

Pyramid-Home-Inspections.net

Property Inspection Report



Anywhere , Huntington Beach CA, 92646
Inspection prepared for: Sample Test
Agent: Jerrod - Epic Solutionsinc

Inspection Date: 11/26/2009 Time: 10:30
Age: Built 1991 Size: 3335 sq ft
Weather: fair
PYRA 161

ICC Calif. Certified Building Inspector
www.pyramid-home-inspections.net

Inspector: David Nasser
License #NachiD06032374

Pyramid Home Inspections

On this page you will find, in **RED**, a brief summary of any **CRITICAL** concerns of the inspection, as they relate to Safety and Function. Examples would be bare electrical wires, or active drain leaks. The complete list of items noted is found throughout the body of the report, including Normal Maintenance items. Be sure to read your entire report!

For your safety and liability, we recommend that you hire only licensed contractors when having any work done. If the living area has been remodeled or part of an addition, we recommend that you verify the permit and certificate of occupancy. This is important because our inspection does not tacitly approve, endorse, or guarantee the integrity of any work that was done without a permit, and latent defects could exist.

Depending upon your needs and those who will be on this property, items listed in the body of the report may also be a concern for you; be sure to read your Inspection Report in its entirety.

Note: If there are no comments in **RED** below, there were no **CRITICAL** system or safety concerns with this property at the time of inspection.

Pyramid-Home-Inspections
Additional Safety Info.

Recommended for additional safety for your swimming pool.

- 1) A pool fence around the rim of the pool or some type of similar child safety equipment.
- 2) Alarms that sound when somebody exits doors that lead to backyard from house.
- 3) Gates that lead from front yard to backyard be installed with self-closing hardware and self latching hardware.

<http://www.poolsafetyfences.com/>
<http://www.safetyalarms.com/>

Thankyou
David Nasser 951-536-1058
www.pyramid-home-inspections.net

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.

Sincerely

Pyramid Home Inspections

Grounds		
Page 7 Item: 7	Grounds Electrical	• front porch lamp light did work from wall switch....Recommend checking light bulb.
Interior Areas		
Page 21 Item: 14	Smoke Detectors	• Smoke detector locations are: Downstairs and upstairs hallway and all sleeping rooms. Recommend that smoke detectors be tested as working before sleeping in residence.
Garage		
Page 33 Item: 3	Electrical	<ul style="list-style-type: none"> • 3 prong outlet not grounded • exposed romex wires • some electrical outlets are missing cover plates • Recommend consultation with an electrician for correction
Page 34 Item: 4	GFCI	• At least one wall electrical outlet should be a GFCI....Could not locate, may be blocked from view because of items stored in garage.
Page 35 Item: 9	Garage Opener Status	<ul style="list-style-type: none"> • Single door opener did not operate: hardware not connected. Recommend further evaluation by licensed contractor. • Recommend using caution on the opening of the Single garage door without and electric garage door opene.....Door can come down unrestrained.
Page 36 Item: 16	Walls	• some drywall holes present on garage. Recommend repairs.
Downstairs Bedroom		
Page 47 Item: 14	Smoke Detectors	• missing in bedroom
Downstairs Full Bath		
Page 50 Item: 17	Enclosure	• bottom of shower has cracked tile....Recommend repairs
Master Bedroom		
Page 56 Item: 14	Smoke Detectors	• missing in bedroom
Master Bath		
Page 58 Item: 12	Plumbing	• corrosion present
Page 60 Item: 18	Sinks	<ul style="list-style-type: none"> • functional • cracked face bowls....recommend repairs
Jack & Jill Bedroom		
Page 62 Item: 14	Smoke Detectors	• missing in bedroom
Jack & Jill Bathroom		
Page 65 Item: 17	Enclosure	• recommend caulking where wall tile meets tub
Upstairs Guest Room		

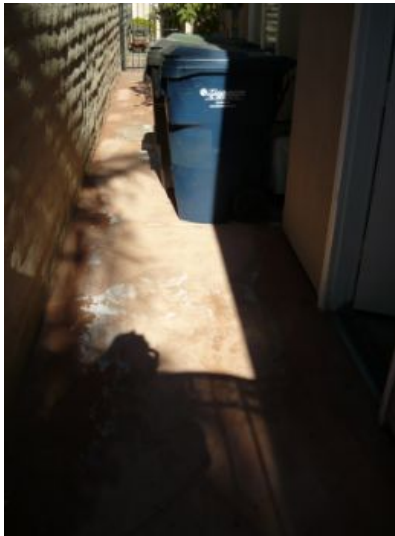
Page 67 Item: 14	Smoke Detectors	• missing in bedroom
Upstairs Guest Bath		
Page 70 Item: 17	Enclosure	• recommend caulking where wall tile meets tub

Grounds

1. Driveway and Walkway Condition

Good	Fair	Poor	N/A	None
X				

Materials: concrete • stamped concrete



2. Patio and Porch Condition

Good	Fair	Poor	N/A	None
X				

Materials: same as main structure

Observations:

- functional



3. Balcony

Good	Fair	Poor	N/A	None
				X

4. Patio Enclosure

Good	Fair	Poor	N/A	None
				X

5. Patio and Porch Deck

Good	Fair	Poor	N/A	None
X				

Observations:

- Open Pergola type patio connected to rear of house.



6. Stairs & Handrail

Good	Fair	Poor	N/A	None
				X

7. Grounds Electrical

Good	Fair	Poor	N/A	None
	X			

Observations:

- front porch lamp light did work from wall switch....Recommend checking light bulb.



8. GFCI

Good	Fair	Poor	N/A	None
			X	

Observations:

- unable to test electrical outlet for GFCI function. Could not locate Master outlet in Garage.
no defects detected.



9. Fence Condition

Good	Fair	Poor	N/A	None
X				

Materials: block



10. Gate Condition

Good	Fair	Poor	N/A	None
X				

Materials: wrought iron

Observations:

- functional



11. Grading

Good	Fair	Poor	N/A	None
X				

Observations:

- drains present
- Pool installed with Solar heating. Recommend licensed contractors to evaluate both systems.



12. Plumbing

Good	Fair	Poor	N/A	None
X				

Materials: copper • ABS

Observations:

- Ran numerous gallons of water at the time of Inspections. No blockage observed or active leaks.

13. Sprinklers

Good	Fair	Poor	N/A	None
X				

Observations:

- on timers
- present...Beyond scope of Home Inspection. Recommend licensed landscaper or Gardener to evaluate or Home owners association.

14. Water Pressure

Good	Fair	Poor	N/A	None
X				



15. Pressure Regulator

Good	Fair	Poor	N/A	None
X				

Observations:

- present

16. Water Shut-off Valve Condition

Good	Fair	Poor	N/A	None
X				

Materials: front of structure • garage



17. Water faucet

Good	Fair	Poor	N/A	None
X				



Exterior Areas

1. Doors

Good	Fair	Poor	N/A	None
X				

Observations:
• functional



2. Eaves & Facia

Good	Fair	Poor	N/A	None
X				

3. Exterior Paint

Good	Fair	Poor	N/A	None
X				

4. Siding Condition

Good	Fair	Poor	N/A	None
X				

5. Stucco

Good	Fair	Poor	N/A	None
X				



6. Window Condition

Good	Fair	Poor	N/A	None
X				

Observations:
• functional



Roof

1. Roof Condition

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



2. Chimney

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

Observations:
 • functional

3. Flashing

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

4. Gutter

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

Observations:
 • Rain gutters are routed to underground piping leading to curb drain. (French Drains). No defects observed.
 • Recommend that the drains be kept clean and free flowing.



5. Sky Lights

Good	Fair	Poor	N/A	None
				X

6. Spark Arrestor

Good	Fair	Poor	N/A	None
X				

Observations:
• present

7. Vent Caps

Good	Fair	Poor	N/A	None
X				

Observations:
• functional

Electrical

1. Electrical Panel

Good	Fair	Poor	N/A	None
X	X			

Materials: west side

Observations:

- functional
- panel cover loose...not secure



2. Main Amp Breaker

Good	Fair	Poor	N/A	None
X				

Observations:

- 200 amp



3. Breakers in off position

Good	Fair	Poor	N/A	None
X				

Observations:

- 0

4. Breakers

Good	Fair	Poor	N/A	None
	X			

Materials: copper

Observations:

- functional
- Recommend Upgrade: to AFCI circuit breakers for the bedrooms. These type of breakers offers superior electrical safety for bedrooms. Please consult licensed electrician,

5. Fuses

Good	Fair	Poor	N/A	None
				X

6. Cable Feeds

Good	Fair	Poor	N/A	None
X				

Observations:

- underground

7. Main Gas Valve Condition

Good	Fair	Poor	N/A	None
X				

Materials: west side

Observations:

- natural gas



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				

Observations:
 • functional



2. Cabinets

Good	Fair	Poor	N/A	None
X				

Observations:
 • functional



3. Ceiling Fans

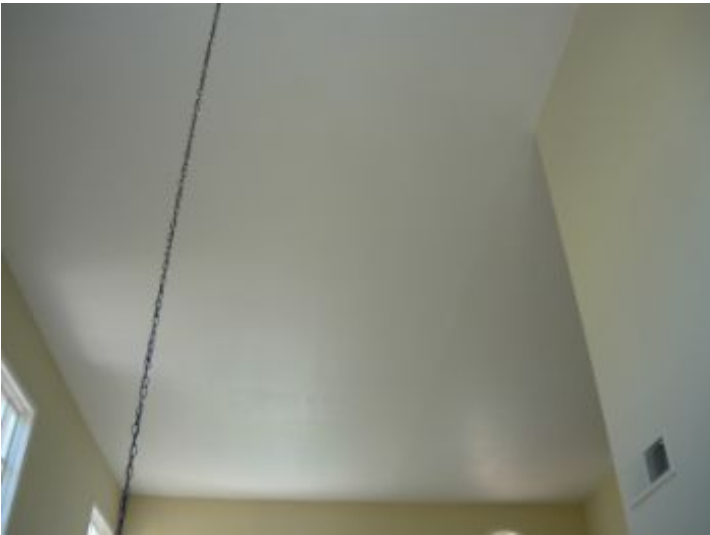
Good	Fair	Poor	N/A	None
X				

Observations:
 • operated

4. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: drywall



5. Closets

Good	Fair	Poor	N/A	None
X				

Observations:
• functional



6. Door Bell

Good	Fair	Poor	N/A	None
X				

Observations:
• operated



7. Doors

Good	Fair	Poor	N/A	None
X				

Observations:
• functional

8. Electrical

Good	Fair	Poor	N/A	None
X				

9. Fireplace

Good	Fair	Poor	N/A	None
X				

Materials: Living Room • Family Room
Materials: mason built



10. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: carpet • tile



11. Security Bars

Good	Fair	Poor	N/A	None
				X

Observations:
 • none

12. Sliding Doors

Good	Fair	Poor	N/A	None
				X

13. Screen Doors

Good	Fair	Poor	N/A	None
				X

14. Smoke Detectors

Good	Fair	Poor	N/A	None
X				

Observations:
 • Smoke detector locations are: Downstairs and upstairs hallway and all sleeping rooms. Recommend that smoke detectors be tested as working before sleeping in residence.



15. Stairs & Handrail

Good	Fair	Poor	N/A	None
X				

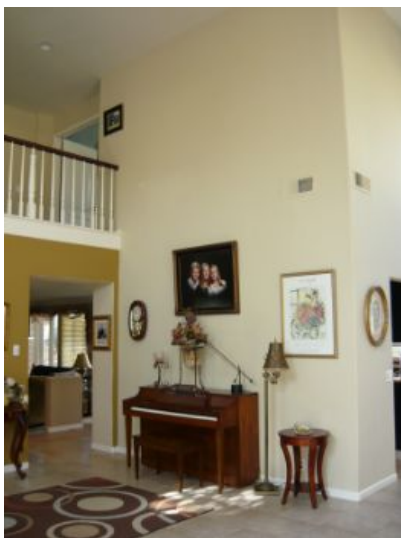
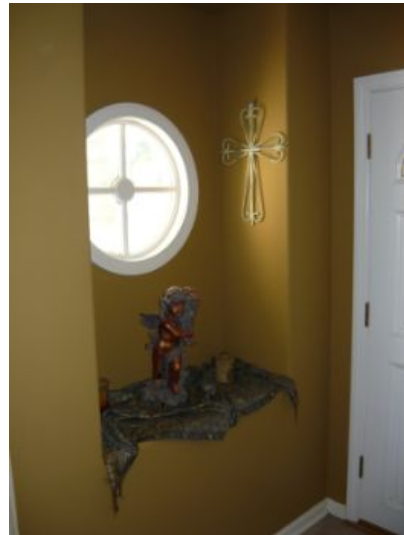
Observations:
• functional



16. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: drywall



17. Window-Wall AC or Heat

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

Observations:
• none

18. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: wood • crank
Observations:
• functional

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:
 • functional



2. Ceiling Condition

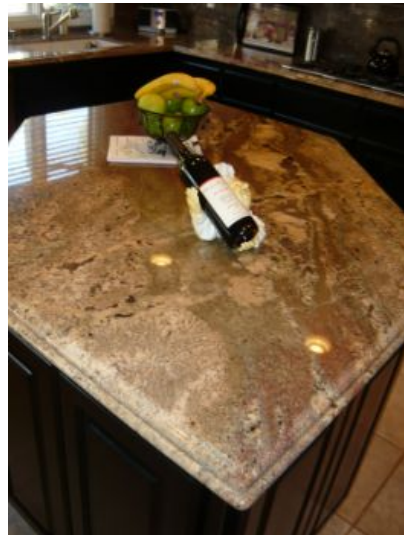
Good	Fair	Poor	N/A	None
X				

Materials: drywall

3. Counters

Good	Fair	Poor	N/A	None
X				

Observations:
 • normal wear



4. Dishwasher

Good	Fair	Poor	N/A	None
X				

Observations:
• operated



5. Doors

Good	Fair	Poor	N/A	None
X				

Observations:
• functional

6. Electrical

Good	Fair	Poor	N/A	None
X				

7. GFCI

Good	Fair	Poor	N/A	None
X				

Observations:
• test operated

8. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: tile



9. Garbage Disposal

Good	Fair	Poor	N/A	None
X				

Observations:
• operated



10. Microwave

Good	Fair	Poor	N/A	None
X				

Observations:
• operated
• Microwaves and household appliances are beyond the scope of a Residential Home Inspection.
Recommend contacting the manufactor for warranties or further assistance if necessary.



11. Cook top condition

Good	Fair	Poor	N/A	None
X				

Observations:

- gas
- operated



12. Oven & Range

Good	Fair	Poor	N/A	None
X				

Observations:

- Microwaves and household appliances are beyond the scope of a Residential Home Inspection. Recommend contacting the manufacturer for warranties or further assistance if necessary.



13. Plumbing

Good	Fair	Poor	N/A	None
X				

14. Security Bars

Good	Fair	Poor	N/A	None
				X

Observations:
• none

15. Sinks

Good	Fair	Poor	N/A	None
X				

Observations:
• functional



16. Drinking Fountain

Good	Fair	Poor	N/A	None
				X

17. Spray Wand

Good	Fair	Poor	N/A	None
X				

Observations:
• operated

18. Hot Water Dispenser

Good	Fair	Poor	N/A	None
				X

19. Soap Dispenser

Good	Fair	Poor	N/A	None
				X

20. Sliding Doors

Good	Fair	Poor	N/A	None
				X

Observations:
• none

21. Screen Doors

Good	Fair	Poor	N/A	None
				X

Observations:
• none

22. Trash Compactor

Good	Fair	Poor	N/A	None
				X

Observations:
• none

23. Vent Condition

Good	Fair	Poor	N/A	None
	X			

Materials: hood with fan
Observations:
• operated



24. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: drywall

25. Window Condition

Good	Fair	Poor	N/A	None
	X			

Materials: vinyl • crank
Observations:
• functional

26. Water softener

Good	Fair	Poor	N/A	None
			X	

Observations:

- Beyond Scope of a general Home Inspection. Recommend that a licensed contractor pertaining to that type of system be consulted for evaluation.



Laundry

1. Locations

2. Cabinets

Good	Fair	Poor	N/A	None
X				

Observations:
 • functional



3. Counters

Good	Fair	Poor	N/A	None
X				

Observations:
 • normal wear

4. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: drywall

5. Dryer Vent

Good	Fair	Poor	N/A	None
X				

Observations:
 • functional

6. Electrical

Good	Fair	Poor	N/A	None
X				

7. GFCI

Good	Fair	Poor	N/A	None
			X	X

8. Exhaust Fan

Good	Fair	Poor	N/A	None
X				

Observations:
 • operated

9. Doors

Good	Fair	Poor	N/A	None
X				

Observations:
• functional

10. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: tile

11. Gas Valves

Good	Fair	Poor	N/A	None
X				

Observations:
• functional

12. Plumbing

Good	Fair	Poor	N/A	None
X				

13. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: drywall

14. Wash Basin

Good	Fair	Poor	N/A	None
X				

Observations:
• functional

15. Window Condition

Good	Fair	Poor	N/A	None
X				

Observations:
• none

16. Security Bars

Good	Fair	Poor	N/A	None
				X

Observations:
• none

Garage

1. Cabinets

Good	Fair	Poor	N/A	None
	X			

Observations:
 • functional



2. Counters

Good	Fair	Poor	N/A	None
				X

3. Electrical

Good	Fair	Poor	N/A	None
	X			

Observations:

- 3 prong outlet not grounded
- exposed romex wires
- some electrical outlets are missing cover plates
- Recommend consultation with an electrician for correction



4. GFCI

Good	Fair	Poor	N/A	None
				X

Observations:

- At least one wall electrical outlet should be a GFCI....Could not locate, may be blocked from view because of items stored in garage.

5. 220 Volt

Good	Fair	Poor	N/A	None
				X

6. Flooring Condition

Good	Fair	Poor	N/A	None
	X			

Materials: concrete

Observations:

- slab not fully visible due to items covering the floor
- cracking small



7. Garage Door Condition

Good	Fair	Poor	N/A	None
	X			

Materials: roll-up door • Three Car Garage

Observations:

- functional

8. Garage Door Parts

Good	Fair	Poor	N/A	None
	X			

Observations:

- functional

9. Garage Opener Status

Good	Fair	Poor	N/A	None
	X			

Observations:

- Double door opener: functional
- Single door opener did not operate: hardware not connected. Recommend further evaluation by licensed contractor.
- Recommend using caution on the opening of the Single garage door without and electric garage door opener.....Door can come down unrestrained.



10. Garage Door's Reverse Status

Good	Fair	Poor	N/A	None
	X			

Observations:

- operated on Double door. Did not operate on single door
- eye beam system present

11. Roof Condition

Good	Fair	Poor	N/A	None
	X			

Materials: same as the main structure
Materials: tile

12. Exterior Door

Good	Fair	Poor	N/A	None
	X			

Observations:

- functional
- door hardware worn

13. Fire Door

Good	Fair	Poor	N/A	None
	X			

Observations:

- functional

14. Rafters & Ceiling

Good	Fair	Poor	N/A	None
	X			

Observations:

- functional

15. Wash Basin

Good	Fair	Poor	N/A	None
				X

16. Walls

Good	Fair	Poor	N/A	None
	X			

Observations:

- Dry wall functions as a fire barrier to living area of house. Walls should always be maintained hole free.
- some drywall holes present on garage. Recommend repairs.



17. Anchor Bolts

Good	Fair	Poor	N/A	None
	X			

Observations:
• present

18. Vent Screens

Good	Fair	Poor	N/A	None
	X			

Observations:
• functional
• partially blocked

19. Windows

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: garage
 Materials: gas • forced • split system
 Observations:
 • operated



2. Heater Base

Good	Fair	Poor	N/A	None
	X			

Observations:
 • functional

3. Enclosure

Good	Fair	Poor	N/A	None
	X			

Observations:
 • functional

4. Gas Valves

Good	Fair	Poor	N/A	None
	X			

Observations:
 • functional

5. Thermostats

Good	Fair	Poor	N/A	None
	X			

Observations:
 • functional



6. Venting

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

7. Filters

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

Materials: inside heater
Observations:
• functional



8. Air Supply

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

Observations:
• functional

9. Registers

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

Observations:
• functional

10. Refrigerant Lines

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

Observations:
• functional

11. AC Compress Condition

Good	Fair	Poor	N/A	None
	X			

Materials: gas • Dual AC units
Materials: exterior grounds
Observations:
• operated



Attic

1. Access

Good	Fair	Poor	N/A	None
X				

Observations:
 • functional



2. Chimney

Good	Fair	Poor	N/A	None
X				

Observations:
 • functional

3. Duct Work

Good	Fair	Poor	N/A	None
X				

Observations:
 • functional

4. Electrical

Good	Fair	Poor	N/A	None
X				

5. Exhaust Vent

Good	Fair	Poor	N/A	None
				X

6. Insulation Condition

Good	Fair	Poor	N/A	None
	X			

7. Attic Plumbing

Good	Fair	Poor	N/A	None
			X	

8. Structure

Good	Fair	Poor	N/A	None
X				



9. Ventilation

Good	Fair	Poor	N/A	None
X				

Observations:
• functional

10. Vent Screens

Good	Fair	Poor	N/A	None
X				

Observations:
• functional

Water Heater

1. Base

Good	Fair	Poor	N/A	None
	X			

Observations:
 • functional

2. Combusion

Good	Fair	Poor	N/A	None
	X			

Observations:
 • functional

3. Water Heater Condition

Good	Fair	Poor	N/A	None
	X			

Materials: gas
 Materials: garage
 Observations:
 • operated



4. Number Of Gallons

Good	Fair	Poor	N/A	None
X				

Observations:
 • 75 gallons

5. Heater Enclosure

Good	Fair	Poor	N/A	None
	X			

Observations:
 • functional

6. Gas Valve

Good	Fair	Poor	N/A	None
	X			

Observations:
 • functional

7. Overflow Condition

Good	Fair	Poor	N/A	None
	X			

Materials: copper

8. Plumbing

Good	Fair	Poor	N/A	None

Materials: copper

9. Strapping

Good	Fair	Poor	N/A	None
X				

10. TPRV

Good	Fair	Poor	N/A	None
X				

Observations:
• functional

11. Venting

Good	Fair	Poor	N/A	None
X				

Foundation

1. Slab Foundation

Good	Fair	Poor	N/A	None
X				

Observations:
 • slab not visible due to floor coverings

2. Foundation Perimeter

Good	Fair	Poor	N/A	None
X				

Observations:
 • partially visible

3. Ventilation

Good	Fair	Poor	N/A	None
			X	

Observations:
 • Not applicable for slab foundation.

4. Vent Screens

Good	Fair	Poor	N/A	None
			X	

5. Access Panel

Good	Fair	Poor	N/A	None
			X	

6. Post and Girders

Good	Fair	Poor	N/A	None
			X	

7. Sub Flooring

Good	Fair	Poor	N/A	None
X				

Observations:
 • Second level: no defects observed

8. Foundation Walls

Good	Fair	Poor	N/A	None
			X	

9. Cripple Walls

Good	Fair	Poor	N/A	None
			X	

10. Anchor Bolts

Good	Fair	Poor	N/A	None
X				

Observations:
 • present

11. Chimney Hearth

Good	Fair	Poor	N/A	None
X				

Observations:
 • functional

12. Foundation Electrical

Good	Fair	Poor	N/A	None
			X	

13. Foundation Plumbing

Good	Fair	Poor	N/A	None
X				

Observations:
• no defects observed

14. Ducting

Good	Fair	Poor	N/A	None
			X	

Downstairs Bedroom

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

1. Locations

2. Bar

Good	Fair	Poor	N/A	None
				X

Observations:
• none

3. Cabinets

Good	Fair	Poor	N/A	None
				X

Observations:
• none

4. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: drywall



5. Ceiling Fans

Good	Fair	Poor	N/A	None
X				

Observations:
• operated

6. Closets

Good	Fair	Poor	N/A	None
X				

Observations:
• functional

7. Doors

Good	Fair	Poor	N/A	None
X				

Observations:
• functional

8. Electrical

Good	Fair	Poor	N/A	None
X				

9. Fireplace

Good	Fair	Poor	N/A	None
				X

10. Floor Condition

Good	Fair	Poor	N/A	None
	X			

Materials: carpet

11. Security Bars

Good	Fair	Poor	N/A	None
				X

Observations:
• none

12. Sliding Doors

Good	Fair	Poor	N/A	None
				X

Observations:
• none

13. Screen Doors

Good	Fair	Poor	N/A	None

14. Smoke Detectors

Good	Fair	Poor	N/A	None
		X		

Observations:
• missing in bedroom

15. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: drywall

16. Window-Wall AC or Heat

Good	Fair	Poor	N/A	None
				X

Observations:
• none

17. Window Condition

Good	Fair	Poor	N/A	None
	X			

Materials: vinyl
Observations:
• functional
• bent screens

Downstairs Full Bath

1. Locations

2. Cabinets

Good	Fair	Poor	N/A	None
X				

Observations:
 • functional



3. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: drywall

4. Counters

Good	Fair	Poor	N/A	None
X				

Observations:
 • normal wear

5. Doors

Good	Fair	Poor	N/A	None
X				

Observations:
 • functional

6. Electrical

Good	Fair	Poor	N/A	None
X				

7. GFCI

Good	Fair	Poor	N/A	None
X				

Observations:
 • test operated

8. Exhaust Fan

Good	Fair	Poor	N/A	None
				X

Observations:
 • none

9. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: tile

10. Heating

Good	Fair	Poor	N/A	None
X				

Observations:
• central unit

11. Mirrors

Good	Fair	Poor	N/A	None
X				

Observations:
• functional

12. Plumbing

Good	Fair	Poor	N/A	None
X				

13. Security Bars

Good	Fair	Poor	N/A	None
				X

Observations:
• none

14. Showers

Good	Fair	Poor	N/A	None
X				

Observations:
• functional

15. Shower Walls

Good	Fair	Poor	N/A	None
X				

Observations:
• normal wear

16. Bath Tubs

Good	Fair	Poor	N/A	None
			X	X

17. Enclosure

Good	Fair	Poor	N/A	None
	X			

Observations:
• functional
• bottom of shower has cracked tile....Recommend repairs



18. Sinks

Good	Fair	Poor	N/A	None
X				

Observations:
• functional

19. Toilets

Good	Fair	Poor	N/A	None
X				

20. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: drywall

21. Window Condition

Good	Fair	Poor	N/A	None
	X			

Materials: wood • crank
Observations:
• functional

Downstairs 1/2 Bath

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

2. Cabinets

Good	Fair	Poor	N/A	None
X				

Observations:
 • functional



3. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: drywall

4. Counters

Good	Fair	Poor	N/A	None
X				

Observations:
 • normal wear

5. Doors

Good	Fair	Poor	N/A	None
X				

Observations:
 • functional

6. Electrical

Good	Fair	Poor	N/A	None
X				

7. GFCI

Good	Fair	Poor	N/A	None
X				

Observations:
 • test operated

8. Exhaust Fan

Good	Fair	Poor	N/A	None
X				

Observations:
• operated

9. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: tile

10. Heating

Good	Fair	Poor	N/A	None
				X

Observations:
• none

11. Mirrors

Good	Fair	Poor	N/A	None
X				

Observations:
• functional

12. Plumbing

Good	Fair	Poor	N/A	None
X				

13. Security Bars

Good	Fair	Poor	N/A	None
				X

Observations:
• none

14. Showers

Good	Fair	Poor	N/A	None
			X	X

15. Shower Walls

Good	Fair	Poor	N/A	None
			X	X

16. Bath Tubs

Good	Fair	Poor	N/A	None
			X	X

17. Enclosure

Good	Fair	Poor	N/A	None
			X	X

18. Sinks

Good	Fair	Poor	N/A	None
X				

Observations:
• functional

19. Toilets

Good	Fair	Poor	N/A	None
X				

20. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: drywall

21. Window Condition

Good	Fair	Poor	N/A	None
				X

Observations:

- none

Master Bedroom

1. Locations

2. Bar

Good	Fair	Poor	N/A	None
				X

Observations:
 • none

3. Cabinets

Good	Fair	Poor	N/A	None
X				

Observations:
 • functional

4. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: drywall



5. Ceiling Fans

Good	Fair	Poor	N/A	None
X				

Observations:
 • operated

6. Closets

Good	Fair	Poor	N/A	None
X				

Observations:
 • functional



7. Doors

Good	Fair	Poor	N/A	None
X				

Observations:
• functional

8. Electrical

Good	Fair	Poor	N/A	None
X				

9. Fireplace

Good	Fair	Poor	N/A	None
X				

Observations:
• gas only



10. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: carpet

11. Security Bars

Good	Fair	Poor	N/A	None
				X

Observations:
• none

12. Sliding Doors

Good	Fair	Poor	N/A	None
				X

Observations:
• none

13. Screen Doors

Good	Fair	Poor	N/A	None
				X

Observations:
• none

14. Smoke Detectors

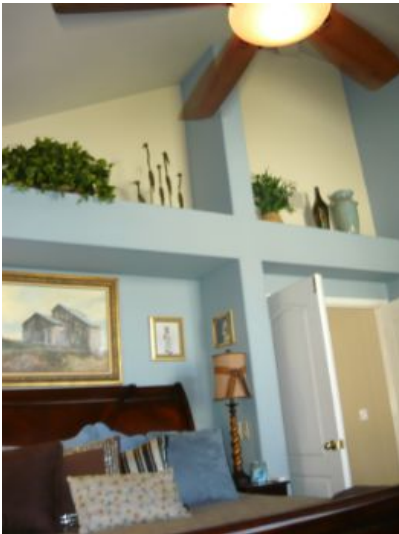
Good	Fair	Poor	N/A	None
		X		

Observations:
• missing in bedroom

15. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: drywall



16. Window-Wall AC or Heat

Good	Fair	Poor	N/A	None
				X

Observations:
• none

17. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: wood • crank
Observations:
• functional

Master Bath

1. Locations

2. Cabinets

Good	Fair	Poor	N/A	None
X				

Observations:
• functional



3. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: drywall

4. Counters

Good	Fair	Poor	N/A	None
X				

Observations:
• normal wear

5. Doors

Good	Fair	Poor	N/A	None
X				

Observations:
• functional

6. Electrical

Good	Fair	Poor	N/A	None
X				

7. GFCI

Good	Fair	Poor	N/A	None
X				

Observations:
• test operated

8. Exhaust Fan

Good	Fair	Poor	N/A	None
				X

Observations:
• none

9. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: tile

10. Heating

Good	Fair	Poor	N/A	None
X				

Observations:
• central unit

11. Mirrors

Good	Fair	Poor	N/A	None
X				

Observations:
• functional

12. Plumbing

Good	Fair	Poor	N/A	None
	X			

Observations:
• corrosion present



13. Security Bars

Good	Fair	Poor	N/A	None
				X

Observations:
• none

14. Showers

Good	Fair	Poor	N/A	None
X				

Observations:
• functional



15. Shower Walls

Good	Fair	Poor	N/A	None
X				

Observations:
 • normal wear

16. Bath Tubs

Good	Fair	Poor	N/A	None
X				

Observations:
 • normal wear



17. Enclosure

Good	Fair	Poor	N/A	None
X				

Observations:
 • functional

18. Sinks

Good	Fair	Poor	N/A	None
	X			

Observations:
 • functional
 • cracked face bowls....recommend repairs



19. Toilets

Good	Fair	Poor	N/A	None
X				

20. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: drywall

21. Window Condition

Good	Fair	Poor	N/A	None
	X			

Materials: wood
Observations:
• functional

Jack & Jill Bedroom

1. Locations

2. Bar

Good	Fair	Poor	N/A	None
				X

Observations:
• none

3. Cabinets

Good	Fair	Poor	N/A	None
				X

Observations:
• none

4. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: drywall



5. Ceiling Fans

Good	Fair	Poor	N/A	None
X				

Observations:
• operated

6. Closets

Good	Fair	Poor	N/A	None
X				

Observations:
• functional

7. Doors

Good	Fair	Poor	N/A	None
X				

Observations:
• functional

8. Electrical

Good	Fair	Poor	N/A	None
X				

9. Fireplace

Good	Fair	Poor	N/A	None
				X

10. Floor Condition

Good	Fair	Poor	N/A	None
	X			

Materials: carpet

11. Security Bars

Good	Fair	Poor	N/A	None
				X

Observations:
• none

12. Sliding Doors

Good	Fair	Poor	N/A	None
				X

Observations:
• none

13. Screen Doors

Good	Fair	Poor	N/A	None
				X

Observations:
• none

14. Smoke Detectors

Good	Fair	Poor	N/A	None
		X		

Observations:
• missing in bedroom

15. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: drywall

16. Window-Wall AC or Heat

Good	Fair	Poor	N/A	None
				X

Observations:
• none

17. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: wood • crank
Observations:
• functional

Jack & Jill Bathroom

1. Locations

2. Cabinets

Good	Fair	Poor	N/A	None
X				

Observations:
 • functional



3. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: drywall

4. Counters

Good	Fair	Poor	N/A	None
X				

Observations:
 • normal wear

5. Doors

Good	Fair	Poor	N/A	None
X				

Observations:
 • functional

6. Electrical

Good	Fair	Poor	N/A	None
X				

7. GFCI

Good	Fair	Poor	N/A	None
X				

Observations:
 • test operated

8. Exhaust Fan

Good	Fair	Poor	N/A	None
				X

Observations:
 • none

9. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: carpet • tile

10. Heating

Good	Fair	Poor	N/A	None
X				

Observations:
• central unit

11. Mirrors

Good	Fair	Poor	N/A	None
X				

Observations:
• functional

12. Plumbing

Good	Fair	Poor	N/A	None
X				

13. Security Bars

Good	Fair	Poor	N/A	None
				X

Observations:
• none

14. Showers

Good	Fair	Poor	N/A	None
X				

Observations:
• functional

15. Shower Walls

Good	Fair	Poor	N/A	None
X				

Observations:
• normal wear

16. Bath Tubs

Good	Fair	Poor	N/A	None
X				

Observations:
• normal wear

17. Enclosure

Good	Fair	Poor	N/A	None
	X			

Observations:
• functional
• recommend caulking where wall tile meets tub



18. Sinks

Good	Fair	Poor	N/A	None
X				

Observations:
• functional

19. Toilets

Good	Fair	Poor	N/A	None
X				

20. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: drywall

21. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: aluminum
Observations:
• functional
• missing screens

Upstairs Guest Room

1. Locations

2. Bar

Good	Fair	Poor	N/A	None
				X

Observations:
 • none

3. Cabinets

Good	Fair	Poor	N/A	None
				X

Observations:
 • none

4. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: drywall



5. Ceiling Fans

Good	Fair	Poor	N/A	None
X				

Observations:
 • operated

6. Closets

Good	Fair	Poor	N/A	None
X				

Observations:
 • functional

7. Doors

Good	Fair	Poor	N/A	None
X				

Observations:
 • functional

8. Electrical

Good	Fair	Poor	N/A	None
X				

9. Fireplace

Good	Fair	Poor	N/A	None
				X

10. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: carpet

11. Security Bars

Good	Fair	Poor	N/A	None
				X

Observations:
• none

12. Sliding Doors

Good	Fair	Poor	N/A	None
				X

Observations:
• none

13. Screen Doors

Good	Fair	Poor	N/A	None
				X

Observations:
• none

14. Smoke Detectors

Good	Fair	Poor	N/A	None
		X		

Observations:
• missing in bedroom

15. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: drywall

16. Window-Wall AC or Heat

Good	Fair	Poor	N/A	None
				X

Observations:
• none

17. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: wood • crank
Observations:
• functional

Upstairs Guest Bath

1. Locations

2. Cabinets

Good	Fair	Poor	N/A	None
X				

Observations:
 • functional



3. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: drywall

4. Counters

Good	Fair	Poor	N/A	None
X				

Observations:
 • normal wear

5. Doors

Good	Fair	Poor	N/A	None
X				

Observations:
 • functional

6. Electrical

Good	Fair	Poor	N/A	None
X				

7. GFCI

Good	Fair	Poor	N/A	None
X				

Observations:
 • test operated

8. Exhaust Fan

Good	Fair	Poor	N/A	None
X				

Observations:
 • operated

9. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: tile

10. Heating

Good	Fair	Poor	N/A	None
X				

Observations:
• central unit

11. Mirrors

Good	Fair	Poor	N/A	None
X				

Observations:
• functional

12. Plumbing

Good	Fair	Poor	N/A	None
X				

13. Security Bars

Good	Fair	Poor	N/A	None
				X

Observations:
• none

14. Showers

Good	Fair	Poor	N/A	None
X				

Observations:
• functional

15. Shower Walls

Good	Fair	Poor	N/A	None
X				

Observations:
• normal wear

16. Bath Tubs

Good	Fair	Poor	N/A	None
	X			

Observations:
• normal wear

17. Enclosure

Good	Fair	Poor	N/A	None
	X			

Observations:
• functional
• recommend caulking where wall tile meets tub



18. Sinks

Good	Fair	Poor	N/A	None
X				

Observations:
• functional

19. Toilets

Good	Fair	Poor	N/A	None
X				

20. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: drywall

21. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: aluminum
Observations:
• functional

Residential Earthquake Hazards Report

- | | | | | |
|-------------------------------------|--------------------------|-------------------------------------|--------------------------|---|
| Yes | No | N/A | Don't Know | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 1. Is the water heater braced, strapped, or anchored to resist falling during an earthquake? |
| Yes | No | N/A | Don't Know | |
| <input checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" 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 | Don't Know | | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | 8. Is the house outside an Alquist-Priolo Earthquake Fault Zone (zones immediately surrounding known earthquake faults)? |
| Yes | No | Don't Know | | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | 9. Is the house outside a Seismic Hazard Zone (zone identified as susceptible to liquefaction or landsliding)? |

EXECUTED BY:

 (Seller) (Seller) Date

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

 (Buyer) (Buyer) Date