

Pro-Tech Home Inspections

Property Inspection Report



3214 113th Ave SE, Bellevue, WA 98004
Inspection prepared for: Jian Cheng & Stephan Lane
Date of Inspection: 1/28/2017 Time: 4:00
Age of Home: 2006 Size: 2690
Weather: 50f, Cloudy
Agent: Tushar Garg (FlyHomes)

Inspector: Joshua Kirk
WA License #1795
Phone: 206-651-5334
Email: josh@inspectprotech.com



Report Summary

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

Laundry

Page 15 Item: 9	Wash Basin	<ul style="list-style-type: none"> Evidence of past or present leak under sink. Have evaluated/repared by qualified plumber.
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Evidence of past or present leak under sink. Have evaluated/repared by qualified plumber.

Roof

Page 28 Item: 4	Sky Lights	<ul style="list-style-type: none"> Skylights does not appear to be leaking. There is some moisture noticeable between panes. Suggest having evaluated/repared by a qualified glazer.
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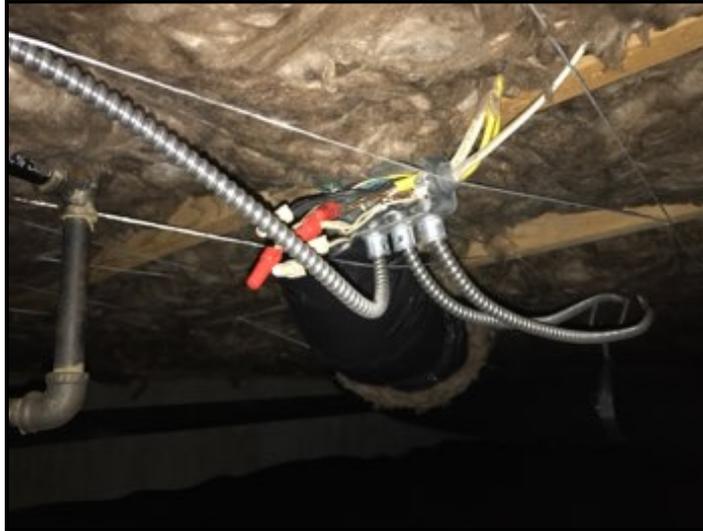
Skylights does not appear to be leaking. There is some moisture noticeable between panes. Suggest having evaluated/repared by a qualified glazer.

Crawlspace/Foundation

Page 37 Item: 11

Foundation
Electrical

- Open junction box observed. Whenever an electric wire is cut and reconnected, the 'splice' should be encased in a covered junction box to prevent shocks and separation of the splice.



Open junction box observed. Whenever an electric wire is cut and reconnected, the 'splice' should be encased in a covered junction box to prevent shocks and separation of the splice.

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process. Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFCI outlets may not be installed; this report will focus on safety and function, not current code. This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair. For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. **Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.**

Inspection Details

1. Attendance

In Attendance: Buyer Agent present

2. Home Type

Home Type: Detached • Single Family Home

3. Occupancy

Occupancy: Occupied - Furnished (staged)

4. Home Faces:

Materials: North

Interior Areas

The Interior section covers areas of the house that are not considered part of the Bathrooms, Bedrooms, Kitchen or areas covered elsewhere in the report. Interior areas usually consist of hallways, foyer, and other open areas. Within these areas the inspector is performing a visual inspection and will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas on the interior.

The inspector does not usually test for mold or other hazardous materials. A qualified expert should be consulted if you would like further testing.

1. Bar

Good	Fair	Poor	N/A	None
				X

2. Cabinets

Good	Fair	Poor	N/A	None
				X

3. Ceiling Fans

Good	Fair	Poor	N/A	None
				X

4. Closets

Good	Fair	Poor	N/A	None
X				

5. Door Bell

Good	Fair	Poor	N/A	None
		X		

Observations:

- The doorbell did not operate when tested. Recommend checking the door bell button, chime & transformer & replace or repair as needed.

6. Doors

Good	Fair	Poor	N/A	None
X				

7. Electrical

Good	Fair	Poor	N/A	None
X				

8. Security Bars

Good	Fair	Poor	N/A	None
				X

9. Smoke Detectors

Good	Fair	Poor	N/A	None
X				

10. Stairs & Handrail

Good	Fair	Poor	N/A	None
X				

11. Window-Wall AC or Heat

Good	Fair	Poor	N/A	None
				X

12. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

13. Patio Doors

Good	Fair	Poor	N/A	None
X				

14. Screen Doors

Good	Fair	Poor	N/A	None
				X

15. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: Drywall walls noted.

Observations:

- Some areas not accessible due to stored personal items.

16. Fireplace

Good	Fair	Poor	N/A	None
X				

Materials: Living Room

Materials: Prefabricated "zero clearance" fireplace noted.



Interior Areas Fireplace



Interior Areas Fireplace

17. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: Vinyl framed sliding window noted.

Bedrooms

The main area of inspection in the bedrooms is the structural system. This means that all walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Personal items in the bedroom may prevent all areas to be inspected as the inspector will not move personal items.

1. Locations

2. Cabinets

Good	Fair	Poor	N/A	None
				X

3. Ceiling Fans

Good	Fair	Poor	N/A	None
				X

4. Closets

Good	Fair	Poor	N/A	None
X				

Observations:

- The closet is in serviceable condition.

5. Doors

Good	Fair	Poor	N/A	None
X				

6. Electrical

Good	Fair	Poor	N/A	None
X				

7. Fireplace

Good	Fair	Poor	N/A	None
X				

Materials: Living Room

Materials: Prefabricated "zero clearance" fireplace noted.

Observations:

- ****Gas Fireplaces****
- Functional.

8. Floor Condition

Good	Fair	Poor	N/A	None
X				

Flooring Types: Carpet is noted. • Hardwood flooring is noted.

9. Security Bars

Good	Fair	Poor	N/A	None
				X

10. Smoke Detectors

Good	Fair	Poor	N/A	None
X				

Observations:

- ****Smoke Detectors****
- The smoke detectors operated during the inspection.

11. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: Drywall walls noted.

12. Window-Wall AC or Heat

Good	Fair	Poor	N/A	None
				X

13. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: Vinyl framed sliding window noted.

14. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

15. Patio Doors

Good	Fair	Poor	N/A	None
X				

16. Screen Doors

Good	Fair	Poor	N/A	None
				X

Bathroom

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

1. Locations

Locations: Master Bathroom • Main Floor Bathroom • Upstairs bathroom • Upstairs #2

2. Cabinets

Good	Fair	Poor	N/A	None
	X			

Observations:

- A cabinet door in upstairs guest bathroom need hardware repair/adjustment. Repair as needed.



A cabinet door in upstairs guest bathroom need hardware repair/adjustment. Repair as needed.

3. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

4. Counters

Good	Fair	Poor	N/A	None
X				

Observations:

- Solid Surface tops noted.

5. Doors

Good	Fair	Poor	N/A	None
X				

Observations:

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

6. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:

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

7. GFCI

Good	Fair	Poor	N/A	None
X				

Observations:

- **GFCI** in place and operational

8. Exhaust Fan

Good	Fair	Poor	N/A	None
X				

Observations:

- The bath fan was operated and no issues were found.

9. Floor Condition

Good	Fair	Poor	N/A	None
X				

10. Heating

Good	Fair	Poor	N/A	None
X				

Observations:

- Central heating and cooling noted in this room. At the time of the inspection, all appeared to be functioning and in serviceable condition.

11. Mirrors

Good	Fair	Poor	N/A	None
X				

12. Plumbing

Good	Fair	Poor	N/A	None
X				

13. Security Bars

Good	Fair	Poor	N/A	None
				X

14. Showers

Good	Fair	Poor	N/A	None
	X			

Observations:

- ****SHOWER FAUCET****
- Faucet is loose in master bathroom. Have repaired by qualified plumber.



Faucet is loose in master bathroom. Have repaired by qualified plumber.

15. Shower Walls

Good	Fair	Poor	N/A	None
X				

Observations:

- ****MATERIALS****
- Marble tile noted.

16. Bath Tubs

Good	Fair	Poor	N/A	None
X				

17. Enclosure

Good	Fair	Poor	N/A	None
X				

Observations:

- The shower enclosure was functional at the time of the inspection.

18. Sinks

Good	Fair	Poor	N/A	None
X				

19. Toilets

Good	Fair	Poor	N/A	None
X				

Observations:

- Observed as functional and in good visual condition.

20. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: Vinyl framed sliding window noted.

Kitchen

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

1. Cabinets

Good	Fair	Poor	N/A	None
X				

Observations:
 • No deficiencies observed.

2. Counters

Good	Fair	Poor	N/A	None
X				

Observations:
 • Granite tops noted.

3. Dishwasher

Good	Fair	Poor	N/A	None
X				

4. Doors

Good	Fair	Poor	N/A	None
				X

5. Garbage Disposal

Good	Fair	Poor	N/A	None
X				

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

6. Microwave

Good	Fair	Poor	N/A	None
X				

7. Cook top condition

Good	Fair	Poor	N/A	None
X				

Observations:
 • Gas cook top noted.

8. Oven & Range

Good	Fair	Poor	N/A	None
X				

Observations:
 • Oven: gas burners

9. Sinks

Good	Fair	Poor	N/A	None
X				

10. Drinking Fountain

Good	Fair	Poor	N/A	None
				X

11. Spray Wand

Good	Fair	Poor	N/A	None
X				

12. Hot Water Dispenser

Good	Fair	Poor	N/A	None
X				

13. Soap Dispenser

Good	Fair	Poor	N/A	None
X				

Observations:
 • The soap dispenser did not operate.

14. Trash Compactor

Good	Fair	Poor	N/A	None
				X

15. Vent Condition

Good	Fair	Poor	N/A	None
X				

Materials: Exterior Vented

16. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: Vinyl framed sliding window noted.

17. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: Hardwood flooring is noted.

18. Plumbing

Good	Fair	Poor	N/A	None
X				

19. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

20. Security Bars

Good	Fair	Poor	N/A	None
				X

21. Patio Doors

Good	Fair	Poor	N/A	None
X				

22. Screen Doors

Good	Fair	Poor	N/A	None
				X

23. Electrical

Good	Fair	Poor	N/A	None
X				

24. GFCI

Good	Fair	Poor	N/A	None
X				

Observations:
• GFCI in place and operational.

25. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: Drywall walls noted.

26. Refrigerator / Freezer

Good	Fair	Poor	N/A	None
X				

Materials: Refrigerator temp 34 Degrees F • Freezer temp -8 Degrees F

Laundry

1. Locations

Locations: Garage entry

2. Cabinets

Good	Fair	Poor	N/A	None
X				

Observations:
 • No deficiencies observed.

3. Counters

Good	Fair	Poor	N/A	None
X				

4. Dryer Vent

Good	Fair	Poor	N/A	None
X				

5. Electrical

Good	Fair	Poor	N/A	None
X				

6. GFCI

Good	Fair	Poor	N/A	None
X				

7. Exhaust Fan

Good	Fair	Poor	N/A	None
X				

8. Gas Valves

Good	Fair	Poor	N/A	None
			X	

Observations:
 • None visible.

9. Wash Basin

Good	Fair	Poor	N/A	None
	X			

Observations:
 • Evidence of past or present leak under sink. Have evaluated/repared by qualified plumber.



Evidence of past or present leak under sink. Have evaluated/repaired by qualified plumber.

10. Floor Condition

Good	Fair	Poor	N/A	None
X				

11. Plumbing

Good	Fair	Poor	N/A	None
	X			

Observations:

- Rubber water supply hoses in place. Suggest replacing with steel braided hoses to reduce risk of failure leading to flooding.



Rubber water supply hoses in place. Suggest replacing with steel braided hoses to reduce risk of failure leading to flooding.

12. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: Drywall walls noted.

13. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

14. Security Bars

Good	Fair	Poor	N/A	None
				X

15. Doors

Good	Fair	Poor	N/A	None
X				

Observations:

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

16. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: Vinyl framed sliding window noted.

Heat/AC

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood.

The inspector will usually test the heating and air conditioner using the thermostat or other controls. For a more thorough investigation of the system please contact a licensed HVAC service person.

1. Heater Condition

Good	Fair	Poor	N/A	None
X				

Materials: Location: • The furnace is located in the garage

Materials: Gas fired forced hot air.

Observations:

• Fuel Furnace: Last service date is about 6 months ago. Although this unit appears to be operating properly from controls, there are areas which cannot be seen without specialized equipment and training. One such area is the combustion chamber / heat exchanger where cold air blows across the "fire box", becoming the hot air that circulates throughout your home. During the life span of any furnace, this metal wall may develop a crack or a broken weld, allowing carbon monoxide to circulate throughout the home. This is why furnace specialists recommend a complete inspection annually; consider having unit inspected by certified HVAC technician.



Heat/AC Heater Condition



Fuel Furnace: Last service date is about 6 months ago. Although this unit appears to be operating properly from controls, there are areas which cannot be seen without specialized equipment and training. One such area is the combustion chamber / heat exchanger where cold air blows across the "fire box", becoming the hot air that circulates throughout your home. During the life span of any furnace, this metal wall may develop a crack or a broken weld, allowing carbon monoxide to circulate throughout the home. This is why furnace specialists recommend a complete inspection annually; consider having unit inspected by certified HVAC technician.



Heat/AC Heater Condition



Heat/AC Heater Condition



Heat/AC Heater Condition

2. Heater Base

Good	Fair	Poor	N/A	None
X				

Observations:

- The heater base appears to be functional.

3. Enclosure

Good	Fair	Poor	N/A	None
X				

4. Venting

Good	Fair	Poor	N/A	None
X				

Observations:

- ****VENTING MATERIALS****
- Metal single wall chimney vent pipe noted.
- Metal double wall chimney vent pipe noted.

5. Gas Valves

Good	Fair	Poor	N/A	None
X				

6. Refrigerant Lines

Good	Fair	Poor	N/A	None
X				

Observations:
 • No defects found.

7. AC Compress Condition

Good	Fair	Poor	N/A	None
X				

Compressor Type: Electric
 Location: The compressor is located on the exterior grounds.
 Observations:
 • Appeared functional at the time of inspection.



Heat/AC AC Compress Condition



Heat/AC AC Compress Condition

8. Air Supply

Good	Fair	Poor	N/A	None
X				

Observations:
 • The return air supply system appears to be functional.

9. Registers

Good	Fair	Poor	N/A	None
X				

Observations:
 • The return air supply system appears to be functional.

10. Filters

Good	Fair	Poor	N/A	None
X				

Location: Located in garage above furnace.
 Observations:
 • Electronic air filters are beyond the scope of a home inspection.

11. Thermostats

Good	Fair	Poor	N/A	None
X				

Observations:
 • Location: Hallway near kitchen/laundry entrances.
 • Digital - programmable type.

Water Heater

1. Base

Good	Fair	Poor	N/A	None
X				

Observations:
 • The water heater base is functional.

2. Heater Enclosure

Good	Fair	Poor	N/A	None
X				

Observations:
 • The water heater enclosure is functional.

3. Combusion

Good	Fair	Poor	N/A	None
X				

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

4. Venting

Good	Fair	Poor	N/A	None
X				

5. Water Heater Condition

Good	Fair	Poor	N/A	None
X				

Heater Type: Gas
 Location: The heater is located in the garage.
 Observations:
 • Tank appears to be in satisfactory condition -- no concerns.



Water Heater Water Heater Condition



Water Heater Water Heater Condition



Water Heater Water Heater Condition

6. TPRV

Good	Fair	Poor	N/A	None
X				

7. Number Of Gallons

Good	Fair	Poor	N/A	None
X				

Observations:
 • 50 gallons

8. Gas Valve

Good	Fair	Poor	N/A	None
X				

Observations:
 • Appears functional.

9. Plumbing

Good	Fair	Poor	N/A	None
X				

Materials: Copper
 Observations:
 • No deficiencies observed at the visible portions of the supply piping.

10. Overflow Condition

Good	Fair	Poor	N/A	None
X				

Materials: Copper
 Observations:
 • Appears to be in satisfactory condition -- no concerns.

11. Strapping

Good	Fair	Poor	N/A	None
X				

Garage

1. Roof Condition

Good	Fair	Poor	N/A	None
X				

Materials: Roofing is the same as main structure.
 Materials: Asphalt shingles noted.
 Observations:
 • No major system safety or function concerns noted at time of inspection.

2. Walls

Good	Fair	Poor	N/A	None
X				

Observations:
 • Appeared satisfactory, at time of inspection.



Garage Walls

3. Anchor Bolts

Good	Fair	Poor	N/A	None
			X	

Observations:
 • The anchor bolts were not visible, obscured by drywall.

4. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: Bare concrete floors noted.



Garage Floor Condition

5. Rafters & Ceiling

Good	Fair	Poor	N/A	None
			X	

Observations:

- Limited review due to insulation and finishing materials.

6. Electrical

Good	Fair	Poor	N/A	None
X				

7. GFCI

Good	Fair	Poor	N/A	None
X				

Observations:

- GFCI in place and operational

8. 240 Volt

Good	Fair	Poor	N/A	None
				X

9. Exterior Door

Good	Fair	Poor	N/A	None
				X

10. Fire Door

Good	Fair	Poor	N/A	None
X				

11. Garage Door Condition

Good	Fair	Poor	N/A	None
X				

Materials: Two - steel panel, sectional roll-up doors.

Observations:

- No deficiencies observed.

12. Garage Door Parts

Good	Fair	Poor	N/A	None
X				

Observations:

- The garage door appeared functional during the inspection.

13. Garage Opener Status

Good	Fair	Poor	N/A	None
	X			

Observations:

- Garage door openers loud, suggest service/greasing.

14. Garage Door's Reverse Status

Good	Fair	Poor	N/A	None
	X			

Observations:

- Eye beam system present and operating.

15. Ventilation

Good	Fair	Poor	N/A	None
				X

16. Vent Screens

Good	Fair	Poor	N/A	None
				X

17. Cabinets

Good	Fair	Poor	N/A	None
				X

18. Counters

Good	Fair	Poor	N/A	None
				X

19. Wash Basin

Good	Fair	Poor	N/A	None
				X

Electrical

1. Electrical Panel

Good	Fair	Poor	N/A	None
X				

Location: Main Location: • East side of the house.

Observations:

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

2. Main Amp Breaker

Good	Fair	Poor	N/A	None
X				

Observations:

- 200 amp

3. Breakers in off position

Good	Fair	Poor	N/A	None
X				

Observations:

- 0

4. Cable Feeds

Good	Fair	Poor	N/A	None
X				

Observations:

- There is an underground service lateral noted.



Electrical Cable Feeds

5. Breakers

Good	Fair	Poor	N/A	None
X				

Materials: Copper non-metallic sheathed cable noted.

Observations:

- All of the circuit breakers appeared serviceable.

6. Fuses

Good	Fair	Poor	N/A	None
				X

Roof

1. Roof Condition

Good	Fair	Poor	N/A	None
X				

Materials: 80% of roof inspected.
 Materials: Asphalt laminate noted.
 Observations:

- No major system safety or function concerns noted at time of inspection.
- Exposed nails on roofing material. Recommend sealing all fastener heads.



Roof Roof Condition



Roof Roof Condition



Unknown substance noted on roof, east side of house.



Exposed nails on roofing material. Recommend sealing all fastener heads.

2. Flashing

Good	Fair	Poor	N/A	None
X				

3. Chimney

Good	Fair	Poor	N/A	None
				X

4. Sky Lights

Good	Fair	Poor	N/A	None
	X			

Observations:

• Skylights does not appear to be leaking. There is some moisture noticeable between panes. Suggest having evaluated/repared by a qualified glazer.



Roof Sky Lights



Skylights does not appear to be leaking. There is some moisture noticeable between panes. Suggest having evaluated/repared by a qualified glazer.

5. Spark Arrestor

Good	Fair	Poor	N/A	None
				X

6. Vent Caps

Good	Fair	Poor	N/A	None
X				

7. Gutter

Good	Fair	Poor	N/A	None
	X			

Observations:

• Gutter downspout termination to storm drain is not direct. This can lead to water accumulation next to foundation. Have modified to properly direct water flow.



Roof Gutter

Gutter downspout termination to storm drain is not direct. This can lead to water accumulation next to foundation. Have modified to properly direct water flow.

8. Age:

Materials: 10-20 Years

Attic

1. Access

Good	Fair	Poor	N/A	None
X				

Observations:
 • ****Location of access****
 • Master bedroom Closet.

2. Structure

Good	Fair	Poor	N/A	None
X				

Observations:
 • Some areas of attic sheathing are blackened, and inspectors cannot determine cause (soot, possible organic substance, or even stains from prior use). The United States Environmental Protection Association (EPA) states, "If you believe that you may have a hidden mold problem, consider hiring a professional." (Brief Guide to Mold, p.14, EPA). If any area of the residence is suspected of having organic growth, or any member of your family or household is sensitive to mold, we are lab-certified to conduct a Mold Inspection / Sampling to identify the types of mold (or any other airborne allergens) present. If necessary, we are also lab-certified to perform radon, meth, asbestos and other environmental testing services.



Attic Structure



Some areas of attic sheathing are blackened, and inspectors cannot determine cause (soot, possible organic substance, or even stains from prior use). The United States Environmental Protection Association (EPA) states, "If you believe that you may have a hidden mold problem, consider hiring a professional." (Brief Guide to Mold, p.14, EPA). If any area of the residence is suspected of having organic growth, or any member of your family or household is sensitive to mold, we are lab-certified to conduct a Mold Inspection / Sampling to identify the types of mold (or any other airborne allergens) present. If necessary, we are also lab-certified to perform radon, meth, asbestos and other environmental testing services.

3. Ventilation

Good	Fair	Poor	N/A	None
	X			

Observations:

- Under eave soffit inlet vents noted.
- Fixed, roof-field exhaust vent noted.
- Soffit vent baffles observed. Observed one baffle on south side to be offset with insulation obscuring vent. Have repositioned as necessary.



Soffit vent baffles observed. Observed one baffle on south side to be offset with insulation obscuring vent. Have repositioned as necessary.

4. Vent Screens

Good	Fair	Poor	N/A	None
X				

5. Duct Work

Good	Fair	Poor	N/A	None
				X

Observations:

- None observed.

6. Electrical

Good	Fair	Poor	N/A	None
X				

7. Attic Plumbing

Good	Fair	Poor	N/A	None
X				

Observations:

- Limited view of attic area.

8. Insulation Condition

Good	Fair	Poor	N/A	None
X				

Materials: Unfinished fiberglass batts noted. • Blown in fiberglass insulation noted.

Depth: Insulation averages about 10-12 inches in depth

9. Chimney

Good	Fair	Poor	N/A	None
				X

10. Exhaust Vent

Good	Fair	Poor	N/A	None
X				

Observations:

- Limited view of exhaust ducting.

Exterior Areas

1. Doors

Good	Fair	Poor	N/A	None
X				

Observations:

- Appeared in functional and in satisfactory condition, at time of inspection.

2. Window Condition

Good	Fair	Poor	N/A	None
	X			

Observations:

- Peeling paint observed, suggest scraping and painting as necessary.



Peeling paint observed, suggest scraping and painting as necessary.

3. Siding Condition

Good	Fair	Poor	N/A	None
X				

Materials: Composition cement siding ("Hardi-Board"), wood frame construction, concrete / block foundation • Cedar siding , shingles noted.

4. Eaves & Facia

Good	Fair	Poor	N/A	None
	X			

Observations:

- Peeling paint observed, suggest scraping and painting as necessary.



Peeling paint observed, suggest scraping and painting as necessary.



Peeling paint observed, suggest scraping and painting as necessary.

5. Exterior Paint

Good	Fair	Poor	N/A	None
	X			

Observations:

- Suggest sealing/caulking as part of routine maintenance to prevent further deterioration.

6. Stucco

Good	Fair	Poor	N/A	None
				X

Crawlspace/Foundation

1. Slab Foundation

Good	Fair	Poor	N/A	None
				X

2. Foundation Perimeter

Good	Fair	Poor	N/A	None
X				

Observations:

- No deficiencies were observed at the visible portions of the structural components of the home.

3. Foundation Walls

Good	Fair	Poor	N/A	None
X				



Crawlspace/Foundation Foundation Walls

4. Cripple Walls

Good	Fair	Poor	N/A	None
				X

5. Ventilation

Good	Fair	Poor	N/A	None
	X			

Observations:

- Screened openings noted with some obstruction. Clear vent openings.



Screened openings noted with some obstruction. Clear vent openings.

6. Vent Screens

Good	Fair	Poor	N/A	None
X				

Observations:
• Vent screens noted as functional.

7. Access Panel

Good	Fair	Poor	N/A	None
X				



Crawlspace/Foundation Access Panel

8. Post and Girders

Good	Fair	Poor	N/A	None
X				



Crawlspace/Foundation Post and Girders

9. Sub Flooring

Good	Fair	Poor	N/A	None
X				



Crawlspace/Foundation Sub Flooring

10. Anchor Bolts

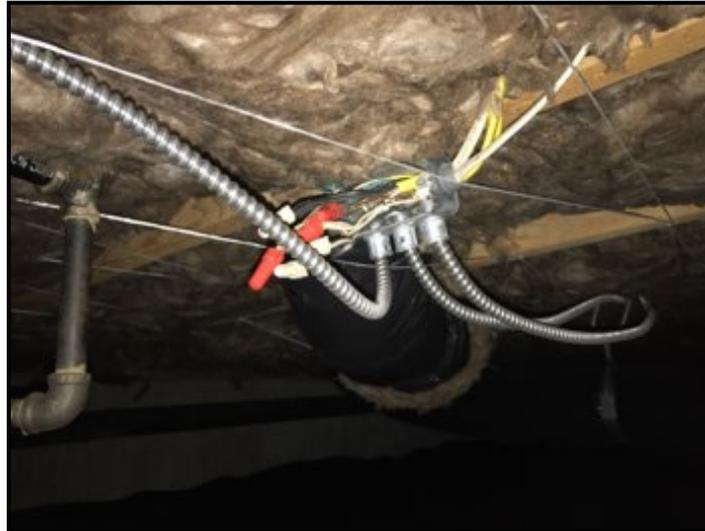
Good	Fair	Poor	N/A	None
			X	

Observations:
 • The anchor bolts were not visible.

11. Foundation Electrical

Good	Fair	Poor	N/A	None
	X			

Observations:
 • Open junction box observed. Whenever an electric wire is cut and reconnected, the 'splice' should be encased in a covered junction box to prevent shocks and separation of the splice.



Open junction box observed. Whenever an electric wire is cut and reconnected, the 'splice' should be encased in a covered junction box to prevent shocks and separation of the splice.

12. Foundation Plumbing

Good	Fair	Poor	N/A	None
X				

Observations:

- ****SUPPLY****
- 3/4 inch copper
- ****DRAIN, WASTE, VENT****
- Poly Vinyl Chloride "**PVC**" waste and vent pipes noted.
- ****OBSERVATIONS****
- Appears Functional at time of inspection.

13. Sump Pump

Good	Fair	Poor	N/A	None
				X

14. Ducting

Good	Fair	Poor	N/A	None
X				

Observations:

- No deficiencies were observed at the visible portions of the structural components of the home.



Crawlspace/Foundation Ducting

Grounds

1. Driveway and Walkway Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Concrete driveway noted. • No sidewalk noted.

2. Grading

Good	Fair	Poor	N/A	None
	X			

Observations:

• The grading is slightly improperly sloped towards the foundation on the west side of the house. Monitor.



The grading is slightly improperly sloped towards the foundation on the west side of the house. Monitor.

3. Vegetation Observations

Good	Fair	Poor	N/A	None
	X			

Observations:

• Trim trees/bushes that are in contact or proximity to home, as branches can abrade roofing or siding.



Trim trees/bushes that are in contact or proximity to home, as branches can abrade roofing or siding.



Trim trees/bushes that are in contact or proximity to home, as branches can abrade roofing or siding.

4. Gate Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Wood

Observations:

- Fences and gates are NOT INCLUDED as part of a home inspection. Recommend confirming that all fences and gates are in serviceable condition before the close of escrow.
- Wood deterioration observed. Suggest repair or replacement as needed.



Wood deterioration observed. Suggest repair or replacement as needed.



Wood to soil contact.

5. Patio and Porch Deck

Good	Fair	Poor	N/A	None
	X			

Observations:

- **MAINTENANCE:** Whether treated or not, it is important to keep a wood deck surface free of all forms of fungal growth and debris that retains moisture and will cause the deck to eventually rot. Recommend cleaning and resealing the deck annually. Cleaning can be accomplished by scrubbing the deck with a sodium-hypochlorite (bleach) and Tri-Sodium-Phosphate (TSP) deck wash and then rinsing with a pressure washer. Finally, a wood deck should be recoated with a high quality deck sealant.
- Deck posts in close proximity and/or touching soil. This can cause premature deterioration. Suggest removing soil from area.



Grounds Patio and Porch Deck

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6. Stairs & Handrail

Good	Fair	Poor	N/A	None
X				

7. Grounds Electrical

Good	Fair	Poor	N/A	None
	X			

Observations:

- Improper bulbs installed in can fixtures above front porch. Replace with flood style bulbs.



Improper bulbs installed in can fixtures above front porch. Replace with flood style bulbs.

8. GFCI

Good	Fair	Poor	N/A	None
X				

9. Main Gas Valve Condition

Good	Fair	Poor	N/A	None
X				

Materials: East side.



Grounds Main Gas Valve Condition

10. Plumbing

Good	Fair	Poor	N/A	None
X				

Materials: Copper piping noted. • Galvanized piping noted. • PVC piping noted.



Grounds Plumbing

11. Water Pressure

Good	Fair	Poor	N/A	None
X				

12. Pressure Regulator

Good	Fair	Poor	N/A	None
X				

Observations:

- Pressure regulator noted blow subfloor.



Grounds Pressure Regulator

13. Exterior Faucet Condition

Good	Fair	Poor	N/A	None
X				

Location: North side of house. • East side of house. • West side of house.

14. Balcony

Good	Fair	Poor	N/A	None
X				

Observations:

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

15. Patio Enclosure

Good	Fair	Poor	N/A	None
X				

Observations:

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

16. Patio and Porch Condition

Good	Fair	Poor	N/A	None
X				

Materials: The patio/porch roof is the same as main structure.

Observations:

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

17. Fence Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Wood

Observations:

- Peeling paint observed, suggest scraping and painting as necessary.



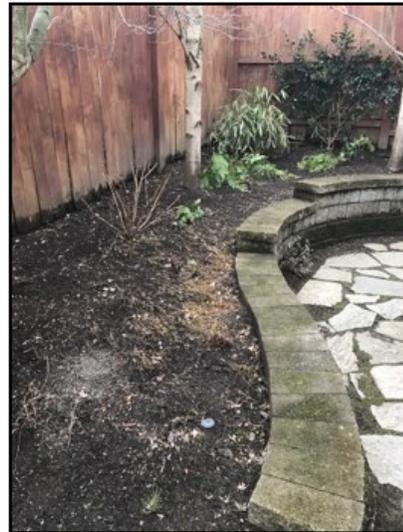
Grounds Fence Condition



Grounds Fence Condition



Grounds Fence Condition



Grounds Fence Condition

18. Sprinklers

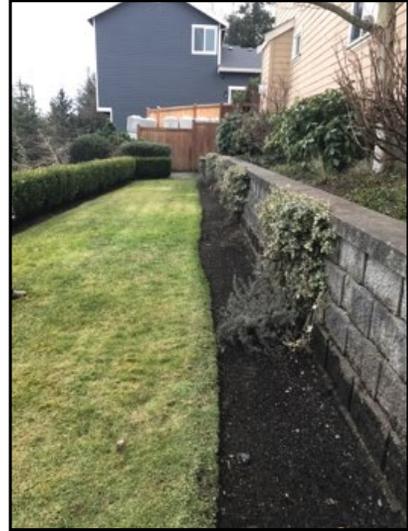
Good	Fair	Poor	N/A	None
X				

Observations:

- Home is equipped with an underground sprinkler system. The inspector recommends client consult with home owner for operation instructions and proper winterizing information. Sprinkler systems are beyond the scope of a Home Inspection, due to most of its parts/piping not visible for inspection.



Grounds Sprinklers



Grounds Sprinklers



Grounds Sprinklers

19. Water Shutoff Valve Location

Materials: Closet: under stairs

Pests

1. Concerns

Good	Fair	Poor	N/A	None
X				

Materials: **We are not pest inspectors. We only report on conditions we observe that are conducive of possible pest presence. We always recommend having a licensed Pest Management Officer to inspect the home if there are any concerns of pest intrusion.

Materials: **We are not pest inspectors. We only report on conditions we observe that are conducive of possible pest presence. We always recommend having a licensed Pest Management Officer to inspect the home if there are any concerns of pest intrusion.

Observations:

- No evidence of past or present structural or nascence pests located.

Residential Earthquake Hazards Report

- | | | | | |
|-------------------------------------|--------------------------|--------------------------|-------------------------------------|---|
| Yes | No | N/A | Don't Know | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 1. Is the water heater braced, strapped, or anchored to resist falling during an earthquake? |
| Yes | No | N/A | Don't Know | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 2. Is the house anchored or bolted to the foundation? |
| Yes | No | N/A | Don't Know | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 3. If the house has cripple walls:
a. Are the exterior cripple walls braced? |
| Yes | No | N/A | Don't Know | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | b. If the exterior foundation consists of unconnected concrete piers and posts, have they been strengthened? |
| Yes | No | N/A | Don't Know | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 4. If the exterior foundation, or part of it, is made of unreinforced masonry, has it been strengthened? |
| Yes | No | N/A | Don't Know | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 5. If the house is built on a hillside:
a. Are the exterior tall foundation walls braced? |
| Yes | No | N/A | Don't Know | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | b. Were the tall posts or columns either built to resist earthquakes or have they been strengthened? |
| Yes | No | N/A | Don't Know | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 6. If the exterior walls of the house, or part of them, are made of unreinforced masonry, have they been strengthened? |
| Yes | No | N/A | Don't Know | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 7. If the house has a living area over the garage, was the wall around the garage dooropening either built to resist earthquakes or has it been strengthened? |
| Yes | No | N/A | Don't Know | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 8. Is the house outside an Alquist-Priolo Earthquake Fault Zone (zones immediately surrounding known earthquake faults)? |
| Yes | No | N/A | Don't Know | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 9. Is the house outside a Seismic Hazard Zone (zone identified as susceptible to liquefaction or landsliding)? |

EXECUTED BY:

 (Seller) (Seller) Date

I acknowledge receipt of this form, completed and signed by the seller. I understand that if the seller has answered "No" to one or more questions, or if seller has indicated a lack of knowledge, there may be one or more earthquake weaknesses in this house.

 (Buyer) (Buyer) Date

Glossary

Term	Definition
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.