

Delta T Inspection Services of Iowa

Property Inspection Report



, Anytown IA
Inspection prepared for: Harry Homeowner
Inspection Date: 2/14/2010 Time: 1:00pm
Age: 41yrs Size: 1250sqft
Weather: clear/23F

Sample

Inspector: C. Scott Justason
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Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expenses 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 of the pages of the report as the summary alone does not explain all the issues. All repairs must be done by a licensed & bonded trade or profession. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

Interior Areas		
Page 4 Item: 14	Patio Doors	<ul style="list-style-type: none"> • One or more sliding door/s shows sign of loss of seal/condensation, recommend repair or replace by Qualified Contractors, to provide energy savings and prevent hazed window from limiting view out of window.
Roof		
Page 20 Item: 1	Roof Condition	<ul style="list-style-type: none"> • Snow covered; not fully inspected. • Some shingles damaged. • Some shingles curling. • Sagging / buckling on roof decking. • The north facing roof on the west end of house appears to be dipping in towards attic. See pic. <p>Looking up through attic access shows that all visible sheathing is wet. This moisture is throughout the entire roof structure and penetrating to the rafters. This is a potentially dangerous situation if not addressed ASAP</p> <ul style="list-style-type: none"> • recommend roofing contractor to evaluate
Attic		
Page 22 Item: 3	Ventilation	<ul style="list-style-type: none"> • Frost observed at underside of roof. • Recommend review for repair or replacement as necessary.
Basement/Crawlspace		
Page 32 Item: 2	Insulation	<ul style="list-style-type: none"> • Recommend adding insulation to perimeter of structure to enhance the homes heating efficiency. • Improper use of a moisture absorbing material is used to insulate the perimeter of band joists (which can cause unwanted mold growth in this closed cavity), recommend removal and installation of a proper material such as paperless fiberglass batting • Full view of foundation insulation was not available due to lack of access. • Recommend thermal imaging to confirm that home is not missing insulation at other concealed exterior walls

Inspection Details

1. Attendance

In Attendance: Client present • Fully Participated

2. Home Type

Home Type: Single Family Home • Ranch Style

3. Occupancy

Occupancy: Occupied - Furnished • The utilities were on at the time of inspection. • Moderate to heavy personal and household items observed. • Access to some items such as: electrical outlets/receptacles, windows, wall/floor surfaces, and cabinet interiors may be restricted by furniture or personal belongings. Any such items are excluded from this inspection report.

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				

Observations:

- Operated normally when tested, at time of inspection.

4. Closets

Good	Fair	Poor	N/A	None
X				

Observations:

- The closet is in serviceable condition.

5. Door Bell

Good	Fair	Poor	N/A	None
X				

Observations:

- Operated normally when tested.

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				

Observations:

- Operated when tested

10. Stairs & Handrail

Good	Fair	Poor	N/A	None
			X	

11. Window-Wall AC or Heat

Good	Fair	Poor	N/A	None
			X	

12. Window Condition

Good	Fair	Poor	N/A	None
		X		

Materials: Aluminum framed double hung window noted.

13. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

14. Patio Doors

Good	Fair	Poor	N/A	None
	X			

Observations:

- One or more sliding door/s shows sign of loss of seal/condensation, recommend repair or replace by Qualified Contractors, to provide energy savings and prevent hazed window from limiting view out of window.

15. Screen Doors

Good	Fair	Poor	N/A	None

16. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: Drywall walls noted.

17. Fireplace

Good	Fair	Poor	N/A	None
			X	

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

Locations: North East#1 • South East#2 • North West#4 • South West#3

2. Bar

Good	Fair	Poor	N/A	None
				X

3. Cabinets

Good	Fair	Poor	N/A	None
				X

4. Ceiling Fans

Good	Fair	Poor	N/A	None
				X

5. Closets

Good	Fair	Poor	N/A	None
X				

Observations:

- The closet is in serviceable condition.

6. Doors

Good	Fair	Poor	N/A	None
X				

7. Electrical

Good	Fair	Poor	N/A	None
X				

8. Fireplace

Good	Fair	Poor	N/A	None
				X

9. Floor Condition

Good	Fair	Poor	N/A	None
X				

Flooring Types: Carpet is noted.

10. Security Bars

Good	Fair	Poor	N/A	None
				X

11. Smoke Detectors

Good	Fair	Poor	N/A	None
X				

Observations:

- The smoke detectors operated during the inspection.

12. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: Drywall walls noted.

13. Window-Wall AC or Heat

Good	Fair	Poor	N/A	None
				X

14. Window Condition

Good	Fair	Poor	N/A	None
		X		

Materials: Aluminum framed double hung window noted.

15. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

16. Patio Doors

Good	Fair	Poor	N/A	None

17. Screen Doors

Good	Fair	Poor	N/A	None

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: East bathroom • West bathroom

2. Cabinets

Good	Fair	Poor	N/A	None
	X			

Observations:
• No deficiencies observed.

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				

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				

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

9. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: Sheet vinyl flooring is noted.

10. Heating

Good	Fair	Poor	N/A	None
X				

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:
• functional

15. Shower Walls

Good	Fair	Poor	N/A	None
X				

16. Bath Tubs

Good	Fair	Poor	N/A	None
X				

17. Enclosure

Good	Fair	Poor	N/A	None
X				

18. Sinks

Good	Fair	Poor	N/A	None
X				

19. Toilets

Good	Fair	Poor	N/A	None
X				

20. Window Condition

Good	Fair	Poor	N/A	None
		X		

Materials: Aluminum framed double hung 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:
 • Plastic laminate tops noted.

3. Dishwasher

Good	Fair	Poor	N/A	None
X				

Observations:
 • operated

4. Doors

Good	Fair	Poor	N/A	None
X				

5. Garbage Disposal

Good	Fair	Poor	N/A	None
X				

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

11. Spray Wand

Good	Fair	Poor	N/A	None

12. Hot Water Dispenser

Good	Fair	Poor	N/A	None

13. Soap Dispenser

Good	Fair	Poor	N/A	None

14. Trash Compactor

Good	Fair	Poor	N/A	None

15. Vent Condition

Good	Fair	Poor	N/A	None
X				

Materials: Recirculating

16. Window Condition

Good	Fair	Poor	N/A	None
		X		

Materials: Aluminum framed double hung window noted.

17. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: Sheet vinyl 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				

25. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: Drywall walls noted.

Laundry

1. Locations

Locations: Bathroom Area

2. Cabinets

Good	Fair	Poor	N/A	None
X				

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	

9. Wash Basin

Good	Fair	Poor	N/A	None
			X	

10. Window Condition

Good	Fair	Poor	N/A	None
			X	

11. Floor Condition

Good	Fair	Poor	N/A	None
			X	

12. Plumbing

Good	Fair	Poor	N/A	None
X				

13. Wall Condition

Good	Fair	Poor	N/A	None
			X	

14. Ceiling Condition

Good	Fair	Poor	N/A	None
			X	

15. Security Bars

Good	Fair	Poor	N/A	None
				X

16. Doors

Good	Fair	Poor	N/A	None
			X	

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: The boiler is located in the south utility area

2. Heater Base

Good	Fair	Poor	N/A	None
			X	

3. Enclosure

Good	Fair	Poor	N/A	None
X				

Observations:

- IMPROVE: The furnace is dirty and there are no records of prior service. Recommend an HVAC contractor perform a system Clean-and-Check. HVAC systems require yearly maintenance.

4. Venting

Good	Fair	Poor	N/A	None
X				

Observations:

- 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	

7. AC Compress Condition

Good	Fair	Poor	N/A	None
			X	

8. Air Supply

Good	Fair	Poor	N/A	None
			X	

9. Registers

Good	Fair	Poor	N/A	None
			X	

10. Filters

Good	Fair	Poor	N/A	None
			X	

11. Thermostats

Good	Fair	Poor	N/A	None
			X	

Water Heater

1. Base

Good	Fair	Poor	N/A	None
X				

2. Heater Enclosure

Good	Fair	Poor	N/A	None
X				

3. Combustion

Good	Fair	Poor	N/A	None
X				

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 south utility room.
 Observations:
 • Tank appears to be in satisfactory condition -- no concerns.

6. TPRV

Good	Fair	Poor	N/A	None
X				

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

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:
 • 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: none

11. Strapping

Good	Fair	Poor	N/A	None
			X	

Garage

1. Roof Condition

Good	Fair	Poor	N/A	None
X				

Materials: Limited inspection, the roof covered with ice and snow at the time of inspection. Recommend referring to the Seller Disclosure Statement regarding the condition of the roof.

Materials: Metal standing seam roofing noted.

Observations:

- Snow covered; not fully inspected.

2. Walls

Good	Fair	Poor	N/A	None
X				

Observations:

- Appeared satisfactory, at time of inspection.

3. Anchor Bolts

Good	Fair	Poor	N/A	None
X				

Observations:

- The anchor bolte were inspected and appear to be serviceable.

4. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: Bare concrete floors noted.

Observations:

- Common cracks noted.

5. Rafters & Ceiling

Good	Fair	Poor	N/A	None
X				

Observations:

- Dimensional lumber wood ceiling joists
- Plywood Sheathing noted.

6. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:

- Some outlets not accessible due to furniture and or stored personal items.

7. GFCI

Good	Fair	Poor	N/A	None
			X	

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 - single 7', upgraded insulated steel panel, sectional roll-up doors.

Observations:

- Maintenance repairs needed

12. Garage Door Parts

Good	Fair	Poor	N/A	None
	X			

Observations:

- The garage door has some loose hardware. We recommend contacting a qualified contractor to repair the door.

13. Garage Opener Status

Good	Fair	Poor	N/A	None
X				

Observations:

- Chain drive opener noted.

14. Garage Door's Reverse Status

Good	Fair	Poor	N/A	None

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 Disconnect in panel box

Observations:

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



Electrical panel cover removed

2. Main Amp Breaker

Good	Fair	Poor	N/A	None
X				

3. Breakers in off position

Good	Fair	Poor	N/A	None
				X

4. Cable Feeds

Good	Fair	Poor	N/A	None
X				

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: Limited inspection, the roof covered with ice and snow at the time of inspection. Recommend referring to the Seller Disclosure Statement regarding the condition of the roof.

Materials: Asphalt shingles noted.

Observations:

- Snow covered; not fully inspected.
- Some shingles damaged.
- Some shingles curling.
- Sagging / buckling on roof decking.
- The north facing roof on the west end of house appears to be dipping in towards attic. See pic.

Looking up through attic access shows that all visible sheathing is wet. This moisture is throughout the entire roof structure and penetrating to the rafters. This is a potentially dangerous situation if not addressed ASAP

- recommend roofing contractor to evaluate



Wet roof sheathing



More wet roof sheathing and frost accumulation



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	

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:

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

Attic

1. Access

Good	Fair	Poor	N/A	None
X				

Observations:

- Scuttle Hole located in: closet outside of west bathroom
- Entering attics that are heavily insulated can cause damage to the insulation and attic framing. Attics with deep insulation cannot be safely inspected due to limited visibility of the framing members upon which the inspector must walk. In such cases, the attic is only partially accessed, thereby limiting the review of the attic area from the hatch area only. Inspectors will not crawl the attic area when they believe it is a danger to them or that they might damage the attic insulation or framing. This is a limited review of the attic area viewed from the hatch only.

2. Structure

Good	Fair	Poor	N/A	None
X				

Observations:

- Inspected from access hole only, limited space in attic prevented entry.

3. Ventilation

Good	Fair	Poor	N/A	None
	X			

Observations:

- Gable louver vents noted.
- Frost observed at underside of roof.
- Recommend review for repair or replacement as necessary.

4. Vent Screens

Good	Fair	Poor	N/A	None
X				

Observations:

- Vent screens noted as functional.

5. Duct Work

Good	Fair	Poor	N/A	None
			X	

6. Electrical

Good	Fair	Poor	N/A	None

Observations:

- most not accessible due to insulation

7. Attic Plumbing

Good	Fair	Poor	N/A	None
X				

Observations:

- Copper plumbing vent piping
- No deficiencies noted in plumbing vent piping.

8. Insulation Condition

Good	Fair	Poor	N/A	None
X				

Materials: Blown in fiberglass insulation noted.

Depth: Insulation averages about 8-10 inches in depth

9. Chimney

Good	Fair	Poor	N/A	None
			X	

10. Exhaust Vent

Good	Fair	Poor	N/A	None
			X	

Exterior Areas

1. Doors

Good	Fair	Poor	N/A	None
X				

Observations:

- Appeared in functional and in satisfactory condition, at time of inspection.
- Sliding doors to backyard has foggy glass indicating a failed seal.

2. Window Condition

Good	Fair	Poor	N/A	None
		X		

Observations:

- Some window screens damaged.
- Window pane not secure; needs glazing
- In the inspectors opinion the windows/frames are near the end of their useful life.
- Metal frame windows are subject to frost and condensation and require regular maintenance for proper operation.
- Recommend review for repair or replacement as necessary.
- Windows in this home do not meet modern standards. Upgrade would greatly enhance overall comfort and efficiency.



Single pane old windows missing glazing

3. Siding Condition

Good	Fair	Poor	N/A	None
	X			

Materials: vinyl siding noted.

Observations:

- One or two holes in vinyl siding on front side of house.
- Vinyl siding damage. Recommend repair or replacement of damaged sections to keep moisture and insects from harming structure.

4. Eaves & Facia

Good	Fair	Poor	N/A	None
X				

5. Exterior Paint

Good	Fair	Poor	N/A	None
	X			

6. Stucco

Good	Fair	Poor	N/A	None

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				

4. Cripple Walls

Good	Fair	Poor	N/A	None

5. Ventilation

Good	Fair	Poor	N/A	None
X				

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

Observations:

- Limited inspection from the access area only.

8. Post and Girders

Good	Fair	Poor	N/A	None
X				

Observations:

- Support Material: Block Pillars

9. Sub Flooring

Good	Fair	Poor	N/A	None

10. Anchor Bolts

Good	Fair	Poor	N/A	None

Observations:

- The anchor bolts were not visible.

11. Foundation Electrical

Good	Fair	Poor	N/A	None
X				

12. Foundation Plumbing

Good	Fair	Poor	N/A	None
X				

Observations:

- 3/4 inch Galvanized
- Galvanized supply pipe noted.

13. Sump Pump

Good	Fair	Poor	N/A	None
X				

Observations:

- Suggest cleaning pump and pit
- DEFERRED COST: Pumps have a 3-7 year life expectancy.

14. Ducting

Good	Fair	Poor	N/A	None
				X

Grounds

1. Driveway and Walkway Condition

Good	Fair	Poor	N/A	None
X				

Materials: Gravel driveway noted. • Concrete, gravel and stone walkways noted.

Observations:

- Driveway in good shape for age and wear. No deficiencies noted.

2. Grading

Good	Fair	Poor	N/A	None
X				

Observations:

- Snow covered; not fully inspected.
- Unable to determine conditions of grade due to snow cover. Make sure that when the ground does become visible that you correct any areas of grade that pitch towards the foundation wall. Always avoid allowing excess water to stand next to the home.

3. Vegetation Observations

Good	Fair	Poor	N/A	None
X				

Observations:

- Snow covered; not fully inspected.
- Maintenance Tip: When landscaping keep plants, even at full growth, at least a foot (preferably 18 inches) from house siding and windows. Keep trees away from foundation and roof. Plants in contact or proximity to home can provide pathways to wood destroying insects and abrade and damage siding, screens and roofs.

4. Gate Condition

Good	Fair	Poor	N/A	None
			X	

5. Patio and Porch Deck

Good	Fair	Poor	N/A	None
			X	

6. Stairs & Handrail

Good	Fair	Poor	N/A	None
			X	

7. Grounds Electrical

Good	Fair	Poor	N/A	None
X				

8. GFCI

Good	Fair	Poor	N/A	None
				X

9. Main Gas Valve Condition

Good	Fair	Poor	N/A	None
X				

Materials: south side

10. Plumbing

Good	Fair	Poor	N/A	None
X				

Materials: Galvanized piping noted.

Observations:

- Sewer line—Due to the age of this home I recommend a sewer line inspection. This separate inspection will show the condition of the buried sewer line from the home to the city main. Items such as tree roots, broken drain pipes, and other obstructions will be revealed. A qualified plumber with a sewer camera sewer rodding machine can inspect.

11. Water Pressure

Good	Fair	Poor	N/A	None
X				

12. Pressure Regulator

Good	Fair	Poor	N/A	None
X				

13. Exterior Faucet Condition

Good	Fair	Poor	N/A	None
X				

Location: South 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	

16. Patio and Porch Condition

Good	Fair	Poor	N/A	None

Materials: The patio/porch roof is the same as main structure. • Asphalt shingles noted.

Observations:

- Partially snow covered, not fully inspected.

17. Fence Condition

Good	Fair	Poor	N/A	None
			X	

18. Sprinklers

Good	Fair	Poor	N/A	None
			X	

Pool

1. Air Booster Pump

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

2. Deck Condition

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

3. Gate & Fence Condition

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

4. Filter

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

5. Skimmer and Basket

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

6. Pool Heater Condition

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

7. Lights

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

8. Pressure Gauge

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

9. Pumps

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

10. Jets

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

11. Structure Condition

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

12. Tile

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

13. Timer

Good	Fair	Poor	N/A	None

14. Water Condition

Good	Fair	Poor	N/A	None

15. Water Fill Unit

Good	Fair	Poor	N/A	None

16. Electrical

Good	Fair	Poor	N/A	None

17. GFCI

Good	Fair	Poor	N/A	None

Basement/Crawlspace

1. Walls

Good	Fair	Poor	N/A	None
X				

Materials: Crawlspace noted.

Observations:

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

2. Insulation

Good	Fair	Poor	N/A	None
	X			

Observations:

- Recommend adding insulation to perimeter of structure to enhance the homes heating efficiency.
- Improper use of a moisture absorbing material is used to insulate the perimeter of band joists (which can cause unwanted mold growth in this closed cavity), recommend removal and installation of a proper material such as paperless fiberglass batting
- Full view of foundation insulation was not available due to lack of access.
- Recommend thermal imaging to confirm that home is not missing insulation at other concealed exterior walls

3. Windows

Good	Fair	Poor	N/A	None
			X	

4. Plumbing Materials

Good	Fair	Poor	N/A	None
X				

Materials: Appears Functional

Observations:

- Cast Iron

5. Basement Electric

Good	Fair	Poor	N/A	None
			X	

6. GFCI

Good	Fair	Poor	N/A	None
			X	

7. Access

Good	Fair	Poor	N/A	None
			X	

8. Stairs

Good	Fair	Poor	N/A	None
			X	

9. Railings

Good	Fair	Poor	N/A	None
			X	

10. Slab Floor

Good	Fair	Poor	N/A	None
			X	

11. Finished Floor

Good	Fair	Poor	N/A	None
			X	

12. Drainage

Good	Fair	Poor	N/A	None
X				

13. Sump Pump

Good	Fair	Poor	N/A	None
X				

Observations:
• Functional at time of inspection.

14. Framing

Good	Fair	Poor	N/A	None
X				

Observations:
• Appear Functional

15. Subfloor

Good	Fair	Poor	N/A	None

Observations:
• Not fully visible for inspection due to lack of access.

16. Columns

Good	Fair	Poor	N/A	None
X				

17. Piers

Good	Fair	Poor	N/A	None

18. Basement/Crawlspace Ductwork

Good	Fair	Poor	N/A	None
			X	

Residential Earthquake Hazards Report

- | | | | |
|--------------------------|--------------------------|--------------------------|--------------------------|
| Yes | No | N/A | Don't Know |
| <input 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 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 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 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 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 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 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 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 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 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 type="checkbox"/> |
9. Is the house outside a Seismic Hazard Zone (zone identified as susceptible to liquefaction or landsliding)?
- | | | | |
|--------------------------|--------------------------|--------------------------|--------------------------|
| Yes | No | N/A | Don't Know |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

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