer who can provide a definitive evaluation.

Note: A recall does not imply the unit is defective but rather that a certain number of complaints of either damage to the home or injuries to the equipment owner come to the Consumer Product Safety Commission. This causes the company to step up and take responsibility for the damages their equipment have caused and hopefully prevents any future issues like this. Repairs are made to the equipment for free.

### Product Type

Electric Water Heaters

### Product Name

Rheem electric water heaters

### Hazard

The control panel on the water heaters can overheat, posing fire and burn hazards.

### Manufacturer

Rheem Sales Company Inc., of Montgomery, Ala.

### Country of Manufacture

U.S. and Mexico

### Model Numbers

XE40M12EC55U0, XE50M12EC55U0, XE50T12EC55U0, XE80T12EC55U0

### Serial Numbers

A0114XXXXX to A5214XXXXX, M0114XXXXX to M5214XXXXX, Q0114XXXXX to Q5214XXXXX, A0515XXXXX, A1015XXXXX to A1615XXXXX

### Description

This recall involves Rheem brand "Performance Platinum" electric water heaters in 40, 50 and 80 gallon capacities. The recalled water heaters are gray and have the "Performance Platinum" Rheem logo decal on the front above the thermostat control panel. The water heaters have a rating plate near the bottom of the unit with the model number, date of manufacture and serial number. Recalled water heaters have the following model number and have a serial number within the following ranges: Model Number Serial Number Ranges Date Code XE40M12EC55U0 A0114XXXXX to A5214XXXXX M0114XXXXX to M5214XXXXX Q0114XXXXX to Q5214XXXXX A0515XXXXX A1015XXXXX to A1615XXXXX 01Jan2014 – 21Dec2014 30Jan2015 03Mar2015 – 13Apr2015 XE50M12EC55U0 A0114XXXXX to A5214XXXXX M0114XXXXX to M5214XXXXX Q0114XXXXX to Q5214XXXXX A0515XXXXX A1015XXXXX to A1615XXXXX 01Jan2014 – 21Dec2014 30Jan2015 03Mar2015 – 13Apr2015 XE50T12EC55U0 A0114XXXXX to A5214XXXXX M0114XXXXX to M5214XXXXX Q0114XXXXX to Q5214XXXXX 1Jan2014 – 21Dec2014 XE80T12EC55U0 A0114XXXXX to A5214XXXXX M0114XXXXX to M5214XXXXX Q0114XXXXX to Q5214XXXXX 1Jan2014 – 21Dec2014

### Sold At

The Home Depot stores nationwide and online from January 2014 through April 2016 for between \$450 and \$720.

### Incidents

The firm has received 296 reports of control panels overheating, including one report of a fire which resulted in \$5,800 in property damage. No injuries have been reported.

### Remedy

Consumers should immediately turn off and stop using the recalled water heaters. Consumers should contact Rheem to request a free repair by a Rheem field technician.

### Contact

Rheem toll-free at 866-369- 4786 from 7 a.m. to 7 p.m. CT Monday through Saturday and from 8 a.m. to 3:30 p.m. CT on Sunday or online at [www.rheem.com](http://www.rheem.com) and click on Recall Information for more information.

[Link](#)

Click here for more information.