

**KEY:** (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed  
 (2) Recommended evaluation and repairs by a licensed contractor (5) Upgrades are recommended for safety enhancement  
 (3) Refer to qualified termite report for further information \* This item warrants attention/repair or monitoring

**1 Driveway**  N/A  Asphalt  Concrete  N/A

**Appears serviceable**  Not Functional\*  Unsafe\*  Worn\*  Near end of lifespan\*  Not fully visible\*  
 Eroded Asphalt\*  Maintenance\*  Sealant needed\*  Deterioration\*  Evidence of poor drainage\*  
 No cracks found  Common cracks  Major cracks\*  Trip hazards\*  Surface raised\*  Surface settled\*

Comments:

**2 Sidewalks**  N/A  Concrete  Brick  Paver / Tile  N/A

**Appears serviceable**  Not Functional\*  Unsafe\*  Worn\*  Near end of lifespan\*  Not fully visible\*  
 No cracks found  Common cracks  Major cracks\*  Trip hazards\*  Surface raised\*  Surface settled\*  
 Concrete is above\*  Evidence of poor drainage\*  Other\*

Comments:

**3 Retaining Walls**  N/A **LOCATION(S):** South side  Concrete  Stucco  Block

**Appears serviceable**  Not Functional\*  Unsafe\*  Worn\*  Near end of lifespan\*  Not fully visible\*  
 No cracks found  Common cracks  Major cracks (1)  Moisture penetration\*  No drainage openings\*

Comments: Drainage openings are needed to prevent hydrostatic pressure from building behind the wall.

**4 Patio**  N/A **LOCATION(S):**  Concrete  Brick  N/A

**Appears serviceable**  Not Functional\*  Unsafe\*  Worn\*  Near end of lifespan\*  Not fully visible\*  
 No cracks found  Common cracks  Major cracks (1)  Trip hazards\*  Surface raised\*  Surface settled\*  
 Concrete is above\*  Evidence of\*

Comments:

**5 Patio Cover**  N/A **LOCATION(S):** Back  Earth contact (3)  
 Open Design  Covered Roof (refer to Roof Page)\*

**Appears serviceable**  Not Functional\*  Unsafe\*  Worn\*  Near end of lifespan\*  Not fully visible\*  
 Attachment to house\*  Patio cover lacks  
 Moisture at base of posts (2)(3)  Wood appears

Comments: Some deterioration noted at the base of the posts. The posts may need to be replaced in the next few years.

**6 Decks / Porch**  N/A  WOOD  Waterproofed Coating  Concrete  N/A

**LOCATION(S):** A Front B C

**Appears Serviceable**  Not Functional\*  Unsafe\*  Worn\*  Near end of lifespan\*  Not fully visible\*  
 Deck is on grade--unable to inspect\*  Piers need  Posts need  
 Cracks  Moisture  Deck appears unsound (1) (2)  (A)  (B)  (C)  
 Flashing not visible at house junction (2)  Earth-to-wood contact (3)  (A)  (B)  (C)  
 Porch\*  Steps\*  Uneven\*  
 Screens\*  Panels\*  Unable to  
 Railings are serviceable  N/A  Railing  Railing of

Comments: The missing flashing can allow moisture to be trapped between the deck ledger and the rim joist. See the attached article "Attaching Deck Ledgers"

**7 Fences & Gates**  N/A  NOT INSPECTED  Wood  Chain Link  N/A

**Appears serviceable**  Not Functional\*  Unsafe\*  Worn\*  Near end of lifespan\*  Not fully visible\*  
 Posts are  Blocks are  Boards are  
 No cracks  Common cracks  Major cracks (2)  Fence height at  
 Gate(s) need  Self closing device is  Post rusted & leaning\*

Comments: The posts are set in earth without concrete. Check regularly for looseness.

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**39 Service**  N/A  **Overhead**  **Underground**  **Number of conductors** **4**  
 **120V\***  **240V**  **120V**  **AMPS 150**  **AMPS NOT DETERMINED**  
 **Appears serviceable**  **Defects\***  **Deterioration\***  **Unsafe\***  **Near end of lifespan\***  
 **Loose connections at**  **Damaged connections at**  
 **Frayed wires (2)**  **Improper splices on main wires (2)**  **Improper tap on main wires (2)**  
 **Conductors too close to**  **Wires touch trees\* Contact utility company(4)**  
 **Ground present**  **Ground loose at:**  **Ground**  
 **Ground clamp not visible\***  **Ground system not visible\***  **More than six breakers with no main shutoff (2)**  
 **Main disconnect inspected at: South exterior**  **No drip loop on service wires (2)**

Comments:

**40 Main Panel**  N/A **#A - Location Stairway**  **Panel rating 125**  **Not verified**  
 **Appears serviceable**  **Defects\***  **Deterioration\***  **Unsafe\***  **Near end of lifespan\***  **Not accessible\***  
 **Power is off at main.No inspection performed\* Recommend further evaluation\***

Comments: The main panel is rated at 125A. The 150A main does not provide proper protection. See notes page.

Notice: Six or fewer breakers usually do not require a main breaker, however this may indicate minimal electrical capacity.\* If the service amperage is less than 100, upgrade may be needed to operate larger electrical appliances\*

**41 Conductors**  N/A  **Service Wire: Aluminum**  **Branch Wire: Copper**  
 **Wiring Methods: Non-Metallic Cable**

**42 Sub-panel(s)**  N/A **#B-Location Garage** **#C-Location** **#D-Location**  
 Panel >>  **is locked-could not inspect.\* Further evaluation is needed\***  
 Panel >>  **is inaccessible-could not inspect.\* Further evaluation is needed\***

**43 Panel Notes**  N/A  **Wiring Methods:**  **Breakers**  **Fuses**  
 **Panel(s) appear(s) serviceable A**  **Not Functional\***  **Unsafe\***  **Worn\***  **Near end of lifespan\***  
 **Improper wiring at panel# (2):**  **Breaker is off at panel #\***  
 **Two wires connected to one breaker at panel # (2):**  **Signs of**  
 **Overfusing fuse/breaker size too large for wire panel #(2):**  **Aluminum wiring noted at the general 120volt circuits(2)**  
 **Neutral and ground wires connected at sub-panel #(2):** (Aluminum connections should be checked by a licensed electrician) \*  
 **Direct tap**  **Antioxidant not visible on aluminum wire connections\***  
 **Panel bond is not provided for safety at panel #(2)**  **Unprotected opening(s) in panel # (2):**  
 **Missing 240 volt - split branch coupler(s) at panel #'**  **N/A**  
 **Fused neutral wire(s) at panel # (2):**  **Breakers**  **Fuses**  
 **Electrical system appears outdated by today's standards (2)**  **Opening(s) dead front cover(s) at panel**

Comments: The bonding strap between the ground and neutral busses should be removed on the garage panel.

**44 Wiring Notes**  N/A  **Sample of switches and outlets tested appear to be serviceable**  
 **Grounding and polarity of receptacles within 6' of plumbing fixtures**

**Appears serviceable (tested)**  **Furnishings prevent testing of all outlets and switches\***  
 **Three prong outlets did not test properly grounded (2)(4) at:**  
 **Reverse polarity (2)(4) at: Master bath**  **Evidence of**  
 **Outlet not operational (2)(4) at:**  **Light not operational \*(2)(4) at**  
 **Outlets**  **Switches**  **Open neutral (2)(4) at:**  
 **Not exterior rated**  **Missing cover plates \*(2)(4) at:**  
 **Exposed wiring needs protection (2)(4) at:**  **Damaged cover plates \*(2)(4) at**  
 **Box cover missing \*(4) at:**  **Exposed splices (2)(4) at:**  
 **Improper wiring (2)(4) at:**  **Extension cord used as wiring (2)(4) at:**  
 **'GFCI(s) responded to test**  **'GFCI' not operational (2)(4) at: master bath**  
 **'GFCI', (a safety device for outlets near water) recommended at: (5)**  
 **Closet light is subject to damage at:\***  **Closet light is subject to hazard at:\***  
 **Doorbell worked**  **Fixture**

Comments: The reversed polarity on the outlet in the master bath will prevent the GFCI from operating. This is a safety hazard. Other GFCI receptacles operated normally.

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**66 Kitchen Sink(s)**  N/A  Dishes block access to sink, could not inspect\*

Sink(s) appear(s) serviceable  Minor wear  Heavy wear\*  Chipped\*  Sink is loose\*  Slow draining\*  
 Recommend sealing at sink to counter connection\*  No hot water\*  Hot & cold water reversed\*(4)

Faucet serviceable  Non-operational(2)  Defective(2)  Faucet:  Spray wand defective\*

Plumbing under sink serviceable  Pipes are  Improper piping (2)

Moisture stains below sink\*  Moisture damage below sink\*  Restricted view below sink\*

**67 Kitchen (general)**  N/A **Counters:**  Tile  Laminate   Not fully visible\*

Counters  Floor  Lights  Appear serviceable  Grout\*  Caulking\*  Handles\*  
 Doors  Drawers  Counter  Other  Minor\*  Moderate\*  Heavy wear\*  Cracks\*  Damage\*  
 Minor cracked tile(s)\*  Moderate damage\*  Heavy damage\*  Missing \*

Cabinets appear serviceable  Minor wear  Moderate damage\*  Heavy wear\*  Heavy damage\*

Comments: The hinges on the cabinet over the stove are loose. The drawer to the left of the sink is binding.

**68 Disposal**  N/A  Dishes block access to sink and disposal, could not inspect\*  Not fully visible\*

Appears serviceable  Not Functional\*  Unsafe\*  Worn\*  Near end of lifespan\*  Non operational (2)  
 Blades appear to be:  Unit makes unusual noise\*  Splash guard damaged\*  Not inspected\*

Wiring serviceable  Improper wiring noted (2)(4)  Loose wire clamp at disposal\*  Missing wire clamp at disposal\*  
 Switch is in a hazardous location (2)(4)  Exposed wire splices (2)(4)  Missing junction box cover(s)\*  Power off\*

Comments: The disposal is wired with Romax instead of an appliance cord or armored cable.

**69 Range / Cooktop**  N/A # of ovens: 1  Gas  Electric  Combination  Electric Ignition

Range / oven appears serviceable  Not Functional\*  Unsafe\*  Worn\*  Near end of lifespan\*  
 Upper  Lower  Right  Left  Front  Rear  No inspection (power/gas off)\*  
 Free standing oven - not tested\*  Ranges / Cooktop not inspected\*

Oven door(s) appear(s) serviceable  Lower  Non operational (2)  
 Door(s) gasket(s) appear(s) serviceable  Damage noted\*  Door does not close properly\*  Cracked glass (2)  
 Separate cooktop serviceable  Not applicable  Damaged gasket(s)\*  Clock not tested  Appears non functional\*  
 Gas shutoff valve installed  N/A  Burner did not operate (2)  Element did not operate (2)  
 Gas shutoff valve not provided (2)  Gas valve is not visible\*  Exhaust ventilation appears serviceable

Comments:

Notice: Self and/or continuous cleaning operations, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection.\* Appliances are not moved.\*

**70 Dishwasher**  N/A   No test (power/water off)\*

Appears serviceable  Not Functional\*  Unsafe\*  Worn\*  Near end of lifespan\*  Not fully visible\*  
 Condition:  Rust at:  Damage at:  
 Soap dish inoperative\*  Washer arm appears frozen (2)  Unit is not secured to cabinets\*  
 Door seals appear serviceable  Deteriorated\*  Leaking (2)  Door  
**DRAIN LINE INSTALLATION:**  Air gap device  Hi-loop method  Drain line is improperly installed (2)  
 Air gap device  None  Improper\*  Leaking noted at drain lines\*  Leaking noted at air gap device\*

Comments: There should be an air gap device or a high loop in the drain line. See notes page.

Notice: Determining the adequacy of washing and drying functions of dishwashers is not part of this inspection.\*

**71 Special Features**  N/A  Special features not inspected\*

Trash compactor appears serviceable  Non operational (2)  No Key\*  Not inspected\*  
 Microwave appears serviceable  Non operational (2)  Not inspected\*  
 Other features/appliances present but not inspected include:

Comments:

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Most of the site drains away from the home. The area within a couple of feet drains toward the home- probably from poor compaction around the foundation after construction. A temporary fix would be to install roof gutters and route the water away from the foundation. For a permanent repair, additional soil may be brought in and placed around the foundation to make a positive slope away from the home.

The main panel is rated at 125A. The main breaker should be changed to 125A to provide adequate over current protection for the main panel. The three electric repairs will not be expensive, but will greatly improve safety.

There should be an air gap device or a high loop in the drain line. This will prevent waste water from draining into the dishwasher in the event of a drain clog. This may be accomplished by simply tying the drain line up higher than the base of the sink. If the drain does clog, the water will back up into the sink before it can drain into the dishwasher.