



Home Inspection Report



3341 Karen ave, Kingman, Arizona 86408

Inspection Date:

Thursday, August 10, 2017

Prepared For:

Prepared By:

Bayview Inspection Services
55 Lake Havasu Ave. Suite #113
Lake Havasu City, Arizona 86403
(928) 733-2061

Report Number:

010

Inspector:

Joseph Tobin

License/Certification #:

Inspector Signature:

Report Summary

Items Not Operating

None apparent

Major Concerns

None apparent

Potential Safety Hazards

Overheated wire found in main panel. See electrical section of report

Gas flex line into cabinet of furnace. See heating section of report.

Oven in kitchen does not have anti-tip device. Recommend install per manufacturer's recommendation.

Deferred Cost Items

6 Concrete tiles with cracks

Improvement Items

6 cracked tiles found on roof and gap found at the western facing ridge. These are very typical. However, should be addressed by a roofing contractor. See roofing area of report for illustrations.

Items To Monitor

None apparent.

Report Overview

Scope of Inspection

All components designated for inspection in the ASHI Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report. It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind. Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.

Main Entrance Faces

North

State of Occupancy

Occupied and the occupants are in the middle of packing to move. Some areas of the home were unable to be directly visualized.

Weather Conditions

Sunny

Recent Rain

No

Ground Cover

Dry

Approximate Age

3 Years

Receipt/Invoice

Bayview Inspection Services
55 Lake Havasu Ave. Suite #113
Lake Havasu City, Arizona 86403
(928) 733-2061

Date: Thu. Aug. 10, 2017 11:45

Inspected By: Joseph Tobin

Property Address

3341 Karen ave
Kingman, Arizona 86408

Inspection Number: 010

Payment Method: Not Paid

Client:

Inspection	Fee
Home Inspection	\$300.00

Total	\$300.00
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Grounds

Service Walks

- None Not Visible
Material Concrete Flagstone Gravel Brick Other: .
Condition Satisfactory Marginal Poor Trip hazard Typical cracks Pitched towards home
 Settling cracks Public sidewalk needs repair

Driveway/Parking

- None Not Visible
Material Concrete Asphalt Gravel/Dirt Brick Other: .
Condition Satisfactory Marginal Poor Settling Cracks Typical cracks Pitched towards home
 Trip hazard Fill cracks and seal
Comments N/A

Porch

- None Not Visible
Condition Satisfactory Marginal Poor Railing/Balusters recommended
Support Pier Concrete Wood Other: .
Floor Satisfactory Marginal Poor Safety Hazard
Comments N/A

Stoops/Steps

- None
Material Concrete Wood Other: . Railing/Balusters recommended
Condition Satisfactory Marginal Poor Safety Hazard Uneven risers Rotted/Damaged
 Cracked Settled
Comments

Deck/Patio/Porch Covers

- None
Condition Satisfactory Marginal Poor Posts/Supports need Repair Earth to wood contact
 Moisture/Insect damage
Recommend Metal Straps/Bolts/Nails/Flashing Improper attachment to house None
Comments

Landscaping affecting foundation

- N/A
Negative Grade East West North South Satisfactory Recommend additional backfill
 Recommend window wells/covers Trim back trees/shrubberies
 Wood in contact with/improper clearance to soil
Comments

Hose bibs

- N/A
Condition Satisfactory Marginal Poor No anti-siphon valve Recommend Anti-siphon valve
Operable Yes No Not Tested Not On
Comments

Roof

General

Visibility None All Partial Limited By: .
Inspected From Roof Ladder at eaves Ground With Binoculars
 N/A

Photos



Space in roof tiles will allow for water penetration - this should be addressed by a licensed roofing contractor.

Style of Roof

Type Gable Hip Mansard Shed Flat Other: .
Pitch Low Medium Steep Flat

Roof

Style of Roof cont.

Roof #1 Type:
 Concrete tile
 Layers:
 N/A
 Age:
 Original roof- 2014-
 Location:
 Entire roof is tile
Comments N/A

Ventilation System

None N/A
Type Soffit Ridge Gable Roof Turbine Powered Other: .
Comments N/A

Flashing

Material Not Visible Galv/Alum Asphalt Copper Foam Rubber Lead Other: .
Condition Not Visible Satisfactory Marginal Poor Rusted Missing
 Separated from chimney/roof Recommend Sealing Other: .
Comments N/A

Valleys

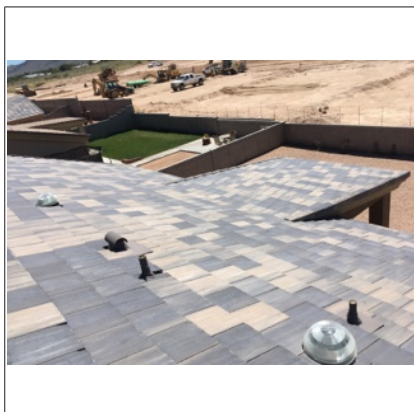
N/A
Material Not Visible Galv/Alum Asphalt Lead Copper Other: .
Condition Not Visible Satisfactory Marginal Poor Holes Rusted Recommend Sealing
Comments Covered by tile

Condition of Roof Coverings

Roof #1 Satisfactory Marginal Poor Curling Cracking Ponding Burn Spots
 Broken/Loose Tiles/Shingles Nail popping Granules missing Alligating Blistering
 Missing Tabs/Shingles/Tiles Moss buildup Exposed felt Cupping
 Incomplete/Improper Nailing Recommend roofer evaluate Evidence of Leakage
Comments

Skylights

N/A Not Visible
Condition Cracked/Broken Satisfactory Marginal Poor
Comments 3 solar tubes - all appear to be working and in satisfactory condition
Photos



Roof

Plumbing Vents

- Not Visible
- Not Present
- Satisfactory
- Marginal
- Poor

Condition
Comments

Exterior

Siding

Material Stone Slate Block/Brick Fiberboard Fiber-cement Stucco EIFS* Not Inspected
 Asphalt Wood Metal/Vinyl Other: Typical cracks Peeling paint Monitor Wood rot
 Loose/Missing/Holes

Condition Satisfactory Marginal Poor Recommend repair/painting

Comments Stucco appeared to be all intact and in overall satisfactory condition.

Trim

Material Wood Fiberboard Aluminum/Steel Vinyl Stucco Recommend repair/painting
 Damaged wood Other: .

Condition Satisfactory Marginal Poor

Comments N/A

Soffit

Material None
 Wood Fiberboard Aluminum/Steel Vinyl Stucco Recommend repair/painting
 Damaged wood Other: .

Condition Satisfactory Marginal Poor

Comments N/A

Fascia

Material None
 Wood Fiberboard Aluminum/Steel Vinyl Stucco Recommend repair/painting
 Damaged wood Other: .

Condition Satisfactory Marginal Poor

Comments N/A

Flashing

Material None
 Wood Fiberboard Aluminum/Steel Vinyl Stucco Recommend repair/painting
 Damaged wood Other: .

Condition Satisfactory Marginal Poor

Comments N/A

Caulking

Condition None
 Satisfactory Marginal Poor
 Recommend around windows/doors/masonry ledges/corners/utility penetrations

Comments N/A

Windows/Screens

Condition Satisfactory Marginal Poor Wood rot Recommend repair/painting
 Recommend repair/replace damaged screens Failed/fogged insulated glass

Material Wood Metal Vinyl Aluminum/Vinyl clad

Screens Torn Bent Not installed Satisfactory

Comments N/A

Slab-On-Grade/Foundation

Foundation Wall Concrete block Poured concrete Post-Tensioned concrete Not Visible Other: .

Condition Satisfactory Marginal Monitor Have Evaluated Not Evaluated

Concrete Slab N/A Not Visible Satisfactory Marginal Monitor Have Evaluated

Comments N/A

Service Entry

Location Underground Overhead

Condition Satisfactory Marginal Poor Weather head/mast needs repair Overhead wires too low

Exterior

Service Entry cont.

Exterior receptacles Yes No Operable: Yes No Condition: Satisfactory Marginal Poor
GFCI present Yes No Operable: Yes No Safety Hazard Reverse polarity Open ground(s)
 Recommend GFCI Receptacles
Comments N/A

Building(s) Exterior Wall Construction

Type Not Visible Framed Masonry Other: .
Condition Not Visible Satisfactory Marginal Poor
Comments N/A

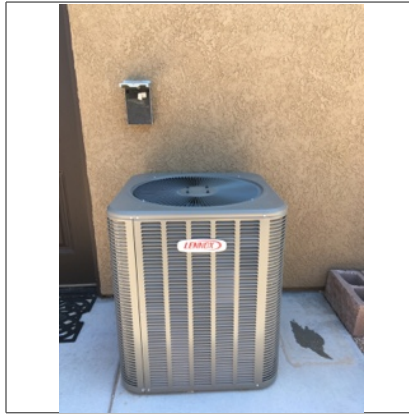
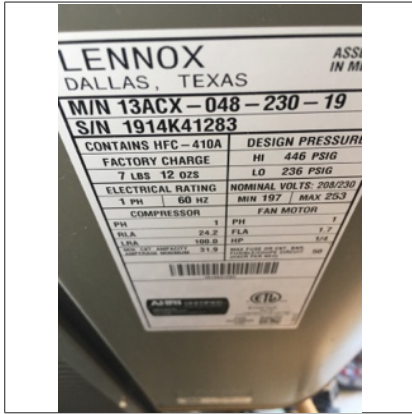
Exterior Doors

Main Entrance N/A Weatherstripping: Satisfactory Marginal Poor Missing Replace
 Door condition: Satisfactory Marginal Poor
Patio N/A Weatherstripping: Satisfactory Marginal Poor Missing Replace
 Door condition: Satisfactory Marginal Poor
Rear door N/A Weatherstripping: Satisfactory Marginal Poor Missing Replace
 Door condition: Satisfactory Marginal Poor
Other door N/A Weatherstripping: Satisfactory Marginal Poor Missing Replace
 Door condition: Satisfactory Marginal Poor
Comments N/A

Exterior A/C - Heat pump #1

Unit #1 N/A
 Location:
 West side of home
 Brand:
 Lennox
 Model #:
 13ACX-048-230-19
 Serial #: 1914K41283
 Approximate Age:
 3
Condition Satisfactory Marginal Poor Cabinet/housing rusted
Energy source Electric Gas Other: .
Unit type Air cooled Water cooled Geothermal Heat pump
Outside Disconnect Yes No Maximum fuse/breaker rating (amps): 50 Fuses/Breakers installed (amps): 50
 Improperly sized fuses/breakers
Level Yes No Recommend re-level unit
Condenser Fins Damaged Need cleaning Damaged base/pad Damaged Refrigerant Line Satisfactory
Insulation Yes No Replace
Improper Clearance (air flow) Yes No
Comments Air conditioner appeared to be in normal working order.

Photos



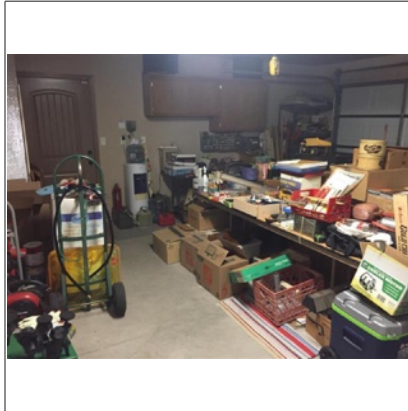
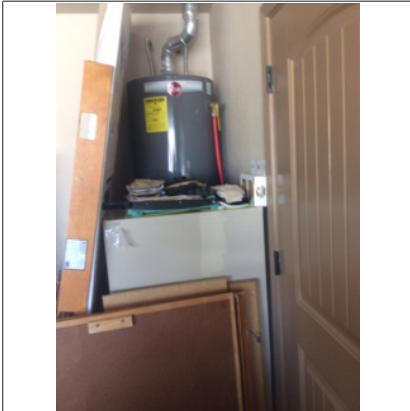
Garage/Carport

Type

None
 Attached Detached 1-Car 2-Car 3-Car 4-Car Carport
Comments Water heater with storage surrounding- unable to visualize burner or elements.

Garage area of the home was heavily occupied at the time of the inspection and large sections of the area were not able to be properly evaluated. I did not observe any major damage that would appear to require significant actions. You may elect to conduct a formal walk through once it has been vacated.

Photos



Automatic Opener

None N/A
 Operable Inoperable
Comments 1/2 horsepower Craftsman opener

Safety Reverse

None N/A
 Operable Not Operable Need(s) adjusting Safety hazard
 Photo eyes and pressure reverse tested
Comments N/A

Roofing

Same as house
 Type:
 Approx. age: Approx. layers:
Comments N/A

Gutters/Eavestrough

Satisfactory Marginal Poor Same as house
Comments N/A

Siding

N/A
 Same as house Wood Metal Vinyl Stucco Masonry Slate Fiberboard
 Satisfactory Marginal Poor Recommend repair/replace Recommend painting
Comments N/A

Trim

N/A
 Same as house Wood Aluminum Vinyl
 Satisfactory Marginal Poor Recommend repair/replace Recommend painting
Comments N/A

Garage/Carport

Floor

Material Concrete Gravel Asphalt Dirt Other: .
Condition Satisfactory Typical cracks Large settling cracks Recommend evaluation/repair
 Safety hazard
Source of Ignition within 18" of the floor N/A Yes No
Comments N/A

Sill Plates

None Not Visible
Type Floor level Elevated
Condition Rotted/Damaged Recommend repair
Comments N/A

Overhead Door(s)

N/A
Material Wood Fiberglass Masonite Metal Recommend repair
Condition Satisfactory Marginal Poor Hardware loose Safety Cable Recommended
 Weatherstripping missing/damaged Loose/missing
Recommend Priming/Painting Inside & Edges Yes No
Comments N/A

Exterior Service Door

None
Condition Satisfactory Marginal Poor Damaged/Rusted
Comments N/A

Electrical Receptacles

Yes No Not Visible Operable: Yes No
Reverse polarity Yes No
Open ground Yes No Safety Hazard
GFCI Present Yes No Operable: Yes No Handyman/extension cord wiring
 Recommend GFCI Receptacles
Comments N/A

Fire Separation Walls & Ceiling

N/A Present Missing Recommend repair
Condition Satisfactory Recommend repair Holes walls/ceiling Safety hazard(s)
Moisture Stains Present Yes No
Typical Cracks Yes No
Fire door Not verifiable Not a fire door Needs repair Satisfactory
Self closure N/A Satisfactory Inoperative Missing
Comments N/A

Kitchen

Countertops

Condition Satisfactory Marginal Recommend repair/caulking
Comments

Cabinets

Condition Satisfactory Marginal Recommend repair/adjustment
Comments

Plumbing

Faucet Leaks Yes No
Pipes leak/corroded Yes No
Sink/Faucet Satisfactory Corroded Chipped Cracked Recommend repair
Functional drainage Satisfactory Marginal Poor
Functional flow Satisfactory Marginal Poor
Comments

Walls & Ceiling

Condition Satisfactory Marginal Poor Typical cracks Moisture stains
Comments N/A

Heating/Cooling Source

Yes No
Comments Air return with filter in place located in kitchen

Floor

Condition Satisfactory Marginal Poor Sloping Squeaks
Comments No cracks or chips noted

Appliances

Disposal N/A Not tested Operable: Yes No
Oven N/A Not tested Operable: Yes No Anti-tip Device?
Range N/A Not tested Operable: Yes No
Dishwasher N/A Not tested Operable: Yes No
Trash Compactor N/A Not tested Operable: Yes No
Exhaust fan N/A Not tested Operable: Yes No
Refrigerator N/A Not tested Operable: Yes No
Microwave N/A Not tested Operable: Yes No
Other : Operable: Yes No
Dishwasher airgap Yes No
Dishwasher drain line looped Yes No
Receptacles present Yes No Operable: Yes No
GFCI Yes No Operable: Yes No Recommend GFCI Receptacles: Yes No
 Potential Safety Hazard(s)
Open ground/Reverse polarity: Yes No Potential Safety Hazard

Comments Oven does not have functioning anti-tip device. This is a safety concern especially if there is a chance children will be in the home. I recommend having anti-tip device installed per manufacturer's recommendation.

Photos



Laundry Room

Laundry

Laundry sink N/A
Faucet leaks Yes No
Pipes leak Yes No Not Visible
Cross connections Yes No Potential Safety Hazard
Heat source present Yes No
Room vented Yes No
Dryer vented N/A Wall Ceiling Floor Not vented Plastic dryer vent not recommended
 Not vented to exterior Recommend repair Safety hazard
Electrical Open ground/reverse polarity: Yes No Safety hazard
GFCI present Yes No Operable: Yes No Recommend GFCI Receptacles
Appliances Washer Dryer Water heater Furnace/Boiler
Washer hook-up lines/valves Satisfactory Leaking Corroded Not Visible
Gas shut-off valve N/A Yes No Cap Needed Safety hazard Not Visible
Comments N/A

Master Bathroom

Bath	
Location	Off of master bedroom
Sinks	Faucet leaks: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Pipes leak: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Tubs	<input checked="" type="checkbox"/> N/A Faucet leaks: <input type="checkbox"/> Yes <input type="checkbox"/> No Pipes leak: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Not Visible
Showers	<input type="checkbox"/> N/A Faucet leaks: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Pipes leak: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Not Visible
Toilet	Bowl loose: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Operable: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Cracked bowl <input type="checkbox"/> Toilet leaks
Whirlpool	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Operable: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not tested <input type="checkbox"/> No access door GFCI: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> GFCI Recommended
Shower/Tub area	<input type="checkbox"/> Ceramic/Plastic <input type="checkbox"/> Fiberglass <input type="checkbox"/> Masonite Other: tile Condition: <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Rotted floors Caulk/Grouting needed: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Where: <input checked="" type="checkbox"/> N/A
Drainage	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor
Water flow	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor
Moisture stains present	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Walls <input type="checkbox"/> Ceilings <input type="checkbox"/> Cabinetry
Doors	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor
Window	<input type="checkbox"/> None <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor
Receptacles present	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Operable: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
GFCI	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Operable: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Recommend GFCI
Open ground/Reverse polarity	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Potential Safety Hazard
Heat source present	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Exhaust fan	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Operable: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Noisy
Comments	N/A

Bathroom (1)

Bath

Location Hallway

Sinks Faucet leaks: Yes No Pipes leak: Yes No

Tubs N/A Faucet leaks: Yes No Pipes leak: Yes No Not Visible

Showers N/A Faucet leaks: Yes No Pipes leak: Yes No Not Visible

Toilet Bowl loose: Yes No Operable: Yes No Cracked bowl Toilet leaks

Whirlpool Yes No Operable: Yes No Not tested No access door GFCI: Yes No
 GFCI Recommended

Shower/Tub area Ceramic/Plastic Fiberglass Masonite Other: .
 Condition: Satisfactory Marginal Poor Rotted floors
 Caulk/Grouting needed: Yes No
 Where:
 N/A

Drainage Satisfactory Marginal Poor

Water flow Satisfactory Marginal Poor

Moisture stains present Yes No Walls Ceilings Cabinetry

Doors Satisfactory Marginal Poor

Window None Satisfactory Marginal Poor

Receptacles present Yes No Operable: Yes No

GFCI Yes No Operable: Yes No Recommend GFCI

Open ground/Reverse polarity Yes No Potential Safety Hazard

Heat source present Yes No

Exhaust fan Yes No Operable: Yes No Noisy

Comments

Master bedroom

Room	
Location	SW
Type	MASTER BEDROOM
Walls & Ceiling	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Typical cracks <input type="checkbox"/> Damage
Moisture stains	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	Where:
Floor	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Squeaks <input type="checkbox"/> Slopes <input type="checkbox"/> Tripping hazard
Ceiling fan	<input type="checkbox"/> None <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Recommend repair/replace
Electrical	Switches: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Operable Receptacles: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Operable
	Open ground/Reverse polarity: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Safety hazard <input type="checkbox"/> Cover plates missing
Heating source present	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Holes: <input type="checkbox"/> Doors <input type="checkbox"/> Walls <input type="checkbox"/> Ceilings
Bedroom Egress restricted	<input type="checkbox"/> N/A <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Doors	<input type="checkbox"/> None <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Cracked glass <input type="checkbox"/> Broken/Missing hardware
Windows	<input type="checkbox"/> None <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Cracked glass <input type="checkbox"/> Evidence of leaking insulated glass
	<input type="checkbox"/> Broken/Missing hardware
Comments	N/A

Room (1)

Room

Location North
Type BEDROOM
Walls & Ceiling Satisfactory Marginal Poor Typical cracks Damage
Moisture stains Yes No
 Where:
Floor Satisfactory Marginal Poor Squeaks Slopes Tripping hazard
Ceiling fan None Satisfactory Marginal Poor Recommend repair/replace
Electrical Switches: Yes No Operable Receptacles: Yes No Operable
 Open ground/Reverse polarity: Yes No Safety hazard Cover plates missing
Heating source present Yes No Holes: Doors Walls Ceilings
Bedroom Egress restricted N/A Yes No
Doors None Satisfactory Marginal Poor Cracked glass Broken/Missing hardware
Windows None Satisfactory Marginal Poor Cracked glass Evidence of leaking insulated glass
 Broken/Missing hardware
Comments All receptacles could not be checked due to boxes and packed objects through out room.

Room (2)

Room

Location NE

Type BEDROOM

Walls & Ceiling Satisfactory Marginal Poor Typical cracks Damage

Moisture stains Yes No

Where:

Floor Satisfactory Marginal Poor Squeaks Slopes Tripping hazard

Ceiling fan None Satisfactory Marginal Poor Recommend repair/replace

Electrical Switches: Yes No Operable Receptacles: Yes No Operable
Open ground/Reverse polarity: Yes No Safety hazard Cover plates missing

Heating source present Yes No Holes: Doors Walls Ceilings

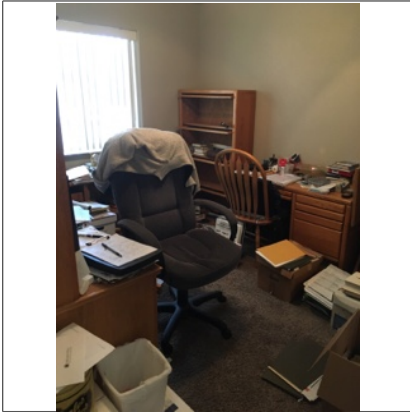
Bedroom Egress restricted N/A Yes No

Doors None Satisfactory Marginal Poor Cracked glass Broken/Missing hardware

Windows None Satisfactory Marginal Poor Cracked glass Evidence of leaking insulated glass
 Broken/Missing hardware

Comments All receptacles could not be checked due to boxes and packed objects through out room.

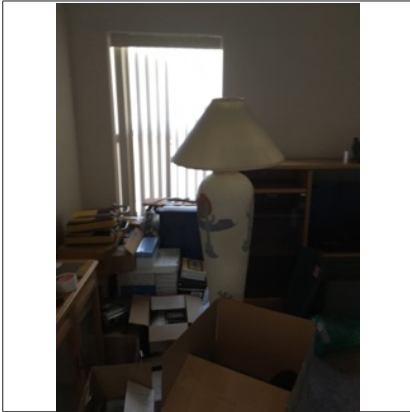
Photos



Room (3)

Room

Location East
Type BEDROOM
Walls & Ceiling Satisfactory Marginal Poor Typical cracks Damage
Moisture stains Yes No
 Where:
Floor Satisfactory Marginal Poor Squeaks Slopes Tripping hazard
Ceiling fan None Satisfactory Marginal Poor Recommend repair/replace
Electrical Switches: Yes No Operable Receptacles: Yes No Operable
 Open ground/Reverse polarity: Yes No Safety hazard Cover plates missing
Heating source present Yes No Holes: Doors Walls Ceilings
Bedroom Egress restricted N/A Yes No
Doors None Satisfactory Marginal Poor Cracked glass Broken/Missing hardware
Windows None Satisfactory Marginal Poor Cracked glass Evidence of leaking insulated glass
 Broken/Missing hardware
Comments All receptacles could not be checked due to boxes and packed objects through out room.
Photos



Interior

Smoke/Carbon Monoxide detectors

Smoke Detector Present Not Present Operable: Yes No Not tested Recommend additional
 Safety Hazard

Comments N/A

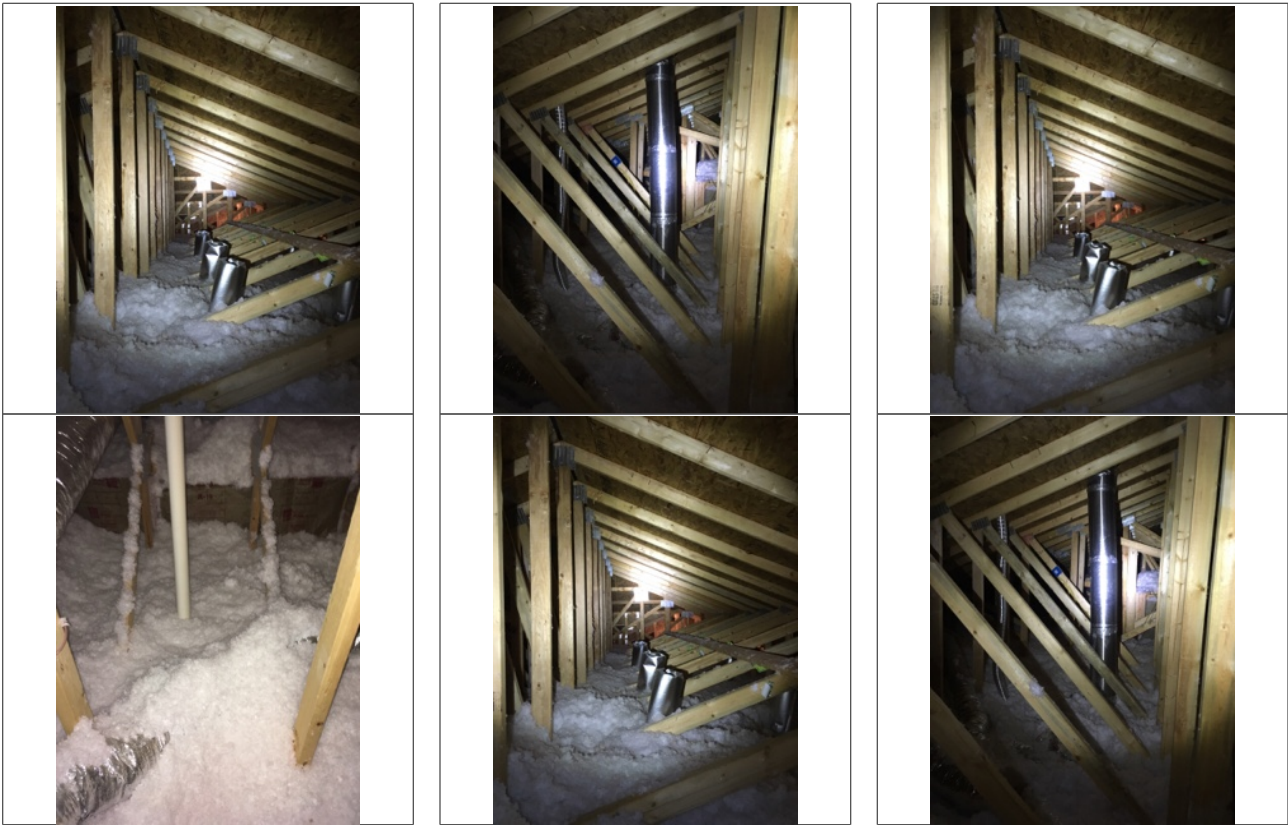
CO Detector Present Not Present Operable: Yes No Not tested Recommend additional
 Safety Hazard

Attic/Structure/Framing/Insulation

N/A
Access Stairs Pulldown Scuttlehole/Hatch No Access Other: .
 Access limited by:
Inspected from Access panel In the attic Other
Location Hallway Bedroom Closet Garage Other
Flooring Complete Partial None
Insulation Fiberglass Batts Loose Cellulose Foam Other Vermiculite Rock wool
 Depth: 14" Damaged Displaced Missing Compressed Recommend additional insulation
Installed in Rafters/Trusses Walls Between ceiling joists Underside of roof deck Not Visible
Vapor barriers Kraft/foil faced Plastic sheeting Not Visible Improperly installed
Ventilation Ventilation appears adequate Recommend additional ventilation Recommend baffles at eaves
Fans exhausted to Attic: Yes No Recommend repair Outside: Yes No Not Visible
HVAC Duct N/A Satisfactory Damaged Split Disconnected Leaking Repair/Replace
 Recommend Insulation
Chimney chase N/A Satisfactory Needs repair Not Visible
Structural problems observed Yes No Recommend repair Recommend structural engineer
Roof structure Rafters Trusses Wood Metal Collar ties Purlins Knee wall Not Visible Other: .
Ceiling joists Wood Metal Not Visible
Sheathing Plywood OSB Planking Rotted Stained Delaminated
Evidence of condensation Yes No
Evidence of moisture Yes No
Evidence of leaking Yes No
Firewall between units N/A Yes No Needs repair/sealing
Electrical No apparent defects Open junction box(es) Handyman wiring
 Knob and tube covered with insulation Safety Hazard
Comments N/A

Photos





Plumbing

Water service

Main shut-off location Under master bathroom sink

Water entry piping Not Visible Copper/Galv. PVC Plastic CPVC Plastic Polybutylene Plastic
 PEX Plastic Lead Polyethylene

Lead other than solder joints Yes No Unknown Service entry

Visible water distribution piping Copper Galvanized PVC Plastic CPVC Plastic Polybutylene Plastic
 PEX Plastic Other: .

Condition Satisfactory Marginal Poor

Flow Satisfactory Marginal Poor Water pressure over 80 psi Recommend plumber evaluate
 Recommend pressure regulator

Pipes Supply/Drain Corroded Leaking Valves broken/missing Dissimilar metal
 Cross connection: Yes No Safety Hazard Recommend repair
 Recommend a dielectric union Satisfactory

Drain/Waste/Vent pipe Copper Cast iron Galvanized PVC ABS Brass

Condition Satisfactory Marginal Poor

Support/Insulation N/A
 Type:

Traps proper P-Type Yes No P-traps recommended

Drainage Satisfactory Marginal Poor

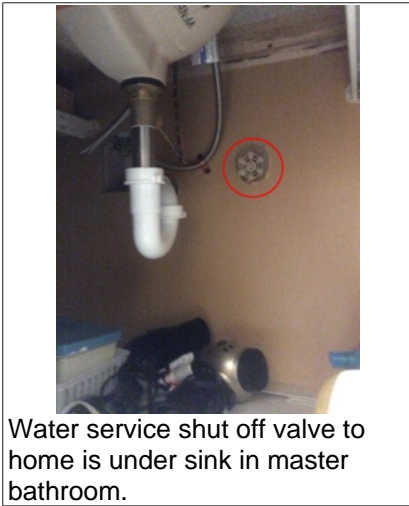
Interior fuel storage system N/A Yes No Leaking: Yes No

Fuel line N/A Copper Brass Black iron Stainless steel CSST Not Visible Galvanized
 Recommend CSST be properly bonded

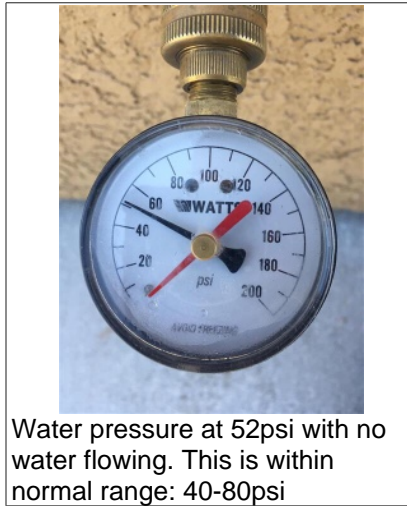
Condition N/A Satisfactory Marginal Poor Recommend plumber evaluate

Comments N/A

Photos



Water service shut off valve to home is under sink in master bathroom.



Water pressure at 52psi with no water flowing. This is within normal range: 40-80psi

Main fuel shut-off location

N/A

Location Meter at west side of home outside of garage main disconnect located there at meter

On the side exterior wall

Comments N/A

Photos



Water heater #1

N/A

General Brand Name: Rheem
 Serial #: M411411405
 Capacity: 40
 Approx. age: 3 years

Type Gas Electric Oil LP Other: .

Combustion air venting present Yes No N/A

Seismic restraints needed Yes No N/A

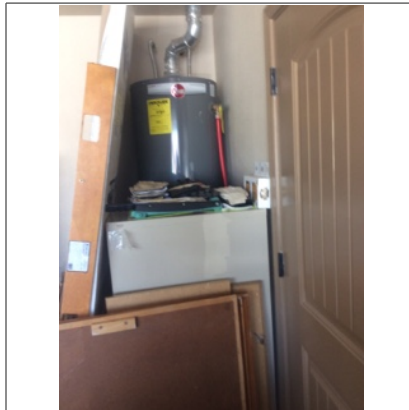
Relief valve Yes No Extension proper: Yes No Missing Recommend repair Improper material

Vent pipe N/A Satisfactory Pitch proper Improper Rusted Recommend repair

Condition Satisfactory Marginal Poor

Comments N/A

Photos



Heating System

Heating system

Unit #1 Brand name: Lennox
 Approx. age: 3
 Unknown Model #: 1800H090P488-03 Serial #: 5914E22452 Satisfactory Marginal Poor
 Recommended HVAC technician examine

Energy source Gas LP Oil Electric Solid fuel

Warm air system Belt drive Direct drive Gravity Central system Floor/wall furnace

Heat exchanger N/A Sealed Not Visible Visual w/mirror Flame distortion Rusted
 Carbon/soot buildup

Carbon monoxide N/A Detected at plenum Detected at register Not tested
 Tester:

Combustion air venting present N/A Yes No

Controls Disconnect: Yes No Normal operating and safety controls observed
 Gas shut off valve: Yes No

Distribution Metal duct Insulated flex duct Cold air returns Duct board Asbestos-like wrap
 Safety Hazard

Flue piping N/A Satisfactory Rusted Improper slope Safety hazard Recommend repair/replace

Filter Standard Electrostatic Satisfactory Needs cleaning/replacement Missing
 Electronic (not tested)

When turned on by thermostat Fired Did not fire Proper operation: Yes No Not tested

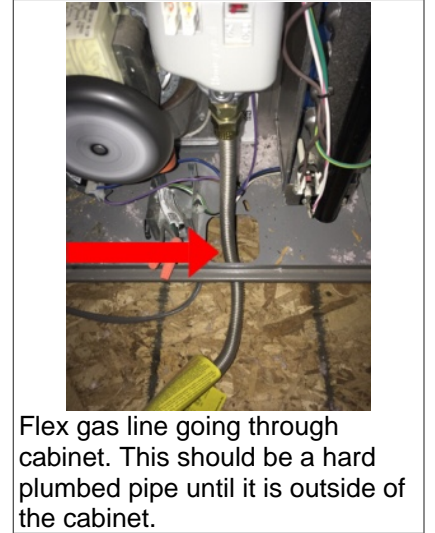
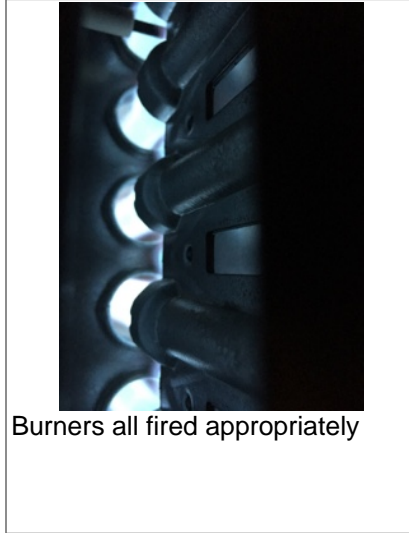
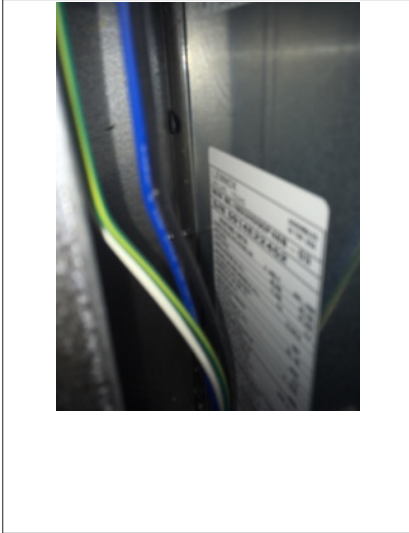
Heat pump N/A Supplemental electric Supplemental gas

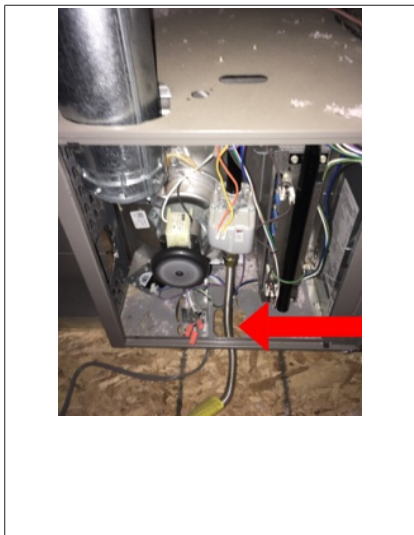
Sub-slab ducts N/A Satisfactory Marginal Poor Water/Sand Observed: Yes No

System not operated due to N/A Exterior temperature Other: .

Comments N/A

Photos





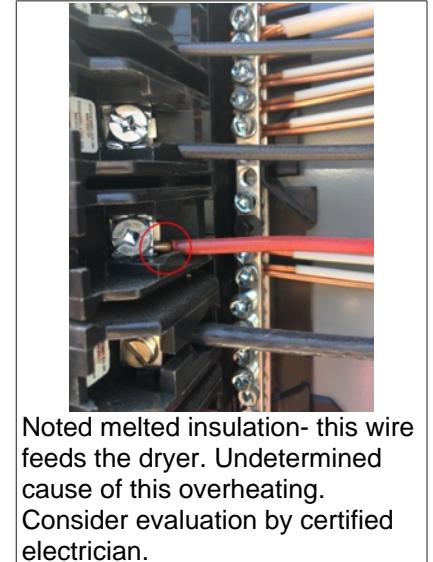
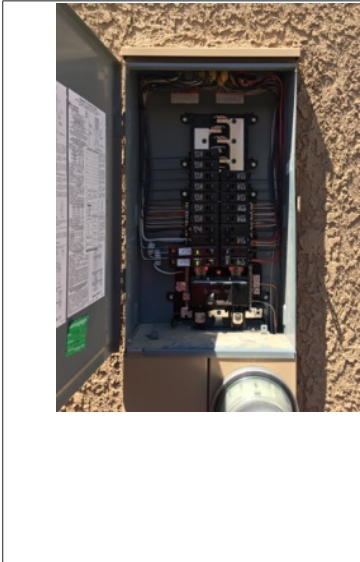
Electric/Cooling System

Main panel

Location Exterior east wall
Condition Satisfactory Poor
Amperage/Voltage Unknown 60a 100a 150a 200a 400a 120v/240v
Adequate Clearance to Panel Yes No
Breakers/Fuses Breakers Fuses
Appears grounded Yes No Not Visible
GFCI breaker Yes No Operable: Yes No
AFCI breaker Yes No Operable: Yes No Not Tested
Main wire Copper Aluminum Not Visible Double tapping of the main wire
 Condition: Satisfactory Marginal Poor
Branch wire Copper Aluminum Solid Branch Aluminum Wiring Not Visible Safety Hazard
Branch wire condition Satisfactory Poor Recommend electrician evaluate/repair Romex BX cable
 Conduit Knob/Tube Double tapping Wires undersized/oversized breaker/fuse
 Panel not accessible Not evaluated
 Reason:

Comments Branch wiring to dryer found with evidence of overheating- melted insulation. Recommend evaluation.

Photos



Noted melted insulation- this wire feeds the dryer. Undetermined cause of this overheating. Consider evaluation by certified electrician.

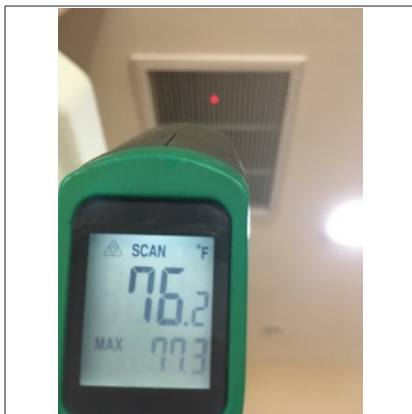
Evaporator Coil Section Unit #1

N/A
General Central system Wall unit
 Location:
 Attic over garage
 Age:
 3 years old
Evaporator coil Satisfactory Not Visible Needs cleaning Damaged
Refrigerant lines Leak/Oil present Damage Insulation missing Satisfactory
Condensate line/drain To exterior To pump Floor drain Other: N/A
Secondary condensate line/drain Present: Yes No Needed: Yes No Primary pan appears clogged
 Recommend technician evaluate
Operation Differential: 17 degrees
Condition Satisfactory Marginal Poor Recommend HVAC technician examine/clean/service
 Not operated due to exterior temperature
Comments N/A

Photos



Cooled air



Return air

Living Room

Living Room

Location NE

Walls & Ceiling Satisfactory Marginal Poor Typical cracks Damage

Moisture stains Yes No

Where:

Floor Satisfactory Marginal Poor Squeaks Slopes Tripping hazard

Ceiling fan None Satisfactory Marginal Poor Recommend repair/replace

Electrical Switches: Yes No Operable Receptacles: Yes No Operable

Open ground/Reverse polarity: Yes No Safety hazard Cover plates missing

Heating source present Yes No Holes: Doors Walls Ceilings

Doors None Satisfactory Marginal Poor Cracked glass Broken/Missing hardware

Windows None Satisfactory Marginal Poor Cracked glass Evidence of leaking insulated glass

Broken/Missing hardware

Comments N/A

Dining Room

Dining Room

Location South

Walls & Ceiling Satisfactory Marginal Poor Typical cracks Damage

Moisture stains Yes No

Where:

Floor Satisfactory Marginal Poor Squeaks Slopes Tripping hazard

Ceiling fan None Satisfactory Marginal Poor Recommend repair/replace

Electrical Switches: Yes No Operable Receptacles: Yes No Operable

Open ground/Reverse polarity: Yes No Safety hazard Cover plates missing

Heating source present Yes No Holes: Doors Walls Ceilings

Doors None Satisfactory Marginal Poor Cracked glass Broken/Missing hardware

Windows None Satisfactory Marginal Poor Cracked glass Evidence of leaking insulated glass

Broken/Missing hardware

Comments N/A