



THOMAS REAL ESTATE Inspections, Inc. Inspection Report

(530) 268 - 3452

Inspection # **2307**

MOBILE/MODULAR HOME INSPECTION REPORT

Client: **Joe & Jane Buyer**

Inspection Address: **12345 Main St. Grass Valley, Ca.**



This report is intended as a "Check List" of pertinent questions regarding the conditions of the items included in the report. All evaluations have been factored by the age of the property and other relevant conditions, such as weather, on the date of the inspection. Our Service is NOT a warranty on the integrity of the systems of the property. Home warranty insurance policies are available from other sources. No maintenance services, removal of cowlings, or destructive discovery have been performed. Our Liability is limited by the inspection agreement titled: "What Your Inspection Includes" approved on or before the date of the inspection.

PREPARED BY: Michael A. Thomas
Date of Inspection: 01/10/12



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Date of Inspection: **10-Jan-12**

Report Data EXPIRES: **10-Feb-12**

THIS REPORT IS FOR THE EXCLUSIVE USE OF AND HAS BEEN PREPARED FOR:

Name: **Joe & Jane Buyer**

Client: **Buyer**

Address:

City:

State:

Zip:

To prepare the following report, we have made a visual inspection of the visible and accessible areas of the building(s) on the PROPERTY LOCATED AT:

Address: **12345 Main St. Grass Valley, Ca.**

Type Unit: **Single Family**

This report is for the exclusive use in determining the physical condition of the property inspected. Although a thorough inspection of the property was made, we wish to CAUTION you that conditions may change and equipment may become defective. The report should not be construed as a guarantee or warranty of the premises or equipment, or future uses thereof. Our *CONTRACT FOR SERVICES* or *INSPECTION AGREEMENT* titled "**What Your Inspection Includes**" provides additional details:

PLEASE READ IT CAREFULLY.

The inspection, by definition, deals with an existing structure which may have older types of plumbing or wiring. It is very probable these systems would **not** meet present standards, although the system did meet requirements at the time it was installed.

Although they are sometimes mentioned as a courtesy, "cosmetic" issues are not generally addressed in this report. These issues are subjective in nature and generally do not affect the durability or serviceability of the components of a home.

IN THIS MANNER, ALL EVALUATIONS HEREIN ARE FACTORED BY THE AGE OF THE IMPROVEMENTS WHICH ARE APPROXIMATELY **N/A** YEARS OLD.

Approximate age of Home: **38** YEARS OLD.

DEFINITIONS: "Good"= Appears Durable and Serviceable; "Fair"= Appears Durable or Serviceable;

"Poor"= Does Not Appear Durable or Serviceable; "LH"= Left Hand; "RH"= Right Hand; "DNT"= Did Not Test or Evaluate; "(x3)"= Number of times the Condition was noted; "UTD" =Unable to determine

ALL ORIENTATIONS ARE FROM THE STREET FACING THE STRUCTURE

Table of Contents

Page Title	Page	Page Title	Page
Front Page	1	Master Suite	18
General Information	2	Master Bathroom	19
Table of Contents	3	Bedrooms	20
Home Energy and Earthquake Analysis and Comments	4	Bathroom	21
Landscaping	5	Heating and Air Conditioning	22
Driveways, Walkways, Cabana/Awning	6	Water Heater and Plumbing	23
Exterior - Structure, Entry	7	Attic, Crawl Areas	24
Electrical Service & Exterior Electrical	8	Glossary	25-27
Electrical General & Additional Electrical Panels	9	Life Expectancies of Components	28
Decks, Patios, Sheds	10		
Roofing	11		
Gutters & Chimneys	12		
Carport	13		
Living Room	14		
Interior Entry, Hallways, Stairs	15		
Kitchen, Dining Areas	16		
Laundry, Pantry Areas	17		

Legend for Inspection Report

- Not Applicable
- Inspected, item condition GOOD or FAIR, or item presence noted.
- R Recommend a licensed contractor evaluate further for any needed repairs or replacements. (see 2 below)
- C Inspected, reportable condition exists and/or condition of POOR, may require repair. May also represent a potential hazard.
- H Inspected, condition POOR and IMMINENT HAZARD exists that may require immediate attention. Condition may exist where system or component should not be operated until repaired.

1 **PLEASE NOTE . . .** This report is prepared for the sole and exclusive use of the Client named on page 1 and 2. The acceptance and use of this report by any person other than the Client named on page 1 and 2 shall be deemed to be a retention of this firm for the purpose of providing an evaluation of this property at a fee equal to the original fee for the service provided on the date of this inspection.

2 All recommendations for further evaluation, repair or replacement of any component noted in this report should be completed by a licensed contractor, technician or engineer qualified to make such evaluations or repairs. All inspections and bids for repair should be completed by the close of Escrow.

3 The inspector is not required to perform any of the following as part of a real estate inspection: Obtain or review information from any third-parties including, but not limited to: government agencies (such as permits), component or system manufactures including product defects, recalls or similar notices.

4 Stains and/or discolorations or drywall separations may be an indication of conditions conducive to biological/organic growth. Water intrusion is a frequent indicator of unseen biological/organic growth. Since different people have differing sensitivities to these types of growths , we recommend that the client contact an experienced Environmental Inspector to conduct a survey to establish the presence of and identify and quantify the growth prior to the close of escrow.

5 Hazardous materials are beyond the scope of this inspection report and the inspector is not an environmental expert. If asbestos, electro-magnetic fields, fiberglass, formaldehyde, hazardous wastes, lead, radon, soil contamination, biological/organic growth, or the quality of drinking water, air or waste disposal are a concern, please contact an appropriate expert. Although the inspector may note material deterioration or insect infestation the "Wood Destroying Pest and Organism Report" should be referred to for those occurrences that affect the structure. Dual pane windows that do not show obvious evidence of moisture between panes at the time of inspection are beyond the scope of the inspection.

Energy Analysis

This energy analysis is not a certified energy rating.

- UTD Attic Insulation = R-19 minimum at ceiling Estimated "R": **UTD**
- Yes Floor Insulation = R-11 or better
- N/A Exterior Wall Outlets & Switch Plate Cover = Gaskets
- Partial Exterior Caulking
- No Broken Windows (or other holes in building envelope)
- N/A Water Heater Blanket = R-6 minimum
- No Hot/Cold Water Supply Lines = R-4 minimum 5' above water heater
- Yes Duct & Plenum Insulation = R-5 minimum
- No Shower Heads = 3 gallons per minute maximum
- No Low Flush Toilets < or = 1.6 GPF
- Partial Dual Pane Windows
- N/A Solar Screens
- N/A Solar Heating or Solar Hot Water Heating
- Yes Mini-Blinds or Window Coverings

For information on energy programs contact:
 California Energy Commission www.energy.ca.gov SMUD Peak Corps Program www.smud.org
 Pacific Gas & Electric www.pge.com 1-888-742-7683
 1-800-933-9555

Earthquake Analysis

- No Friction catches on cabinets
- Yes Water heater strapping
- No Seismic restraints at foundation
- N/A Chimney anchored to roof framing
- Yes Flexible lines used for gas and water (water heater, a/c, and appliances)
- N/A Cripple walls appear diagonally braced

Energy and Earthquake Rating

Energy Rating: **Good-Fair**

Earthquake Rating: **Fair-Poor**

Home:	Vacant	Inspection Duration:	Start Time:	8:30	Stop Time:	11:30
Utilities:	Electric: On	Water: On	Gas: On			

Address Visible From Street: **Yes**

Smoke Detectors

Smoke/CO Detector(s): **Yes** Hazard Smoke Detector Not Installed
 Functioned with test: **Yes** Hazard Smoke Detector(s) Did Not Function
 Location(s): **Hallway** Number installed: **2** Smoke
 Remarks: **1** CO

Ionization alarms are considered by the fire & safety industry to be insufficient as a fire warning device. We recommend smoke alarms be replaced or upgraded to photoelectric units. Type of alarm present is not verified.

Smoke detectors tied into an alarm system are not checked. If not installed, for safety smoke detectors should be installed in all bedrooms. All smoke detectors should be tested with real or simulated smoke during final walkthrough prior to the close of escrow. Smoke detectors over ten years old should be replaced.

Carbon Monoxide Detectors are now required in all homes with a gas appliance, solid fuel stove, &/or attached garage.

General Comments

People on site at time of inspection: **Buyer's Agent**

Client's Agent : **John Realtor**

Opened Home: **Buyers Agent**

Company: **AAA Realty**

Address:

Phone #:

Landscaping

Weather

Weather Condition: **Sunny**

Ambient Air Temp. (F): **40-50**

Snow/Accumulation: ("):

Topography

Soil Condition: **Dry**

Lot **Above Roadway**

Type Lot: **Slight Hillside**

Lot Drainage Appears: **Good**

Water appears to drain away from foundation: **Yes**

Drainage systems used on lot: **No**

Negative Grade: **N/A**

Water May Pond At: **N/A**



Water may migrate from adjoining lots

C

Recommend improvement of drainage to direct water away from foundation

Retaining Walls: **N/A**

General Condition:

Type Construction:

Weep holes noted:

Remarks:

Positive grading noted around house. Swale/ ditch noted running across rear of property to help divert run-off past house. Open ended gutters noted are discharging roof run-off against house. Roof run-off is recommended to be diverted away from structure. Recommend installation of downspouts.

Underground and/or concealed pipes and drainage systems are beyond the scope of this inspection. Note: If soil stability or expansive soil is a concern, please contact a soils engineer.

Landscaping

General Condition Is: **Good**

Trees/Shrubs: **Good**



Exposed tree roots may pose tripping hazard:



Front



Rear

Front Landscaping: **Good**

Rear Landscaping: **Fair**

RH Landscaping: **Good**

LH Landscaping: **Good**

Fountain(s): **N/A**

Functioning: Front:

Rear:

Sprinklers: Front **No**

Rear **No**

Yard and Garden Sprinkler Systems are not Tested for Operation

Remarks:

Fencing **NA**

General Condition Is:

Rails and Face Boards:

Type Material:

Posts:

Type:

Gate(s) Function :

Number:

Type:

Loose Post(s) at:

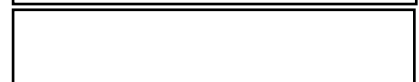
Remarks:



Positive grading & ditch noted along rear of house.



Open ended gutters are discharging roof run-off next to house.



Driveway/Walkways/Patios

Driveway

General Condition Is: **Good-Fair** Type Material: **Concrete**

Normal settling cracks noted. All concrete, asphalt, and masonry crack, (it's just a matter of degree), the cracks observed appear to be normal. The life expectancy of driveway paving is about 15-50 years.

C NOTE: Uplifting of slab or expansion material/uneven surfaces may present a tripping HAZARD.

NOTED significant cracks, (see remarks below).

Remarks:

Uplifting noted to driveway material.

Walkways/Paths

General Condition Is: **Good** Type Material: **Concrete**

Normal settling cracks noted. All concrete, asphalt, and masonry crack, (it's just a matter of degree), the cracks observed appear to be normal. The life expectancy of walkway & path paving is about 20 years.

C NOTE: Uplifting of slab or expansion material/uneven surfaces may present a tripping HAZARD.

NOTED significant cracks, (see remarks below)

Remarks:

Loose & uneven walking surfaces noted around house. Broken concrete noted along right side of house behind driveway.

Cabana/Awning

NA

Location:

General Condition Is: Type Construction:
Supports

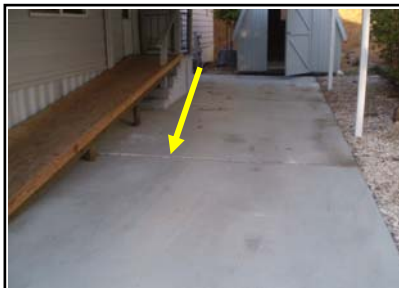
General Condition Is: Type Construction:

NOTED significant cracks, (see remarks below)

Cabana/Awning supports not secure

Leaks noted at roof (see remarks)

Remarks:



Uplifting noted to carport driveway material.

Exterior Structure and Entry

Exterior-Structure

General Condition Is: **Good-Fair**

Paint/Stain: **Good**

Brick/Block/Stone: **N/A**

Exterior Covering(s): **Good-Fair**

Type of Siding: **Metal**

Normal Settling Cracks Noted

Moldings/Trim: **Good-Fair**

Eaves and Overhangs: **Good-Fair**

Skirting: **Fair**

Type of Skirting: **Metal**

Windows: **Good-Fair**

Type Window(s): **Single & Dual Pane**

Earth to Wood Clearance: **N/A**

Caulking and weather-stripping: **Good**

Material deterioration (MD) Noted:

Refer to "Wood Destroying Pest and Organism Report"

Vegetation limits access to exterior surfaces:

Holes noted on exterior surface should be sealed (pipe, conduit, cable entry points).

Manufacturer Insignia Present: **No**

Manufacturer: **Golden West Key Biscayne**

Year Built: **1973**

Serial#: **A105471-472**

Remarks:

Loose skirting trim material noted. Skirting material is worn & bent. Earth to metal contact noted will accelerate wear to skirting siding material. Wear noted to eave fascia material at gutter leaks. All exterior exposed seams & edges in siding & along trim are recommended to be caulked/ sealed to help prevent water entry behind & into siding material. Recommend annual check of exterior caulking & re-apply as needed.

Entry Porch

Normal settling cracks noted

General Condition Is: **Fair**

Type Construction: **Wood Deck**

Doorbell: **Not Functioning**

Stair/Steps-Condition: **Fair**

Steps: Riser/Tread Ratios: **Good**

Potential Hazard

No Graspable Handrail Installed-Potential Hazard

NOTE: Uplifting of slab or expansion material/uneven surfaces may present a tripping HAZARD.

Deck: **Fair**

Type Surface: **Wood**

Piers fully bearing: **Yes**

Potential HAZARD

Spacing of Railing Balustrades exceeds 4" which may present a HAZARD to infants/children.

Loose railings/posts noted at: See Remarks

Potential HAZARD

Earth to Wood contact noted at decks, a common condition which may moderately accelerate deterioration.

Remarks:

Open spaced railings noted are insufficient for infants & toddlers. Railing openings exceed current 4 " recommended maximum. Recommend upgrading railing openings. Graspable hand rails are not installed at deck front & rear entry steps - recommend correction.



Skirting material bent, dented.



Wear noted to skirting material at soil contact.



Loose skirting trim material noted.

Electrical Main and Exterior

Main Electrical Service

Service entrance: **Underground**

Utility District: **PG&E**

Location of Main Service Panel: **Master bedroom closet**

Inadequate clearance around electrical service panel-Potential Hazard

Recommend a Licensed Electrician evaluate further for any needed repairs or replacements.

Main breaker/disconnect size amps: **100**

Disconnect service cable: **Aluminum**

Electrical Feeder Assembly: **Flexible Conduit**

Earth Contact-Potential Hazard

Potential Hazard-Cord used when main breaker exceeds 50 Amps

Wiring Type: **3-Wire**

Wiring Conductors: **Copper**

Wiring Methods: Nonmetallic cable

BX/AC/MC Cable

Knob and Tube

Conduit

House Ground: **Unable to Determine**

Type Electrical Panel: **Circuit Breakers**

Circuit breakers Labeled: **Yes**

15 & 20 Amp Circuits: **Copper**

Breaker ties installed: **Yes**

Potential HAZARD

Number of circuits in panel:	6	15 amp	3	20 amp	25 amp	30 amp	120 Volt
		20 amp	2	30 amp	2	50 amp	2
							60 amp
							240 Volt

240 Volt Wiring located at: Garage Laundry Kitchen Exterior Other:

Main service circuit breaker size may be inadequate for number of circuits in use.

Remarks:

Main disconnect breaker is located at pedestal on right side exterior of house behind driveway. Main electrical disconnect panel grounding wire is directly buried into soil inside main electrical pedestal. Unable to access & verify grounding connection status. Main electrical feeder cable from main pedestal to house breaker panel is laying on soil. Electrical cables are recommended to be secured from soil contact. Main electrical breaker panel is located in master bedroom closet. Although common when house was built, electrical panels are no longer approved to be located in a clothes closet. If panel is to remain, we recommend not storing flammables in area around the electrical panel.

Exterior Lighting and Electrical

Front porch light: **Functioning**

Back porch Light: **Functioning**

Side garage door light: **N/A**

Garden Lights: Front: **N/A**

Rear: **N/A**

Flood Lighting: Front: **N/A**

Rear: **N/A**

Exterior Outlet(s) front: **Not Installed**

Location:

Potential HAZARD

Exterior Outlet(s) rear: **Not Installed**

Location:

Potential HAZARD

Remarks:

Unable to check all electrical outlets (in-use or not accessible)

No exterior house outlets noted or located.



Main electrical disconnect is located at pedestal.



Electrical panel ground wire disappears into soil in bottom of panel.



House breaker panels are not recommended to be in clothes closets.

General Electrical-Sub-Panels

General Electrical

Recommend a Licensed Electrician evaluate further for any needed repairs or replacements.

Visible wiring Hazards: **Yes-See Remarks**

Electrical outlets are randomly tested throughout the home.

- OpenGround Circuit(s) Open Wiring GFCI(S) Not Functioning
- Open Hot Outlet(s) Open Neutral Outlet(s) Reverse Polarity Outlet(s)
- Wiring splice(s) without junction boxes and/or covers Switch/Outlet covers not installed

GFCI /Arc Fault (Circuit Breakers/Outlets): **None Observed**

Potential HAZARD

- Locations:
- Exterior outlets Kitchen Circuit breaker Laundry
 - Garage outlets Bathrooms Bedroom AFCI
 - Home has 2-wire system typical of era, which do not provide for a ground receptacle.
 - Home has 3 wire receptacles installed with 2 wire system-No ground installed.

Boxes marked "Yellow" should have outlets protected by GFCI for Safety

Note: GFCI protected outlets may not have been required at time of construction but are recommended as a safety upgrade.

Review of all low voltage wiring, including telephone, TV antenna, alarm, computer, intercom, and stereo wiring is not within the scope of our inspection. Consult the appropriate service technician for full evaluation of their operating conditions.

Remarks:

GFCI protection not present for exterior shed, kitchen, & bathroom outlets. GFCI protection is recommended for all exterior, bathroom, & kitchen sink outlets. Recommend upgrading of all exterior outlets & all outlets located within 6 ft of sinks & water to GFCI protection. It is common for some homes to have switches with no apparent purpose to the inspector. Main electrical feeder cable is noted laying directly on soil next to pedestal & in crawl under house. Electrical wiring noted laying on soil in crawl under house. Recommend correcting/ securing electrical cable & wiring from soil contact.

Additional Panel

NA

Location:

Type:

Circuit breakers Labeled:

Electrical Panel:

Bonding & Grounding:

15 & 20 Amp Circuits:

Breaker ties installed:

Potential HAZARD

Number of circuits in panel:	15 amp	20 amp	25 amp	30 amp 120 Volt
	20 amp	30 amp	40 amp	50 amp 240 Volt

Remarks:



Electrical feeder cable & wiring noted laying on soil in crawl under house.



Decks/Balconies/Sheds

Deck(s)/Patio(s) Location: **Left Side**

General Condition Is: **Fair**

Type of Surface: **Wood**

Sub-Structure Support: **Pier & Post**

Piers fully Bearing: **Yes**



Spacing of Railing Balustrades exceeds 4" which may present a HAZARD to infants/children.



Loose railings/posts noted at:



NOTE: Uplifting of deck or expansion material/uneven surfaces may present a tripping HAZARD.



Earth to Wood contact noted at decks, (a common condition which may moderately accelerate deterioration).

Stairs: Riser/Tread Ratios: **Good**



Uneven step height and/or tread ratio may present a tripping HAZARD.



No Graspable Handrail Installed-Potential Hazard

Remarks:

Open spaced railings noted are insufficient for infants & toddlers. Railing openings exceed current 4 " recommended maximum. Recommend upgrading railing openings. Graspable hand rails are not installed at deck front & rear entry steps - recommend correction. Fungus & deterioration noted to material under decking & steps. Earth to wood contact noted to step & post material will accelerate wear.

Balconies Location: **N/A**

General Condition Is:

Type of Surface:

Sub-Structure Support:

Piers fully Bearing:



Spacing of Railing Balustrades exceeds 4" which may present a HAZARD to infants/children.



Loose railings/posts noted at:



NOTE: Uplifting of deck or expansion material/uneven surfaces may present a tripping HAZARD.

Stairs: Riser/Tread Ratios:



Uneven step height and/or tread ratio may present a tripping HAZARD.

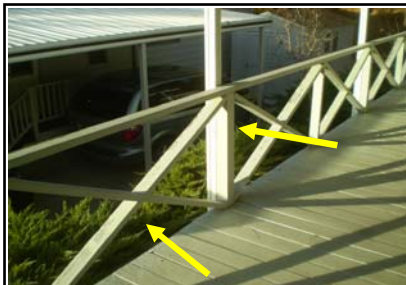
Remarks:

Shed(s) Location: **Right Side**

Miscellaneous Structures/Sheds: **Good**

Remarks:

Electrical outlets located in tool shed are not GFCI protected - recommend upgrade.



Open spaced railings are insufficient for small children.



Graspable hand rails are not present at deck steps.



Earth to wood contact will accelerate wear to step & support post material.

Roofing

General Condition Is: **Fair**

- No leaks apparent at this time..... Evidence of leaks noted = (see Remarks below)
 Recommend a Licensed Roofing Contractor evaluate further for any needed repairs or replacements.

Estimate Life is based on maintenance and/or repairs of the conditions noted. Opinions stated herein concerning the roof are in regard to the general condition of the roof surface as evidenced by a visual inspection and does not constitute an opinion or warranty as to whether the roof leaks or may be subject to future leakage.

Number of layers of roofing is at least: **UTD** Roof pitch may be inadequate for the roofing materials used.

Roof Type: **Gable**

Type Roofing Material: **Tab Composition**

Est. Pitch (slope): **<2/12**

Roofing materials noted with the following conditions:

- Rotted Curled Loose Deteriorated Lifting Missing
 Torn/Split Cracked/Chipped Rusted through
 In some cases the tar paper below is showing through roofing material.
 In some places water ponds on the roof surface.
 Roof deflection noted appears: Cosmetic Structural
 Vegetation overhangs the roof which may cause early deterioration of the roofing surface, recommend trimming.

Evidence of routine roof maintenance: **Yes**

Plumbing vents noted: **Yes**

Skylights: **Yes**

Heat reflective: **Yes**

Antenna/Dish: **N/A**

Roof metal/ Flashings: **Fair**

Attic vents noted: **Yes**



Eave



Gable



Roof



Turbine Vents

Note: If turbine vents are used they should be covered in winter to prevent excess moisture entry to attic space.

ROOF-INSPECTED FROM: **Walking on roof surface**

Patio Roof Covers: and/or flat roofs are not included in the data listed above.

Remarks:

Roof pitch was noted near or less than 2/12 with comp shingles. Comp shingles are not approved or recommended for roof covering if roof pitch is less than 2/12. If roof pitch is 2/12, two layers of felt underlayment is required. Unable to access felt under layment under shingles to verify number of layers. Curling noted to shingle material. Roofing sealant noted installed at plumbing & vent pipe penetrations through roof flashing. Worn sealants & gaps noted around vent pipe & flue penetrations will allow water entry into attic framing. Staining noted to water heater closet ceiling at exhaust flue penetration. Staining noted to kitchen ceiling material above sink cabinet area. Rusting noted to plumbing & vent flashing material. Recommend keeping debris off roofing surfaces. Debris build-up may trap & collect water.

Awning/Cabana

NA

Location:

Type Construction:

Support:



Loose posts/support-Potential Hazard

Condition:

Remarks:



Gaps noted in vent pipe flashing sealant. Staining noted to water heater closet ceiling under flashing.



Rusting noted to vent pipe flashing.



Recommend keeping debris cleared from roof surfaces.

Gutters/Downspouts

Gutter Condition: Fair	Use of Gutters: Good	Debris noted in gutters: Yes
Scupper Condition: N/A	Use of Scuppers:	Debris noted at scuppers:
Downspout Condition: N/A	Use of Downspouts: Poor	Rust noted in gutters: Yes
Evidence of leaks on: Gutter(s)		Splash Blocks Used: No

Use of splash blocks and/or drainage systems are recommended to divert water away from home.
Scuppers are used on low pitch roofs for draining water from roof (gutters are not used).

Remarks:

Leaking noted at gutter joints. Wear noted to eave fascia material at gutter leaks. Open ended gutters are discharging roof run-off against house. Recommend installation of downspouts.

Chimney(s)

Chimney #1 Location: **N/A**

Exterior condition:	Type construction:	
Chimney flue: <input type="checkbox"/>	Cap or spark arrestor: <input type="checkbox"/>	Potential HAZARD

Chimney should be inspected for cleanliness

Remarks:

Chimney #2 Location: **N/A**

Exterior condition:	Type construction:	
Chimney flue: <input type="checkbox"/>	Cap or spark arrestor: <input type="checkbox"/>	Potential HAZARD

Chimney should be inspected for cleanliness

Remarks:

Chimney #3 Location: **N/A**

Exterior condition:	Type construction:	
Chimney flue: <input type="checkbox"/>	Cap or spark arrestor: <input type="checkbox"/>	Potential HAZARD

Chimney should be inspected for cleanliness

Remarks:

Leaking noted at right side gutter joint onto fascia.

Carport

Garage/Carport

Settling cracks noted biological/organic growth noted

General Condition Is: **Good-Fair** **Type:** **Carport-Attached** **Size:** **1-car**

Fire wall between garage and house: **N/A** Holes and/or penetrations through fire wall should be sealed.

Solid core door to house: **N/A** **Self closing device:** **N/A**

Electrical wiring protected on walls to 7 ft.: **N/A** **Garage outlets at least 18" off floor:** **N/A**

Outlets protected by GFCI : **N/A** **Potential Hazard (outlets are not GFCI protected)**

Windows: **N/A** **Type:**

Sink: **N/A** **Type:**

Faucet Operating Condition: **N/A** **Lighting Functions:** **N/A**

Side/back garage door: **N/A** Limited access to garage Garage attic not intended for storage

Evidence of moisture entry (see remarks)

Remarks: **Unable to check all electrical outlets (in-use or not accessible)**

Uplifted edge noted in carport driveway material. Ramp noted to house side entry. No guard railing & step-off hazard noted off side of ramp. Recommend installation of railing if ramp is to remain. Railing openings at house side entry porch exceed 4" recommended maximum - recommend upgrade.

Garage Door(s)

Remote control devices are not tested.

Note: Openers with electric eye or door edge sensors are now available which can be retrofitted for safety.

Garage Door: **N/A** **Size:**

General Condition Is: **Construction:** **Type:**

Operation: **Electric....Auto Reverse functions:** **Potential HAZARD**

Recommend adjustment of auto reverse function.

Safety Spring Retainers: **Potential HAZARD**

Remarks:

Garage Door: **N/A** **Size:**

General Condition Is: **Construction:** **Type:**

Operation: **Electric....Auto Reverse functions:** **Potential HAZARD**

Recommend adjustment of auto reverse function.

Safety Spring Retainers:

Remarks:



Attached carport/ parking



No railing & high edge noted off side of ramp.



Porch railing openings are insufficient for small children.

Living Room

Living Room

Normal settling cracks noted biological/organic growth noted

Wall Finish: **Good** Type: **Paper**

Flooring: **Fair** Type: **Carpet**

Window(s): **Good** Type: **Slider/Fixed** Screens: **Good**

Door(s): **N/A** Type: Screens:

Ceiling Fan: **Functioning** Ceiling/Wall Light: **Functioning**

Unable to check all electrical outlets (in-use or not accessible)

Heating /Cooling Device: **HVAC Duct**

Remarks:

Dual pane windows noted. Wear & staining noted to carpet.

Fireplace/Stove **NA**

Type Fireplace:

Fire box:

Damper:

Gas Log:

Damper not permanently secured open-Potential Hazard

Gas Lighter:

Gas Shut-off valve:

Potential HAZARD

Chimney Clean:

Evidence of smoke:

Chimney should be inspected for cleanliness

Hearth Extension:

Inadequate, (Less than Typical Min. of 16") Potential Hazard

Remarks:

Wet Bar **NA**

Located In:

Cabinets:

Friction Catches on Cabinets:

Countertop:

Type:

Sink:

Type:

Faucet Operation:

GFCI outlet near sink:

Potential HAZARD

Plumbing Leaks:

Remarks:

Unable to check all electrical outlets (in-use or not accessible)



Living room



Living room



Entry Foyer/Hallways/Stairways/Other Items

Entry Foyer

See Notes at Living Room Normal settling cracks noted

Wall Finish: **Good** Type: **Paper**

Flooring: **Good** Type: **Carpet**

Window(s): **N/A** Type: Screens:

Door(s): **Fair** Type: **Front Door-Single** Screens: **Good**

Closets/Cabinets: **Good**

Ceiling Light: **Functioning** Ceiling Fan: **N/A**

Remarks: Unable to check all electrical outlets (in-use or not accessible)

Front entry door glass is loose, rattles. Uplifted edges noted at exterior entries is common with manufactured home construction. Uplifted edge noted out of right side entry door.

Hallways

Normal settling cracks noted Biological/organic growth noted

Wall Finish: **Good** Type: **Paper**

Flooring: **Good-Fair** Type: **Wood**

Window(s): **N/A** Type: Screens:

Door(s): **N/A** Type:

Closets/Cabinets: **N/A**

Ceiling/Wall Light: **Functioning** Ceiling Fan: **N/A**

Remarks: Unable to check all electrical outlets (in-use or not accessible)

Unlevel flooring noted in center hall area.

Stairways/Landings (Interior) **NA**

Normal settling cracks noted Biological/organic growth noted

Riser/Tread Ratios: Head Clearance:

Railing: **Sturdy/Spacing:** Stair Covering:

Spacing of Railing Balustrades exceeds 4" which may present a HAZARD to infants/children.

Loose railings/posts noted Potential HAZARD

Window(s): Type: Screens:

Remarks: Unable to check all electrical outlets (in-use or not accessible)

Other Items

Recommend a qualified alarm company test security and fire systems.

Central Vacuum: **N/A** Water Softener: **N/A**

Intercom: **N/A** Security System: **N/A**

Lighting: **Appears Adequate** Storage Space: **Appears Adequate**

Remarks:



Front entry door glass is loose, rattles.



Uplifted edge noted out of right side entry door.



Unlevel flooring noted in center hallway.

Kitchen/Dining Areas

Kitchen

With Eating Area Normal settling cracks noted biological/organic growth noted
Wall Finish: **Good** **Type:** **Paper**
Flooring: **Good** **Type:** **Wood**
Window Condition: **Good** **Type:** **Slider** **Screens:** **Good**
Door(s): **N/A** **Type:** **Screens:**
Ceiling/Wall Light: **Functioning** **Ceiling Fan:** **N/A**
Cabinets: **Fair** **Cabinet Hardware:** **Fair** **Friction Catches on Cabinets:** **No**
Countertop: **Fair-Poor** **Type:** **Formica**
Sink: **Good** **Type:** **Enameled Steel** **Size:** **Double**
Faucet Operation: **Good** **GFCI outlet near sink:** **No** C **Potential HAZARD**
Garbage Disposal Function: **Functioning** Unable to check all electrical outlets (in-use or not accessible)
Dishwasher: **Functioning** **Anti-siphon device for dishwasher:** **Yes**

Dishwasher is checked for ability to fill and drain only.

Trash Compactor: **N/A**

Exhaust Fan: **Functioning**

Type: **Overhead**

Gas stove installed with recirculating or no exhaust fan, although kitchen stove exhaust fan may not be required, we recommend upgrading, ducting the exhaust to the exterior.

Built-in Microwave: **N/A**

Leakage exceeds 5mw/cm2

Stove (range): **Good**

Type: **Gas**

Oven: **Good**

Type: **Gas**

Self Cleaning: **Yes-Did Not test**

Refrigerator space:

33 " Wide

65.5 " High

24 " Deep

Refrigerator space = (typical minimums 36"x72"x24") Refrigerator ice maker supply, supply valve, & supply line are not tested.

Plumbing leaks: **None Observed**

Remarks:

Heating /Cooling Device: **Not Installed**

Kitchen counter outlets located within 6 ft of sink are not GFCI protected - recommend upgrading. No anti-tip brackets noted for oven/ stove - recommend correction. Right side counter tops next to stove are loose, not attached to cabinets. Wear noted to cabinet doors & drawers. Staining noted to ceiling material over suspended lighting covers. Staining & sagging noted to center ceiling material. Dishwasher is noisy.

Dining Area

With Eating Area Normal settling cracks noted biological/organic growth noted

Wall Finish: **Good**

Type: **Paper**

Flooring: **Good**

Type: **Wood**

Window(s): **N/A**

Type:

Screens:

Door(s): **Fair**

Type: **Sliding Glass**

Screens: **Good**

Ceiling/Wall Light: **N/A**

Ceiling Fan: **N/A**

Unable to check all electrical outlets (in-use or not accessible)

Remarks:

Heating /Cooling Device: **HVAC Duct**

Single pane glass slider door unit noted.



GFCI protection is recommended for sink counter outlets.



Stove anti-tip brackets are not installed. Counter tops are not secured to cabinet.



Staining noted to ceiling over sink area.

Laundry/Pantry

Laundry Location: **Hallway**

Normal settling cracks noted biological/organic growth noted

Wall Finish: **Good** Type: **Paint and Paneling**

Flooring: **Good** Type: **Wood**

Window(s): **N/A** Type:

Door(s): **Good** Type: **Single**

Screens:

Screens: **Fair**

Ceiling/Wall Light: **Functioning** Exhaust Fan: **N/A**

Heating /Cooling Device: **HVAC Duct** Ironing Outlet: **N/A**

Cabinets: **Good** Cabinet Hardware: **N/A**

Countertop: **N/A** Type:

Sink: **N/A** Type: Size:

Faucet Operation: **N/A** GFCI outlet near sink: **N/A** Potential HAZARD

Dryer Source: **Electric** Vented to outside: **No**

Plumbing leaks: **None Observed** Dryer gas line not capped-Potential Hazard

Remarks: Unable to check all electrical outlets (in-use or not accessible)

Dryer debris line is discharging into crawl area. Recommend correcting dryer debris to terminate to the building exterior. To insure safe operation of the appliance, we recommend periodic & regular inspection & cleaning of the dryer & vent system. Drain/ catch pan is recommended under interior installed washer. Uplifted edge out of exterior entry door. Note: washer drain stand pipe & supply lines are not accessed or tested.

Pantry Location: **N/A**

Normal settling cracks noted biological/organic growth noted

Wall Finish: Type:

Flooring: Type:

Window(s): Type:

Door(s): Type:

Screens:

Screens:

Ceiling Light: Exhaust Fan:

Heating Device: Ironing Outlet:

Cabinets: Cabinet Hardware:

Countertop: Type:

Sink: Type:

Faucet Operation: GFCI outlet near sink: Potential HAZARD

Plumbing leaks:

Remarks: Unable to check all electrical outlets (in-use or not accessible)



Drain pans are recommended under interior washers.



Dryer debris is discharging into crawl.



Master Bedroom

Location: Left rear	<input type="checkbox"/> Normal settling cracks noted	<input type="checkbox"/> Biological/organic growth noted
Wall Finish: Fair	Type: Paper	Ceiling/Wall Light: Functioning
Flooring: Good	Type: Wood	Ceiling Fan: Functioning
Window(s): Good	Type: Slider	Screens: Good
Door(s): Good	Type: Single	Screens: N/A
Closet Storage: Appears Adequate	Type: Reach-in Mirrored Doors	
Light in closet: No	<input type="checkbox"/> Unable to check all electrical outlets (in-use or not accessible)	

Remarks: **Heating /Cooling Device: HVAC Duct**
Dual pane windows noted. Crack noted in left side wall material next to left side window.

Sitting/Dressing Area	NA	<input type="checkbox"/> Normal settling cracks noted	<input type="checkbox"/> Biological/organic growth noted
Wall Finish:	Type:	Ceiling/Wall Light:	
Flooring:	Type:	Ceiling Fan:	
Window(s):	Type:	Screens:	
Door(s):	Type:		
Closet Storage:	Type:		
Light in closet:	<input type="checkbox"/> Unable to check all electrical outlets (in-use or not accessible)		
	<input type="checkbox"/> Sinks and cabinets located in this area see Master Bathroom for evaluation		

Remarks: **Heating /Cooling Device:**

Fireplace/Stove	NA	<input type="checkbox"/> Normal settling cracks noted	<input type="checkbox"/> Biological/organic growth noted
Type Fireplace:			
Fire box:	Damper:	<input type="checkbox"/> Damper not permanently secured open - Potential Hazard	
Gas Log:		<input type="checkbox"/> Potential HAZARD	
Gas Lighter:	Gas Shut-off valve:		
Chimney Clean:	Evidence of smoke:		
	<input type="checkbox"/> Chimney should be inspected for cleanliness		
Hearth Extension:	<input type="checkbox"/> Inadequate, (Less than Typical Min. of 16") Potential Hazard		

Remarks:



Note: Although 48" was the former maximum window sill height, current standards are 42" maximum sill height to allow children & elderly emergency egress in the event of fire. We suggest a dresser or chair be placed in front of window if higher than 42".

Bathroom #: Master

Location:

Normal settling cracks noted

Biological/organic growth noted

Wall Finish: **Good** Type: **Paper**

Ceiling/Wall Light: **Functioning**

Flooring: **Good** Type: **Wood**

Exhaust Fan: **N/A**

Window(s): **N/A** Type:

Screens:

Door(s): **N/A** Type:

Heating /Cooling Device: **Not Installed**

Bath Fixtures: **Shower/Tub Combo**

Shower/Tub Door/Curtain: **Curtain**

Condition: **Good**

Tub Condition: **Good** Material Type: **Enameled Steel**

Jetted Tub: **N/A**

Tub Enclosure: **Fair-Poor** Material Type: **Fiberglass**

Faucet Operation: **Good**

Shower Pan:

Low flow showerhead: **No**

Shower Condition: **See Tub**

Material Type:

Shower Enclosure: **See Tub**

Faucet Operation: **See Tub**

The waterproof integrity of ceramic tubs and showers is beyond the scope of this report.

Vanity Cabinet(s): **Good** Countertop Condition: **Good** Type: **Acrylic**

Sink Condition: **Good** Type: **Acrylic** Size: **Single**

Faucet Operation: **Good** GFCI Outlet(s) at sink: **No** C Potential HAZARD

Toilet Condition: **Good** Water saver type tank: **No**

Plumbing leaks: **None Observed**

Remarks: Unable to check all electrical outlets (in-use or not accessible)

Counter outlet located within 6 ft of sink/ water is not GFCI protected - recommend upgrade. Shelving paper in sink cabinet is bubbled. No leaking noted during inspection.

Located in separate room: Toilet/Shower/Tub

NOTE: See above for evaluation of toilet/bathtub/shower

Normal settling cracks noted

Biological/organic growth noted

Wall Finish: **Good** Type: **Paper**

Exhaust Fan: **Not Installed**

Flooring: **Good** Type: **Vinyl/Linoleum**

Screens: **Good**

Window(s): **Fair** Type: **Single Hung**

Door(s): **Fair** Type: **Single**

Heating /Cooling Device: **Not Installed**

Remarks: Unable to check all electrical outlets (in-use or not accessible)

Bathroom window drops when opened. Bathroom entry door does not latch shut. Individual single fiberglass shower panels noted offer minimal water protection & are prone to leaking. Wear & lifting noted to panel material. Staining noted to center of rear panel. If panels can not be upgraded to an enclosed shower envelope, recommend keeping all seams & edges around shower & tub caulked/ sealed.



Master bathroom sink outlet is not GFCI protected.



Bathroom window drops when opened.



Individual single sheet panels noted in shower will leak if not maintained.

Bedrooms

Bedroom# **2** **Location:** **Right rear**

<input type="checkbox"/> Normal settling cracks noted	<input type="checkbox"/> biological/organic growth noted
Wall Finish: Good Type: Paint and Paneling	Ceiling/Wall Light: No
Flooring: Good Type: Wood	Ceiling Fan: No
Window(s): Good Type: Slider	Screens: Good
Door(s): Good Type: Single	

Closet Storage: **Appears Adequate** **Type:** **Reach-in**

Light in closet: **No** Unable to check all electrical outlets (in-use or not accessible)

Remarks: **Heating /Cooling Device:** **HVAC Duct**

Dual pane windows noted.

Bedroom# **N/A** **Location:**

<input type="checkbox"/> Normal settling cracks noted	<input type="checkbox"/> biological/organic growth noted
Wall Finish: Type:	Ceiling/Wall Light:
Flooring: Type:	Ceiling Fan:
Window(s): Type:	Screens:
Door(s): Type:	

Closet Storage: **Type:**

Light in closet: Unable to check all electrical outlets (in-use or not accessible)

Remarks: **Heating /Cooling Device:**

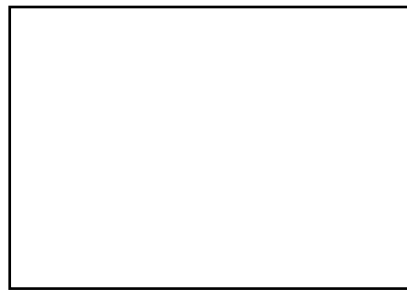
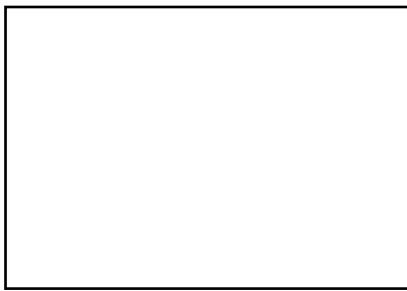
Bedroom# **N/A** **Location:**

<input type="checkbox"/> Normal settling cracks noted	<input type="checkbox"/> biological/organic growth noted
Wall Finish: Type:	Ceiling/Wall Light:
Flooring: Type:	Ceiling Fan:
Window(s): Type:	
Door(s): Type:	

Closet Storage: **Type:**

Light in closet: Unable to check all electrical outlets (in-use or not accessible)

Remarks: **Heating /Cooling Device:**



Bedroom # 2

Note: Although 48" was the former maximum window sill height, current standards are 42" maximum sill height to allow children & elderly emergency egress in the event of fire. We suggest a dresser or chair be placed in front of window if higher than 42".

Normal settling cracks noted

Biological/organic growth noted

Wall Finish: **Good**

Type: **Paper**

Ceiling/Wall Light: **Functioning**

Flooring: **Good**

Type: **Vinyl/Linoleum**

Exhaust Fan: **N/A**

Window(s): **Good**

Type: **Slider**

Screens: **Good**

Door(s): **Fair**

Type: **Single**

Heating /Cooling Device: **HVAC Duct**

Bath Fixtures: **Shower/Tub Combo**

Shower/Tub Door/Curtain: **Sliding Glass Doors**

Condition: **Good**

Tub Condition: **Good**

Material Type: **Fiberglass**

Jetted Tub: **N/A**

Tub Enclosure: **Good**

Material Type: **Fiberglass**

Faucet Operation: **Good**

Shower Condition: **See Tub**

Shower Pan:

Low flow showerhead: **No**

Shower Enclosure: **See Tub**

Material Type:

Faucet Operation: **See Tub**

The waterproof integrity of ceramic tubs and showers is beyond the scope of this report.

Vanity Cabinet(s): **Good**

Countertop Condition: **Good**

Type: **Acrylic**

Sink Condition: **Good**

Type: **Acrylic**

Size: **Single**

Faucet Operation: **Good**

GFCI Outlet(s) at sink: **No**

C

Potential HAZARD

Toilet Condition: **Good**

Water saver type tank: **No**

C

Plumbing leaks: **Yes-See Remarks**

Remarks:

Unable to check all electrical outlets (in-use or not accessible)

Safety glass noted for shower doors. Recommend keeping all seams & edges around tub/ shower caulked/ sealed. Outlet located within 6 ft of sink/ water is not GFCI protected - recommend upgrade. Bathroom front entry door does not latch shut. Leak noted at sink drain stopper assembly at drain line under sink.

Located in separate room: **N/A**

NOTE: See above for evaluation of toilet/bathtub/shower

Normal settling cracks noted

Biological/organic growth noted

Wall Finish:

Type:

Exhaust Fan:

Flooring:

Type:

Screens:

Window(s):

Type:

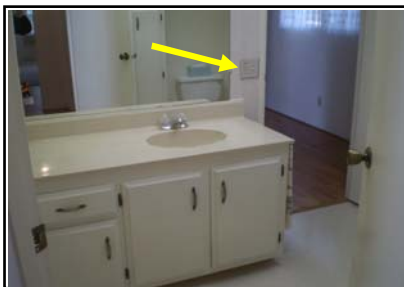
Door(s):

Type:

Heating /Cooling Device:

Remarks:

Unable to check all electrical outlets (in-use or not accessible)



Bathroom # 2 sink outlet is not GFCI protected.



Recommend keeping tub seams/ edges caulked/ sealed.



Leak noted at sink drain stopper assembly under sink.

Heating & Cooling Systems

Heating & Air Conditioning Inspection

Visual Condition Is: **Good**

Operational Condition: **Good**

Recommend further evaluation of:

Due to age of heating system, heat exchanger should be checked for cracks.

Recommend cleaning of :

Note: According to industry experts, the average life of the furnace heat exchanger in the U.S. is 15 years. As with all mechanical equipment, our inspection is a visual evaluation of the operation. If heating or a/c equipment is a concern, please have a licensed HVAC technician perform a maintenance inspection. Capacity or adequacy of system to heat or cool the home is beyond the scope of the inspection.

Type Unit: **Central Heating/Cooling**

Add'l Units: **N/A**

Systems Not Tested: **Cooling System not tested due to low outside air temperature**

Equipment Location: **Side yard/Exterior Closet**

Cooling: Return Air Temperature: **Not Tested** Degrees (F)

Supply air temperature: Degrees (F)

Heating: Return Air Temperature: **71-73** Degrees (F)

Supply air temperature: **90-95** Degrees (F)

Heating Unit: Make: **Coleman**

Model #:

Air Conditioning Unit: Make: **Coleman**

Model #:

Number of return filters locations: **1** Location: **Furnace Cabinet**

Filter Condition: **Collapsed**

Location: Filter Condition:

Programmable Thermostat: **Yes**

Control: **Single Zone**

Thermostat functions on Fan Only Setting: **Functioning**

Heat Pump Emergency heat: **N/A**

Functions:

Condensate drain: **Yes-Primary**

Drain pan : **Not Installed**

Condensate drains into crawl area Condensate pump installed not tested

Heating Energy: **N.Gas**

Solar Assisted

Solar Systems are beyond the scope of this inspection and are not included

HVAC Ducting: Air flow to all rooms: **No**

Insulation torn: **No**

Ducts disconnected: **No**

Ducts collapsed: **No**

Furnaces

Combustion Venting: **Good**

Exhaust Venting: **Good**

Potential HAZARD

Flue condition: **Good**

Inadequate clearance maintained around flue

Flue construction: **ABS**

Flame Condition: **Good**

Gas Shut-off Valve: **Yes**

Potential HAZARD

Brass or copper pipe used for gas connection: Recommend replacement-Potential Hazard

Roof top or ground units Gas pipe flashing not sealed

Gas pipe has no protective coating

Electrical flashing not sealed

Exterior unit pad not above grade

Attic Units No Solid floor from access min. 24" wide

No 30" deep platform in front of firebox

Lighting in Attic: **N/A**

Remarks:

Drip leg/ sediment trap noted on furnace gas supply connector as recommended by the manufacturer. 50 amp breakers noted at AC disconnect exceed manufacturers recommendations stated on unit - recommend correction. Gaps noted in AC feed line insulation may allow feed pipe to freeze over & crack. AC condenser disconnect panel is located in master closet. Local in-site disconnect not present at AC condenser. Recommend correction/ installation of an in-site disconnect for the AC condenser at the AC condenser. Return air filter in furnace has collapsed.



No electrical disconnect noted at AC condenser.



Exterior closet - furnace gas shut-off valve.



Return air filter in furnace has collapsed.

Water Heater/Plumbing

Water Heater General

General Condition Is: **Good** Approximate Age: **5** Years Gallons: **30**
 Location: **Exterior of Home** Water Heater Type: **N.Gas**
 Make: **American** Model #:

Solar or water heater assisted systems are not inspected.

According to industry experts, the average water heater life in the U.S. is 8 to 12 years.

Recommend licensed plumbing contractor evaluate further for any needed repairs or replacements.

Safety Relief Valve (SRV): **Yes** Potential HAZARD Raised Platform (Garage): **N/A** Potential HAZARD

SRV drained to the outside: **Yes**

Supply Pipes Insulated: **No**

Insulating Blanket (external): **N/A**

Earthquake Strapping: **Yes** Strap(s) incorrectly installed Potential HAZARD

Bollards in place to protect from vehicle damage: **N/A** Potential HAZARD

Fuel Burning Water Heaters

Combustion Venting: **Good** Exhaust Venting: **Good** Potential HAZARD

Flue condition: **Good** Inadequate clearance maintained around flue

Flue construction: **Metal Single wall**

Flame Condition: **Good** Fuel Shut-off Valve: **Yes** Potential HAZARD

Brass or copper pipe used for gas connection: Recommend replacement-**Potential Hazard**

Electric Water Heaters

Feed wire in conduit: **N/A** Water heater timer: **N/A**

Remarks:

Drain pans are recommended under water heaters installed over framing & next to living space walls & floors. No drip leg/ sediment trap noted at gas supply line connector as recommended by the manufacturer. Installed EQ strapping does not secure water heater from movement. Blocking or bracing is recommended to help prevent movement of water heater. Staining noted to ceiling at water heater exhaust flue penetration.

Plumbing

General Condition Is: **Good** Recommend plumbing contractor evaluate further for any needed repairs/ replacements.

Gas: **Natural** Shut-off valve location: **Right Hand Side**

Flexible Gas Connector<=6 ft. **Yes** Potential HAZARD

Note: Supply and Waste Lines which are not visible are not part of these conclusions.

Water Supply: **Public** Potable Water Pipe Material: **Copper/Plastic**

Potable Water pipe leaks: **None Observed** Water main shut-off location: **Right Side**

Exterior hose bibs#: **1** Exterior hose bibs have anti-siphon device: **Not installed**

Decrease in water volume when more than one fixture is in use.

Waste treatment: **Sewer** Waste Water Pipe Material: **ABS**

Flexible waste Connector: **Yes**

Waste pipe leaks: **Yes-See Remarks** Clean-out plugs accessible: **Yes**

Dissimilar metals used without dielectric couplings and bonding may reduce service life

Remarks:

Draining was observed from sinks, tub/shower, toilets only. Leaking noted at flex connection on drain line in crawl under bathrooms.



EQ strapping is not securing water heater from movement.



Staining noted to water heater closet ceiling.



Leaking noted at drain line flex connector under house.

Attic/Crawl Space or Basement/Foundation

Attic Area

Location Of Access: **No Attic**

Access limited to:

of area due to inadequate clearance caused by:

Visual Condition of structure:

Biological/Organic Growth Noted

Roof Framing:

Roof Sheathing:

Rafters visibly sagging:

Ceiling joists sagging:

Chimney anchored to roof framing:

Vaulted Ceiling:

Attic Floor:

Attic Ventilation:

Attic Insulation:

Insulation Thickness:

" +/-

Powered Attic Fan:

Whole House Fan:

Recessed Lights or Knob/Tube Wiring are covered with insulation-This may present a **Fire HAZARD**

Water Stains noted on the framing members which appear to be from Past Current Leak

Electrical: line splices in wiring without wire nuts; without J-box and/or cover

Remarks:

Manufactured house, no attic.

Crawl Space/Basement-Foundation

Access limited to: **NA**

of area due to inadequate clearance caused by:

Location Of Access: **Exterior skirting**

Recommend a licensed foundation contractor evaluate further for any needed repairs or replacements.

If Soil Stability or expansive soil is a concern, contact a soils engineer.

Basement

NA

Stairways/Landings (Interior):

Head Clearance:

Riser/Tread Ratios:

Railing: Sturdy/Spacing:

Spacing of Railing Balustrades exceeds 4" which may present a HAZARD to infants/children.

Loose railings/posts

Potential HAZARD

Foundation

Type Foundation(Footings): **Block**

Pier Type: **Concrete Block/Wood**

Piers fully Bearing: **Yes**

Pier Condition: **Good**

Seismic restraints: **No**

Sub floor visual condition: **Good**

Crawl Space ventilation: **Adequate**

Type sub floor: **UTD-Insulation Installed**

Wheels Removed: **Yes**

Tongue Removed: **Yes**

Water ponds to: **N/A**

" +/- deep during wet weather in crawl space

Biological/Organic Growth Noted

Under floor Insulation: **Yes**

Sump pump installed (not inspected for operation)

Water Stains noted on the framing members which appear to be from Past Current Leak

Electrical: line splices in wiring without wire nuts without J-box and/or cover

Remarks:

As with all floating foundation systems, periodic re-leveling may be required as house & soil settle. Self closing, self opening doors is common as the structure settles. Openings noted in sub floor barrier are recommended to be closed/ sealed. Main electrical feeder cable is noted laying directly on soil next to pedestal & in crawl under house. Electrical wiring noted laying on soil in crawl under house. Recommend correcting/ securing electrical cable & wiring from soil contact.



House support is concrete block on wood pads.



Earth to wood contact will accelerate wear to post material.



GLOSSARY OF COMMON TERMS

TERM	DEFINITION
ABS	acrylonitrile-butadiene-styrene-plastic pipe and fittings used for plumbing waste drains and vents.
ampere (amp)	a unit of electrical current, circuit breakers, wiring and appliances are normally rated by amperage.
anchor bolt	bolts used to fasten the building framing to concrete or masonry foundation.
anti-siphon	a device to prevent the back-flow of waste water into a system.
baluster	a small spindle or vertical member that supports a rail or banister. Balusters form the main support for the handrails along a stairway or around a balcony. Also called a banister.
balustrade	a row of balusters supporting a handrail along a stairway.
bollards	normally a metal post placed in front of equipment to protect against vehicle impact.
breaker tie	a clip or bar that connects two circuit breakers.
BX/MC cable	a trade name for a type of residential electrical wiring in which the wire bundle, consisting of individually insulated conductors, is covered by a flexible spiral-wound metal armor. Also called metal clad (MC) cable.
cap	the top part of a column, pilaster, etc.
caulking	using a sealant to fill small gaps in surfaces or between joints.
ceiling joist	a horizontal structural member spanning the top plates and to which the ceiling covering is attached.
circuit breaker	an automatic electrical switch that interrupts an electrical circuit when the current exceeds safe limits.
combustion venting	fresh air taken from the outside to aid in the complete combustion of a gas appliance.
condensate	water that is ejected from the heating and air system.
crawl space	the space within the foundation perimeter under a building's flooring that allows access to plumbing pipes and other systems.
cripple wall	a short framed wall extending between a concrete or masonry foundation and the floor.
damper	adjustable air-flow control device in a duct or flue vent pipe.
dielectric	a material that is an electrical insulator; a non-conductor.
double lugging	two wires to one circuit breaker.
drywall	wall coverings that are applied dry, or without mortar. The term is most often used in reference to gypsum wallboard (sheetrock).
escutcheon	a circular trim piece which fits around a pipe and covers the hole where the pipe passes through the wall or floor.
fire box	the combustion area of a fireplace, furnace, or boiler.

GLOSSARY OF COMMON TERMS

TERM	DEFINITION
fire wall	a wall rated to withstand the effects of a fire for a period of time, and prevent the further spread of the fire beyond the wall for that length of time.
flashing	waterproof sheets, often of corrosion-resistant metal or plastic, installed with exterior finishing material to prevent water leakage in places where it is likely to occur, such as at the intersection of a wall and roof or in the valley of a roof.
flue	the chimney passageway for smoke and combustion produced in a fuel burning appliance.
friction catch	a mechanism which holds a cabinet door closed using friction, such as a latch.
gable roof	a roof design in which all rafters are cut to the same length and joined in the center to form a peak, with the two sides of the roof sloping down from that peak.
gambrel roof	a roof style in which the rafters are at two different slopes from the ridge to the eaves.
GFCI	ground fault circuit interrupter-a circuit breaker designed to protect people from electrical shock.
girder	a structural beam used to support concentrated loads at points along its length.
hearth extension	a fireproof section of flooring extending out from a fireplace opening.
heat exchanger	a device for transferring heat from one fluid to another in cooling systems.
hip roof	a style of roof which slopes on the ends as well as the sides, so that the eave line formed is constant on all walls.
hose bib	a faucet with a threaded outlet to which a hose can be connected.
HVAC	heating, ventilation and air conditioning.
joist	a horizontal structural member that supports the load of a floor or ceiling.
junction box	a metallic or non-metallic box, designed with knockouts in the sides and back, used to support and protect electrical wire connections or conductor splices.
knob and tube	an obsolete form of house wiring in which the conductors are strung between porcelain knobs and porcelain tubes are used to line holes in structural members through which the wires pass.
negative grade	a condition in which the surrounding soil slopes toward the foundation.
mortar	a mixture of portland cement, lime and sand used to fill voids in masonry units, bond them together, and add support.
open circuit	an electrical circuit that has a break, or is "open," so that the current cannot flow through.
open hot	the wire coming from the circuit breaker has a break, or is "open," so that the current cannot flow through.
open neutral	normally the white wire has a break, or is "open," so that the current cannot flow through.
reverse polarity	the hot (black wire) and neutral (white wire) connections are reversed at the receptacle.
riser	vertical boards between stairway treads.

GLOSSARY OF COMMON TERMS

TERM	DEFINITION
<i>roof sheathing</i>	the structural covering of the rafters or trusses, usually plywood or hardboard panels or closely-spaced boards.
<i>safety relief valve (SRV) or (T&P)</i>	a pressure and/or temperature-relieving device, used to limit the pressure and/or temperature in a vessel or system to within a safe value.
<i>scupper</i>	a drain installed through a roof or deck surface to allow for drainage of water.
<i>sediment trap</i>	a short piece of pipe normally installed vertically in a horizontal section of pipe to trap particles.
<i>spalling</i>	flaking and deterioration of a masonry surface.
<i>spark arrestor</i>	a screen or expanded metal covering on the outlet of an exhaust or a chimney which allows smoke to pass through but prevents sparks from exiting and creating a fire hazard.
<i>strike plate</i>	a metal plate, recessed flush with a door jam, into which a lock bolt latches.
<i>thermal seal</i>	the seal between the panes of glass on dual pane windows.
<i>tread</i>	the horizontal boards on stairs which make up the steps.
<i>UFER</i>	a metal rod imbedded in the foundation used to complete the home electrical grounding system.
<i>weather strip</i>	a seal used around doors and windows which prevents drafts, dust, noise and moisture from entering the building.
<i>weep hole</i>	a hole in masonry walls which permit the passage of water and prevent it from building up behind the wall and possibly undermining the foundation.
<i>wiring splice</i>	joining two wires together.



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Life Expectancy of Home Components (based on 2002 data)

Landscaping	Years	Roofing	Years	Interior(con't)	Years
Decks		Asphalt composition rolled	12-20	Counter Tops	
Wood	15	Asphalt composition shingle	15-30	Acrylic	15+
Driveways		Built-up roofing	12-30	Ceramic	100+
Asphalt	15	Concrete or Clay Tile	30-100+	Corian	20+
Concrete	50	Gutters & Downspouts (copper)	50+	Granite	20+
Fencing		Gutters & Downspouts (galv)	15-20	Laminated/Formica	10-15
Wood	12	Gutters & Downspouts (vinyl)	8-10	Wood	20
Chain Link	30	Shake & Wood Shingles	15-30	Bath	
Patio		Sheet Metal	25-50+	Cast Iron Bathtub	50
Brick/Stone	20	Slate	50-100	Fiberglass Bathtub/Shower	10-15
Concrete	24	Spray Foam	Unknown	Toilet	50
Sprinkler Systems	12	Wood Composition Tile	Unknown	Sinks	
Swimming Pool		Electrical	Years	Acrylic	10+
Vinyl Above ground	10	Aluminum branch circuit wiring	Need Inspect.	Cast Iron or Porcelain	25-30
Built-in Plaster	18	Fused Service Panel	Outdated	Concrete	50+
Walkways		GFCI circuit breaker or outlet	5-10	Corian	20+
Brick/Stone	15	Knob & Tube wiring	Outdated	Enamel Steel	5-10
Concrete	24	Service Panel	40	Faucet	15-20
Loose Aggregate	4	Plumbing	Years	Fiberglass	15-20
Exterior Structure	Years	Cast Iron sewer pipe	50-100	Appliances	
Doors		Concrete sewer pipe	50-100	Compactor	10
Door with roof over it	80-100	Copper potable water pipe	50+	Dishwasher	5-12
Main Garage Door	20-50	Copper sewer pipe	50+	Disposal	5-12
Siding		Galvanized potable water pipe	30-50	Freezer	16
Aluminum or Vinyl Siding	20-50	Plastic potable water pipe	Unknown	Microwave oven	11
Brick chimney & fireplace	100+	Plastic sewer pipe	Unknown	Refrigerator	15-20
Brick or stone walls	100+	Interior	Years	Septic tank & System	15-25
Caulking for sealer	8-10	Doors		Stove/Oven	15-20
Composite pressed wood siding	Unknown	Hollow core door	5-30	Sump Pump	10-12
Exterior Paint	7-10	Solid core door	30+	Washer/ Dryer	8-12
Metal Coping	20-40	Steel door	50+	Well	10-12
Mortar(walls)	25+	Floors		Water Heaters	
Steel siding	50-100	Carpeting	8-12	Gas/Oil	8-12
Stucco 2-coat	Unknown	Marble	100+	Electric	10-15
Stucco 3-coat	50-200	Slate flagstone	100+	Heat Extractor	8-12
Stucco EIFS	Unknown	Solid oak or pine	100+	Air Conditioning	Years
Wood Siding	10-100+	Terrazzo	100+	Attic Fan	18-20
Windows		Vinyl	20-30	Boilers	30-50
Window Glazing	20	Wood Laminate	20+	Burner & Heat Exchanger	21-24
Aluminum Casement	20-50	Interior Walls & Finish		Central Air Conditioning	8-15
Dual Pane thermo-seals	10-20	Ceramic Tile	100+	Damper	18-20
Wood Casement	20-50	Drywall & Plaster	30-70	Electric Heat Air Handler	8-12
Shutters		Wall & Trim Paint	5-10	Electric Radiant Heater	10-12
Wood Exterior	4-5	Wallpaper	7	Fiberglass Ducting	14-16
Vinyl Exterior	7-8	Wood Paneling	20+	Flexible Plastic Ducting	14-16
Aluminum Exterior	3-5	Stairs		Furnace Gas/Oil	8-18
Foundation	Years	Railings	30-40	Furnace High Efficiency	Unknown
Poured footing/foundation	200	Stairs	50-100	Galvanized Ducting	28-30
Concrete Block	100	Cabinets		Heat Pump	8-12
Cement	50	Medicine cabinet	20+	Humidifier	6-8
Post-tension Slab on Grade	50+	Kitchen cabinet	15-20	Whole House Fan	14-16
				Window Air Conditioner	8-10