

June 12, 2023

Client Name

RE: Inspection Site  
Inspection Address



Dear Client Name

:

At your request a visual inspection of the above referenced property was conducted on August 23, 2022 . This inspection report reflects the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. This report is not an insurance policy, nor a warranty service.

An earnest effort was made on your behalf to discover all visible defects. The following is an opinion report, expressed as a result of the inspection. Please take time to review limitations contained in the inspection agreement.

### **REPORT SUMMARY**

This 62 year old home was built on a concrete foundation with a raised crawlspace. Several rooms have been added using a slab on grade foundation, as well as a concrete cellar below one room. Some movement was noted in the foundation, but it does not appear recent. The major mechanical systems were functioning as expected at the time of the inspection. The water heater is nearing the upper end of the average life expectancy. You should be prepared for its replacement. There are several electrical concerns in the home, including an FPE Panel, ungrounded 3-prong outlets, and GFCI updates that are needed. A licensed electrician should be consulted to provide quotes for repairs. There were multiple plumbing leaks in the crawlspace from waste piping. A plumber is needed. All other noted items can be found in the report below. Please contact me with any questions. Thank you for choosing Brothers Inspection!

Sincerely,

*BROTHERS' INSPECTION INC.*

John Tinker  
Inspector

# Inspection Report

Inspection Site  
Inspection Address

Prepared for: Client Name



Prepared by: Brothers' Inspection Inc.  
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## INSPECTION CONDITIONS

### CLIENT & SITE INFORMATION:

*REPORT NAME:* 7447JT 568 Grand Valley Dr  
*INSPECTION DATE:* August 23, 2022.  
*INSPECTION APPOINTMENT TIME:* 8:00 AM.  
*CLIENT NAME:* Client Name  
*INSPECTION SITE:* Inspection Site.  
*INSPECTION SITE CITY/STATE/ZIP:* Inspection Address.  
*ACCESS PERSON:* Buyer's Agent.

### CLIMATIC CONDITIONS:

*INSPECTION DAY WEATHER:* Clear.  
*TEMPERATURE AT TIME OF INSPECTION:* 70's, 80's.  
*HOW LONG SINCE LAST MEASURABLE RAIN:* 1 Day.  
*SOIL CONDITIONS:* Dry.

### BUILDING CHARACTERISTICS:

*ESTIMATED AGE OF HOUSE:* Built in 1960.  
*BUILDING TYPE:* 1 family.  
*STORIES:* 1  
*SPACE BELOW GRADE:* Crawlspace.

### UTILITY SERVICES:

*WATER SOURCE:* Public.  
*SEWAGE DISPOSAL:* Public.  
*UTILITIES STATUS:* All utilities on.

### OTHER INFORMATION:

*AREA:* City.  
*HOUSE OCCUPIED?* No.  
*CLIENT PRESENT DURING INSPECTION:* No, At the end.  
*PEOPLE PRESENT DURING INSPECTION:* No one.

# SITE

**Site:**

<i>House faces:</i>	The front of the house faces West.
<i>Rear View</i>	The rear of the house faces East.
<i>Right Side View</i>	The right side of the house faces South.
<i>Left Side View</i>	The left side of the house faces North.
<i>Style of House:</i>	Ranch.
<i>Estimated age of house:</i>	62 Years Old.
<i>Approximate Lot Size:</i>	The lot appears to be of an average size for the area.
<i>Site Drainage:</i>	<b>Note</b> - The lot is fairly flat. Adjustment may be needed to get any excess water to drain from the lot.
<i>Bushes and Shrubs Condition:</i>	Satisfactory - The shrubs and/or bushes have a good appearance.
<i>Trees Condition:</i>	<b>Attention Needed</b> - Some trees and/or shrubs on the site need to be trimmed. <b>Note-</b> Trees overhanging the structure need to be trimmed so that limbs, leaves, and rain will not drop off the tree onto the roof covering and clog the gutters, damage the roof, or promote moss growth. Trees that rub against the roof can cause severe damage and can drastically reduce the life of the roofing material.



<i>Mailbox Noted:</i>	Yes - There is a mailbox on-site. It is functional and at an acceptable height.
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**Paving Condition:**

<i>Driveway Paving Material:</i>	Concrete. Gravel.
<i>Driveway Condition:</i>	<b>Attention Needed</b> - The driveway needs attention and minor repair to prevent further deterioration. The cracks in the driveway need to be sealed to prevent further damage. The freeze-thaw cycle may cause differential settlement and enlarge existing cracks.



<i>Walkways and Stoop Materials:</i>	Concrete.
<i>Walkway Condition:</i>	Satisfactory - The walkway surface material is in satisfactory condition with only normal deterioration noted.
<i>Entryway Stoop:</i>	Satisfactory - The entryway stoop is in functional condition.

**Patio**

<i>Patio Slab Materials:</i>	Concrete.
<i>Slab Condition:</i>	Satisfactory - The slab is in useable condition.

Electrical Service to Patio: No.  
Patio Lighted: Yes.

**Enclosed Patio areas:**

Patio Slab Materials: Concrete.  
Slab Condition: Satisfactory - The slab is in useable condition.  
Electrical Service to Patio: Ungrounded 3 prong outlets.  
Patio Lighted: Yes.  
Patio Cover Condition: **Attention-** There is evidence of some leaking. I was unable to determine is this is current.



**Fences and Gates:**

Fencing Materials: Vinyl, wood, wire, chain link.  
Fence Materials Condition: Varying condition. The fencing in the back of the property is in functional condition but there is warping and damage to a large portion. This section requires repairs or replacement.



Gates and Latches: **Attention** - The gate or latch hardware needs repair or adjustment to function as intended.

**Utility Services:**

Water Source: Clifton.  
Water Meter Location: Front yard several feet in from the street.



Electric Service: Overhead.  
Electric Service Condition: Satisfactory - The overhead electrical service lines are secure at the pole and masthead.

*Cable Television Service:* Service wires are unobstructed and in good condition.  
*Fuel Source:* Overhead.  
*Sewage Disposal System:* Natural gas is provided by a regulated service company or utility.  
Sewers.

**Gas Services:**

*Gas-fired Equipment Installed:* Furnace/boiler. Water heater.  
*Location of Meter:* Right side of the house.



*Type of Gas Supply:* Natural Gas.  
*Gas Appliances in Garage Area?:* None installed in the garage area.  
*Gas Line Primary Piping Material:* Black Iron Pipe.  
*Secondary Supply Piping:* CSST (corrugated stainless steel tubing)  
*Piping Installation - Routing - Shutoffs - Hangers - Supports:* Satisfactory - Gas supply piping as installed appears adequate.  
*Gas Odors Noted:* No, Tested for leaks. None were found.  
*Vents Noted From Roof View:* There is at least one gas-fired vent stack through the roofline.

**Attention-** The gas fired vent is closer than 10 feet to the cooler. This is not ideal. Flue gases may get pulled back into the home.





# FOUNDATION

## Foundation

<i>Type of Foundation:</i>	Raised Foundation with a crawlspace - Refers to a foundation wall with a footer below without a finished floor.
<i>Foundation Materials:</i>	Poured in place concrete, 8 inches or more thick.
<i>Visible Portions of Exterior Foundation Walls:</i>	Satisfactory - The exposed portions of the perimeter foundation walls appear to be adequate.
<i>Visible Foundation Wall Cracks Noted From Exterior:</i>	Yes - Cracking in the vertical foundation walls was noted from the exterior. <b>Action Necessary</b> - Cracks of 1/4" and wider were noted in the foundation walls. This condition warrants further investigation and analysis by a professional structural engineer and/or a licensed qualified foundation contractor to determine the cause and course of action.



<i>Location of Wall Cracks and Description:</i>	Angular cracking was noted in at least one exterior wall.
<i>Evidence of Recent Movement:</i>	No - There is no evidence of any recent movement.
<i>Perimeter Foundation Drainage Surface:</i>	<b>Attention</b> - The drainage around the foundation should slope away from the foundation at a rate of 1/2 inch per foot for 6 feet away from the foundation. Portions of the ground around the perimeter may not meet this minimum standard. <b>Attention</b> - A dry zone of 3-4 feet is recommended around the perimeter of the house.



## Foundation: Slab Portions

<i>Type of Foundation:</i>	Slab on grade - Refers to a concrete slab poured on a prepared gravel or sand base at grade level.
<i>Foundation Materials:</i>	Poured in place concrete, A minimum of 8 inches thick and 16 inches deep at the footing around the outer edge of the slab and 4 inches deep through out the non-structural portion of the slab.
<i>Visible Portions of Exterior Foundation Walls:</i>	<b>Attention Needed</b> - The exposed portions of the perimeter foundation walls need maintenance. This is needed to prevent further deterioration. The soil is eroding away from the exterior.



## CRAWLSPACE

<i>Crawlspace Entrance:</i>	Satisfactory - The crawlspace entrance is adequately sized.
<i>Location of Crawlspace Entrance:</i>	Exterior.
<i>Crawlspace Ceiling Exposed Percent:</i>	Most of the ceiling is open allowing visibility of the ceiling/floor joists.
<i>Percent Interior Foundation Wall Exposed:</i>	Most all of the interior foundation wall is exposed for viewing from the crawlspace.



*Conditions Noted in Exterior Walls, Interior View:*

Vertical cracks were noted in at least one exterior wall. This does not appear to be a recent crack but should be monitored.



*Sill Plates Percentage Visible:*

Most all of the sill plates were visible.

*Foundation Bolts Noted:*

Yes - This inspection noted the presence of foundation bolts correctly used to secure the framing to the foundation.

*Evidence of Water Entry in the crawlspace Noted:*

There is evidence of water entry or damage in the crawlspace level. **Action Necessary** - At the time of the inspection there was water present. Immediate action is necessary to make repairs and to stop further damage. Estimates from reputable contractors are needed.





*Main Beam:* Satisfactory - The main beam installed appears to be in satisfactory condition.

*Crawlspace Ventilation:* Satisfactory - The cross-ventilation in the crawlspace appears to be adequate. Be sure to keep the vents clear from debris so air flow is not reduced. Note - Be sure to keep vents clean and clear of any objects which might hinder airflow.

*Crawlspace Inspected By:* The crawlspace was inspected by entering and crawling through.

*Crawlspace Floor:* Dirt.

*Vapor Barrier Installed:* Yes - There is a vapor barrier installed. The floor is covered with an approved vapor/moisture retardant material.

*Posts Condition:* Satisfactory - There is at least one post supporting an overhead beam in the crawl space. It appears to be adequately installed. Posts are installed to support the structural framing members above. They should be firmly secured to a solid pad and not in contact with the soil. They should solidly contact both the footer below and the beam above. Poured concrete posts.

*Pier Construction Materials:* Exposed concrete piers at least 8" in diameter are visible in the crawlspace.

*Condition of Piers:* Satisfactory - The piers as installed appear to be adequate. No engineering analysis was completed.

*Evidence of Insects or Animals in Crawlspace:* No - There was no evidence of animal or insect infestation noted. This inspection does not cover the presence or lack of wood destroying insects.

*Comments:* All debris should be cleaned out of crawlspace.



# ROOF & ATTIC

## ROOFING

*Type Roof:*

Gable.

*Roof Covering Materials:*

Asphalt composition shingles. These consist of cellulose mat, asphalt impregnated with colored gravel on surface. Shingles are applied in horizontal rows. Fiberglass composition shingles. Fiberglass mat, asphalt impregnated. Shingles are applied in horizontal rows.

*Cover Layers:*

The roof covering on the main structure appears to be the first covering.

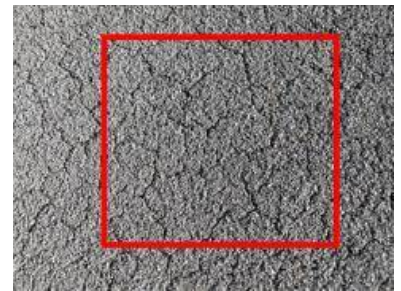
*Condition of Roof Covering Material:*

Satisfactory - The roof covering material is in a condition that is consistent with its age and method of installation, showing no deficiency or cause for immediate concern.



*Condition of Roof Covering*  
*Material: Asphalt*

**Attention Needed-** There is cracking throughout the rolled asphalt on the low sloped portions of the roof. Cracks can allow water entry. I recommend contacting a roofer.



*Comments:*

Attention Needed- The turbine vent is loose. Repairs are needed.



*Slope:*

Medium slope is considered to be between 4 in 12 and 6 in 12. Low slope is considered to be 3 in 12 or less.

*Flashing:*

Satisfactory - The flashings around openings in the roof covering appear to be water tight and caulked as needed.

**Attention** - The roof penetrations will need to be resealed periodically.



*Means of Roof Inspection:*

The roof edge was the location of the inspection of the roof covering.



Skylights:

**Attention Needed** - The skylight shows signs of leakage. Some attention is needed either to the window or the installation.



Valleys:

Satisfactory - The valleys appear to be in satisfactory condition.

Ridges:

Satisfactory - The ridge covering material appears to be in satisfactory condition.

Evidence of Leakage:

No.

Roof Gutter System:

**Attention** - The gutters are in need of being cleaned out so that the debris build up does not clog or hinder the drainage of water.



**Recommended** - There is no roof gutter system installed. A gutter system is recommended to control the flow of water around and away from the house.



**Attention** - Installation of downspout extensions would help carry the water further away from the foundation.



**Attention Needed-** The gutters on the rear of the home appear to have rusted through and need to be replaced.



**Attic & Ventilation:**

*Attic Access Location:*

Gable end vent.



*Attic Accessibility:*

There is a wall scuttle access panel or door installed.

*Method of Inspection:*

The attic cavity was inspected by entering the area.

*Attic Cavity Type:*

Crawl Through - The attic cavity is not useable for any storage due to size, framing, or insulation.

*Roof Framing:*

A truss system is installed in the attic cavity that is used to support the roof decking and transmit the roof load to the exterior walls.

*Roof Framing Condition:*

Satisfactory - The roof framing appears to be in functional condition.





Roof Bracing:  
Roof Decking:

The roof framing as installed seems adequate.  
3-4x8" butted boards.



Evidence of Leaks on Interior of Attic:

There is water staining on the underside of the roof decking or rafters. The stains are not currently wet nor do they have an elevated moisture content. **Note** - There is staining on the roof decking boards around the evaporative cooler. The area was dry during the inspection. It is recommended this area be monitored.



Ventilation Hi/Low:

Satisfactory - There appears to be adequate ventilation installed. Vents are located both in the ridge area and low in the eaves area. There is at least one rooftop turbine installed. **Action Necessary** - At least one of the turbines needs to be repaired or replaced. It is not performing as intended. There are gable end vents installed that allow adequate ventilation.

Insulation Clear of Sheathing:  
Insulation Noted:

There is at least 1 1/2 inches of clearance between the roof sheathing and the insulation.

Satisfactory - The attic insulation appears to be adequate and properly installed. The following type of insulation was noted in the attic: Cellulose. Blown in place. Rockwool poured in place. There is an average of at least 8" of insulation installed. **Recommended** - Installation of more insulation would be beneficial.



# STRUCTURAL

**Structural:**

*Type of Construction:*

Frame.

*Exterior Siding Materials:*

Stone. Vinyl Siding.

*Siding Condition:*

**Attention-** At least one piece of the stone veneer is loose.



*Siding Conditions.*

**Attention-** The vinyl does not have the proper overlap.



*Siding Comment:*

**Attention-** There is damage along the bottom edge of the vinyl.



*Trim Condition:*

Satisfactory - The trim is intact and satisfactory. The trim is metal wrapped.

*Soffit/Eaves:*

**Attention** - Soffit/eaves appear to need some minor repair to prevent further deterioration.



*Fascia & Rake Boards:*

Satisfactory - The fascia and rake boards appear to be in satisfactory condition and

show only signs of normal wear.

*Condition of Painted Surfaces:* Satisfactory - The finish or exposed painted surfaces are satisfactory.

*Outside Entry Doors:* Satisfactory - The outside entry door(s) is satisfactory as noted from the exterior. There is no deadbolt installed on the entry door(s). Consideration should be given to installing deadbolts as a safety feature.

*Windows Type:* There are both vinyl single hung and horizontal sliding windows installed.

*Window Condition:* Satisfactory - The window framing and glass are in a satisfactory condition.

*Window Flashing:* Satisfactory - The installed window flashing above the windows appears to be adequate.

*Structural Caulking:* Satisfactory - The structural caulking appears to be in satisfactory condition.

*Wall Covering Material:* Sheetrock. Paneling.

*Ceiling Covering Material:* Sheetrock. **Note** - Popcorn/acoustic ceilings installed before 1979 may contain asbestos. If sealed, and not disturbed, asbestos is generally considered to be benign. If this is a concern an asbestos abatement company can be contacted for further testing.

## HEATING, VENTILATION & AIR CONDITIONING

### Air Conditioning Unit:

*Model/ Serial Number/ Size:* BreezAir.  
*Type:* Evaporative Cooler. Electricity-powered.  
*Unit/Condenser Location:* Roof top.  
*Unit Tested:* Yes, this unit works well by the settings of the control switch.  
*Unit Condition:* Age could not be determined. Only 2 support legs were installed.

### Heating Unit:

*Heating System Location:* Crawlspace.  
*Heating System Type:* A forced air furnace is installed as the primary source of heat.  
*Fuel Source:* The fuel source is natural gas.  
*Gas Comments:* Tested for leaks- None found.  
*Model/Serial Number/Size:* Lennox. Manufactured 2015. 88,000 BTU Input. 71,000 BTU Output.  
*Flue Type:* The flue pipe is metal.  
*Flue Condition:* Satisfactory - The furnace/boiler flue as installed appears to be in satisfactory condition. During this inspection it is impossible to determine the condition of the interior of the flue. The interior of the flue may be deteriorated, but during a visual inspection we were unable to see the interior walls.  
  
*Unit Tested:* Yes.  
*Furnace Temperature output within manufacturer specifications:* Yes, The manufacturer recommends a temperature rise of 25-55 degrees. The temperature rise was within these parameters.  
*Heat Exchanger Inspected:* No, Equipment and controls which are part of the furnace block access to the heat exchanger. They must be removed to view the heat exchanger, which is beyond the scope of this inspection.  
  
*Carbon Monoxide Tested:* Yes. No.  
*Draft Hoods/Draw:* Satisfactory - The draft hoods on the gas-fired appliances are secure, and each appliance appears to be drawing as expected.  
  
*Secondary Air Adequacy:* Satisfactory - Availability of secondary air for combustion and flue draft appears to be adequate; however, no calculation was performed by the inspector. Secondary air is the air required in fossil fuel-fired appliances to mix with the products of combustion and for removal of the products of combustion up the flue.  
  
*Blower Condition:* Satisfactory - The blower assembly appears to be performing as expected.  
*Filter Type/Size:* No filter noted.  
*Ducts Condition:* **Attention Needed** - The ducts appear to have an air leak that reduces the effectiveness of the heating system. There is also an older tape. Due to the age of the home, there is potential for this to contain asbestos.





*Duct Insulation in Unheated Spaces:*

Exposed ductwork in unheated space is not insulated. The efficiency of the heating and air conditioning systems is reduced due to the heat loss or gain. Insulation is recommended. Ducts noted in the crawlspace do not appear to be insulated either from the interior or exterior of the duct run.

*Does each habitable room have a heat source?*

Yes.

*Adequate Returns or Undercut Doors:*

Yes.

*Thermostat Location:*

Hallway.

*Thermostat Condition:*

Good - Electronic thermostat controls for central heating and air conditioning are installed.

## ELECTRICAL SYSTEMS

### Primary Power Source

*Service Voltage:*

The incoming electrical service to this structure is 120/240 volts.

*Service/Entrance/Meter:*

Overhead/Satisfactory - The masthead, supports, meter housing, and cable entrance to the structure appear to be correctly installed.

### Main Distribution Panel

*Main Power Distribution Panel Location:*

Rear of the house.

*Main Power Panel Size:*

100 amp - The ampacity of the main power panel appears to be within the normal parameters for the structure's age. However, a load analysis is recommended if you anticipate adding more circuits or load to the system. Ampacity of the electrical service is determined by comparing the lowest of the capacities of: incoming service cable capacity, service meter capacity, and main power panel rating. The lowest of these three components is considered the overriding factor. The above noted capacity was determined using this guideline.

*Service Cable to Panel Type:*

Aluminum, No anti-oxidant paste was noted on the aluminum wire connections.



*Is Panel Accessible:*

Yes - The electrical panel is in a location that makes it readily accessible.

*Panel Condition:*

Satisfactory - The power panel, as a container for safely covering electrical circuitry and components, is functioning as intended, minimizing the risk of electrical shock.

*Panel Type:*

Breakers - The structure is equipped with a breaker type main power panel. This is the desirable type; when a breaker trips off, it can easily be reset. Caution: If a breaker is reset and trips back off, this is an indication that there is a short or weakened condition in the circuit. Call a qualified licensed electrician for analysis of the existing problem.

*Breaker/Fuse to Wire Compatibility:*

Satisfactory - The breakers/fuses in the main power panel appear to be appropriately matched to the circuit wire gauge.

*Legend Available:*

No - The breakers are not marked as to the rooms, areas, or appliances controlled. It is recommended that they be noted as soon as possible.

*Panel Cover Removed:*

Yes.



*Condition of Wiring in Panel:*

Satisfactory - Electrical circuitry wiring in the panel appears neatly arranged with no unallowable splices.

*Feeder and Circuit Wiring Type:*

Copper - The structure is wired using plastic insulated copper single conductor cables.

*Circuit Wiring Condition:*

Satisfactory - The exposed wiring appears to be in satisfactory condition including connections, routing, fasteners, and insulation.

*Ground Fault Protected Outlets:*

Predate - This structure predates the requirement for newer construction of Ground Fault protected outlets. For safety reasons, they should be installed in the following locations: Any outlets within 6' of a water source, all circuits in the kitchen (except refrigerator), all exterior locations, any non-dedicated outlets in the garage, and any outlets in an



unfinished basement. For more information on Ground Fault Circuit Interrupt protected outlets, contact this inspection company. Be aware that installation of GFCI outlets does not ground a non-grounded outlet but will still protect from electrocution.

*Main Service Ground Verified:*

Yes - The main service ground wire was located by the inspector. The ground driven rod, solid conductor, and connection were located.



*Wire Protection/Routing:*

Satisfactory - Visible wiring appears to be installed in an acceptable manner.

*Smoke Detectors:*

Yes - The structure is equipped with smoke or heat detectors. They should be tested periodically in accordance with the manufacturer's specifications. This does not imply that there is adequate coverage by the existing detector(s). The installed smoke detector(s) is battery operated. Disclaimer - The existing smoke detectors were not tested, but they are only noted as to presence. We do not test the smoke detectors because they may work today but not work when you need them to work. This is why it is important for **you** to test them on a regular basis, monthly at least. Smoke detectors are recommended by the U.S. Product Safety Commission to be installed inside each bedroom and adjoining hallway and on each living level of the home and basement level.

*Carbon Monoxide Detectors:*

**Note** - There was no carbon monoxide detector seen in the house. These are now required to be installed for any real estate transaction.

*Doorbell :*

Yes - At least one exterior door has a working doorbell.

*Exterior Lighting:*

Satisfactory - The exterior lighting appears functional. Also, this is a benefit for security.

*Comments:*

**Attention Needed-** The exterior outlet is not covered, not GFCI protected, and is ungrounded.



**North Sub Panel**

*Panel Location:*

Covered patio.

*Main Power Panel Size:*

60 amp - The ampacity of the main power panel is rated as 60 amps.

*Service Cable to Panel Type:*

Aluminum.

*Is Panel Accessible:*

Yes - The electrical panel is in a location that makes it readily accessible.

*Panel Condition:*

Satisfactory - The power panel, as a container for safely covering electrical circuitry and components, is functioning as intended, minimizing the risk of electrical shock.

*Panel Type:*

Breakers - The structure is equipped with a breaker type main power panel. This is the desirable type; when a breaker trips off, it can easily be reset. Caution: If a breaker is reset and trips back off, this is an indication that there is a short or weakened condition in the circuit. Call a qualified licensed electrician for analysis of the existing problem.

*Breaker/Fuse to Wire Compatibility:*

Satisfactory - The breakers/fuses in the main power panel appear to be appropriately matched to the circuit wire gauge.

*Legend Available:*

Yes - Identification of the breakers and the appliances or areas they control are clearly marked. This inspection does not verify the accuracy of this legend.

Panel Cover Removed: Yes.



Condition of Wiring in Panel: Satisfactory - Electrical circuitry wiring in the panel appears neatly arranged with no unallowable splices.

Feeder and Circuit Wiring Type: Copper - The structure is wired using plastic insulated copper single conductor cables.

Circuit Wiring Condition: Satisfactory - The exposed wiring appears to be in satisfactory condition including connections, routing, fasteners, and insulation.

Wire Protection/Routing: Satisfactory - Visible wiring appears to be installed in an acceptable manner.

**Kitchen Sub Panel**

Panel Location: Kitchen Cabinet.

Main Power Panel Size: Appears to be a 40 AMP Main.

Service Cable to Panel Type: Aluminum, No anti-oxidant paste was noted on the aluminum wire connections.

Is Panel Accessible: Yes - The electrical panel is in a location that makes it readily accessible.

Panel Condition: **Replacement Recommended** - FPE Panel - The condition of the main panel was inspected and no active arcing or burns were found, however due to the type of panel it is we recommend replacement. If not replaced, we recommend close observation for any evidence of arcing, burns, or melting that would indicate overloading of the breakers. FPE main panel boxes from this era have shown a higher than average failure rate of the breakers and the breakers to panel bus connection. The UL listing has since been pulled from these panels due to these dangers. A licensed electrician is recommended for the replacement of the panel box. Search FPE panel or Federal Pacific Electric for more information online.

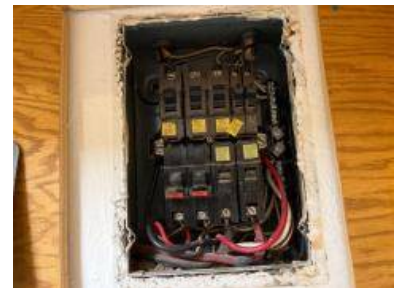


Panel Type: Breakers - The structure is equipped with a breaker type main power panel. This is the desirable type; when a breaker trips off, it can easily be reset. Caution: If a breaker is reset and trips back off, this is an indication that there is a short or weakened condition in the circuit. Call a qualified licensed electrician for analysis of the existing problem.

Breaker/Fuse to Wire Compatibility: Satisfactory - The breakers/fuses in the main power panel appear to be appropriately matched to the circuit wire gauge.

Legend Available: No - The breakers are not marked as to the rooms, areas, or appliances controlled. It is recommended that they be noted as soon as possible.

Panel Cover Removed: Yes.



Condition of Wiring in Panel: Satisfactory - Electrical circuitry wiring in the panel appears neatly arranged with no

*Feeder and Circuit Wiring Type:*

*Circuit Wiring Condition:*

*Wire Protection/Routing:*

unallowable splices.

Copper - The structure is wired using plastic insulated copper single conductor cables.

Satisfactory - The exposed wiring appears to be in satisfactory condition including connections, routing, fasteners, and insulation.

Note- There is old wiring in this panel. The insulation may be brittle.



## PLUMBING SYSTEM

### Plumbing:

*Water Source:* Water District - Clifton Water.  
*Plumbing Service Piping Size to Structure:* 3/4" water service line from the meter to the main cutoff.  
*Public Service Piping Material:* The main service line to the structure is copper.



*Main Water Line Cutoff Location:* Mechanical closet.



*Visible Mineral Deposits or Encrustations:* Yes - Some light corrosion is seen in various locations. No concerns at this time.

*Interior Supply Piping Size:* The interior water supply piping is 1/2" in diameter.  
*Interior Supply Piping Material:* The interior supply piping in the structure is predominantly copper.  
*Water Pressure:* There is a water pressure regulator valve correctly installed. This allows adjustment of the incoming water pressure. **Note-** The pressure regulator was installed past the exterior hose bib. The hose bib has pressures over 110 PSI.



*Exterior Hose Bibs Functional:* Satisfactory - The exterior hose bib(s) appeared to function normally.  
*Functional Supply:* Satisfactory - By testing multiple fixtures at one time, functional flow of the water supply was verified.  
*Leaks in the Supply Piping Noted:* No.  
*Sewage Disposal Type:* Public Sewer System This inspection merely identifies the type of sewage waste disposal system. It does not comment on the adequacy or effectiveness of the system.

*Waste Line Materials*

For further evaluation, this Inspection Company may perform further testing under separate contract and direction.

The predominant waste line material is copper. There is also some plastic piping installed.



*Waste Piping Condition:*

**Action Necessary** - Some portion of the visible plumbing waste lines needs repair or replacement. There is an open joint or missing plug in the waste line that needs immediate replacement. There is evidence of a leak in the drain/waste piping system.



*Vent Piping Material*

The vent material, as it passes through the roof, is plastic. The vent material, as it passes through the roof, is copper.







*Vent Piping Condition:* Satisfactory - The visible plumbing vent piping appears functional.

*Supply/Waste Piping Supports:* Satisfactory - The tie straps and hangers supporting supply and waste piping appear adequate.

*Functional Drainage:* Yes - Functional drainage has been verified. Water drained from a random sample of fixtures or drains flows at a rate faster than was supplied.

*Objectionable Odors Noted:* No.

*Location of Waste Line Cleanouts:* There are several localized through the house at drain lines. There was no exterior cleanout seen.

*Lawn Sprinkler System:* There is a lawn sprinkler system installed. It is recommended to go over the system with the owner or a lawn sprinkler company. The inspection of the installed lawn sprinkler is beyond the scope of this inspection. Recommend further inspection by a licensed plumber or lawn sprinkler company.

*Comments:* Swamp cooler connection: 1/4" line with valve atop water heater supplies swamp cooler with water. Also the location where line will be winterized.



**Water Heater**

*Location:* Kitchen closet.

*Model & Serial Numbers:* A.O. Smith. Manufactured 2011.

*Tank Capacity:* A 40 gallon water heater is installed.

*Fuel Source for Water Heater:* The water heater is gas-fired.

*Gas Comments:* Tested for leaks-None found.

*Electric Service to Water Heater:* Satisfactory - The electric service to the water heater appears to be installed in an acceptable manner.

*Gas Valve:* Satisfactory - There is a gas valve cutoff installed adjacent to the hot water tank.

*Flue/Exhaust Pipe Condition:* Satisfactory - The exhaust flue appears to be correctly installed. The exhaust flue pipe is metal.

*Water Piping Condition:* Satisfactory - The incoming and output piping is installed correctly.

*Water Heater Fill Valve Installed:* Yes - There is a fill valve installed on the incoming water line. This valve can be used to cut off the water supply to the water heater.

*Temperature Controls:* Satisfactory - The thermostat and temperature controls appear to function normally. Temperature controls for the most economical and relatively safe condition would be set at 130 degrees F. Temperatures in excess of 130 degrees F. are not recommended for both economic and safety reasons. Checking water temperatures is beyond the scope of this inspection, but it can be determined by the use of a simple cooking thermometer.

*Drain Valve:* Yes - There is a drain valve installed on the lower side of the water heater.

*Temperature & Pressure Relief Valve:* Satisfactory - The temperature and pressure relief valve is of the correct rating for the water heater.

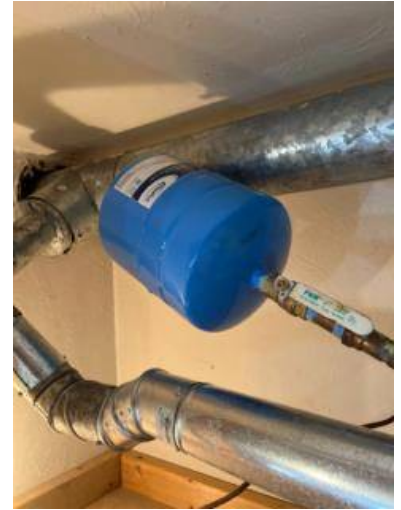


*Safety Overflow Pipe:*

Attention Needed- The safety overflow pipe is routed to the crawlspace. This is not ideal as it is difficult to detect an issue or a small leak. The pipe should end 6" from the floor.




*Comments:*

**Attention** - The expansion tank no longer has any air in it. It needs to be repressurized or replaced.



## KITCHEN

### Kitchen

<i>Location:</i>	Main level rear of house.	
<i>Walls:</i>	Satisfactory - The walls in the kitchen appear to be satisfactory.	
<i>Ceiling:</i>	<b>Action Necessary</b> - There is a condition in the ceiling of this room that needs to be repaired. The skylight has evidence of a leak.	
<i>Floor:</i>	<b>Action Necessary</b> - The flooring in the kitchen is in need of repair. There are many cracked tiles. I did not determine the cause.	 
<i>Electrical Outlets:</i>	The 3-prong outlets are not grounded. This is an unsafe condition. <b>Recommended</b> - This kitchen does not have Ground Fault Circuit Interrupt outlets installed. The age of the structure may predate the required installation; however, for safety considerations, it is strongly suggested that one be installed at any location within 6 feet of a water source.	
<i>Countertops:</i>	Satisfactory - The countertops in the kitchen are satisfactory. <b>Note</b> - The countertop is not anchored down as well as it should be.	
<i>Cabinets, Drawers, and Doors:</i>	Satisfactory - The cabinets, doors, and drawers are satisfactory in both appearance and function. <b>Note</b> - Various hinge hardware would benefit from tightening.	
<i>Faucet and Supply Lines:</i>	Satisfactory - Faucets and supply lines appear satisfactory with no leaks noted. There are shutoffs installed for both hot and cold water pipes under the basin. The dish sprayer attachment is functional.	
<i>Sink and Drain Lines:</i>	Satisfactory - The sink and drainage lines appear to be satisfactory.	
<i>Caulking Water Contact Areas:</i>	Satisfactory - The caulking in water contact areas appears to be satisfactory.	
<i>Food Waste Disposal:</i>	Satisfactory - The food waste disposal appears to be functional. No food was ground up in this inspection. The inspector was unable to determine if the unit will grind food waste adequately.	
<i>Dishwasher:</i>	The dishwasher was tested on one cycle, and it appeared to function normally. This dishwasher is a multi-cycle unit, but only one cycle was tested. This does not imply that the other cycles also work, nor does it imply that the dishwasher will clean the dishes to your requirements.	
<i>Range Hood:</i>	Satisfactory - The range hood and exhaust fan appeared to work correctly on one or both speeds. There is a filter installed, and it will require periodic cleaning.	
<i>Range/Oven Fuel Source:</i>	Electric - There is a 220-volt hookup for an electric range/oven.	

*Range/Oven:* All the heating elements on the range top and oven were functional at the time of the inspection. Temperatures of heat settings were not tested.

*Microwave Oven:* There is a countertop microwave. This inspection does not include non-permanently installed appliances or fixtures.

*Refrigerator:* Yes - There is a refrigerator installed. The inspection does not include any non-permanently installed appliances or fixtures.

*Water For Refrigerator:* There is no water source for the refrigerator.

*Heat Source:* There is no heat source in the kitchen but due to the open design there should be no heating problems.

## LAUNDRY

### LAUNDRY

*Location:*

South side.

*Entry Door:*

Satisfactory - The entry door to the laundry room is functional.

*Walls:*

Satisfactory - The walls in the laundry room appear to be satisfactory. There is some minor cracking in the sheetrock. Most likely this is due to slight settlement or shrinkage. **Note-** There is an old patch behind the cabinets.



*Ceilings:*

Satisfactory - The ceiling is satisfactory.

*Floor:*

**Action Necessary** - The floor in the laundry room needs some repair or replacement.



*Windows:*

Satisfactory - There is at least one window and associated hardware in the laundry room that operates satisfactorily.

*Electrical Outlets:*

**Action Necessary** - At least one outlet tested in the laundry is incorrectly wired or needs to be replaced. The 3-prong outlets are not grounded. This is an unsafe condition. It has evidence of arcing and should be replaced.



*Lighting:*

Satisfactory - Lighting in the laundry is adequate.

*Ground Fault Interrupt Outlets:*

None, This laundry room does not have a Ground Fault Circuit Interrupt outlet installed. The age of the structure may predate the required installation. However, for safety considerations, it is strongly suggested that one be installed at any location within 6 feet of a water source.

*Washer Hookup:*

Yes.

*Dryer Hookup:*

Yes - There is a 220-volt outlet provided for an electric dryer. If you intend to use a gas clothes dryer, you will need to have a gas line installed.

*Dryer Ventilation:*

**Attention Needed-** The dryer vent cover requires replacement.



*Area Ventilation:*

**Attention Recommended -** The area needs to have better ventilation. The room should have some form of ventilation to evacuate irritable vapors and soap odors as well as supply air for the dryer.



# BATHROOM

## Master Bathroom:

*Location:*

Off of Master Bedroom.

*Entry Door:*

Satisfactory - The entry door to the bathroom is as I expected, and it is functional.

*Walls:*

**Attention Needed** - The walls in this bathroom show some minor cracks. They do not appear to be a serious structural concern at this time.



*Ceiling:*

Satisfactory - The ceiling in this bathroom is satisfactory. Moisture Damage - The damage to the ceiling in this bathroom appears to be caused from moisture within the room. There may not be adequate ventilation, or the ventilation is not being used as needed.



*Floor:*

Satisfactory - The flooring in this bathroom is satisfactory.

*Lighting:*

Satisfactory - The ceiling light and fixture in this bathroom are in satisfactory condition.

*Ventilation Fans:*

Satisfactory - There is an exhaust fan installed in this bathroom, and it is performing satisfactorily. Note - As part of maintenance, the cover and fan should be cleaned.



*Ground Fault Interrupt Outlets:*

Satisfactory - There is a functional Ground Fault Circuit Interrupt outlet installed in the area of the bathroom vanity.

*Light Switch:*

Satisfactory - The light switch is satisfactory.

*Vanity Cabinet:*

Satisfactory - The vanity cabinet and top in this bathroom are satisfactory.

*Basin and Drain Fixture:*

Satisfactory - The basin and drainage fixture appears to be satisfactory. **Note** - There's evidence of the previous leak. No leak was seen during the inspection.



*Faucet and Supply Lines:*

Satisfactory - Faucets and supply lines appear satisfactory. There are shutoffs installed for both hot and cold water pipes under the basin.

*Toilet Condition*

**Action Recommended** - The toilet in the master bathroom needs repair. The toilet is not secure to the floor, allowing it to wobble or twist and possibly leak. Action should be taken to re-secure it to the floor.



*Shower/Shower Head and Mixing Valves:*

Satisfactory - The shower, shower head, and mixing valves are all performing as required. **Attention** - The handle is very loose and needs to be sealed and anchored to the wall. Damage to the piping can occur.



*Shower Pan:*

Fiberglass - The fiberglass shower pan does not appear to leak at this time.

*Tub & Shower Walls:*

Satisfactory - The walls appear to be in satisfactory condition.

*Tub/Shower Drain:*

Satisfactory - The tub/shower appears to drain at an acceptable rate.

*Glass Tub/Shower Door:*

**Attention Needed**- The shower door frame is loose and the door does not shut properly. Repairs are needed.



*Caulking/Water Contact Areas:*

**Action Necessary** - Some caulking in the water contact areas is necessary. There may be current damage. This inspection is of the visible areas only. No invasive action was taken.



*Heat Source:*

**Action Necessary** - There is no heat source in this room. The bathroom is located on an outside wall, and some source of heating is required.

**Bathroom No. 1:**

*Location:*

Off the hallway to the guest bedrooms.

*Entry Door:*

Satisfactory - The entry door to the bathroom is functional.

*Walls:*

Satisfactory - The walls in this bathroom are satisfactory.

*Ceiling:*

Satisfactory - The ceiling in this bathroom is satisfactory.

*Floor:*

**Attention Needed** - The flooring in this bathroom is in need of attention to prevent further deterioration. The floor covering material is ceramic or glazed tile.



*Lighting:* Satisfactory - The ceiling light and fixture in this bathroom are in satisfactory condition.

*Ventilation Fans:* Satisfactory - There is an exhaust fan installed in this bathroom, and it is performing satisfactorily.

*Ground Fault Interrupt Outlets:* Satisfactory - There is a functional Ground Fault Circuit Interrupt outlet installed in the area of the bathroom vanity.

*Electrical Outlets:* **Attention Needed-** The outlet has a cracked ground plug. It should be replaced.

*Light Switch:* Satisfactory - The light switch is satisfactory.

*Vanity Cabinet:* Satisfactory - The vanity cabinet and top in this bathroom are satisfactory.

*Basin and Drain Fixture:* **Attention** - The basin or drainage fixture needs attention. There is evidence of a leak.



*Faucet and Supply Lines:* Satisfactory - Faucets and supply lines appear satisfactory. **Note-** There is corrosion behind the valve. There may have been a leak.



*Toilet Condition* Satisfactory - The toilet in this bathroom appears to be functional.

*Tub:* Steel Tub OK - The bathtub is a steel material with a solid finish applied. It appears to be in satisfactory condition.

*Tub Mixing Valve & Stopper:* Satisfactory - Tub mixing valve and tub unit are in satisfactory condition.

*Shower/Shower Head and Mixing Valves:* **Attention-** The shower head is loose in the wall. It needs re-anchoring and sealant.

*Tub & Shower Walls:* **Attention Needed** - The walls show some deterioration. Some attention is needed to prevent further deterioration..



*Tub faucet:*

**Attention-** The faucet needs to be sealed around.



*Tub/Shower Drain:*

**Attention Needed** - The tub/shower drains, but it drains slower than expected. Services of a drain cleaning service company may be needed.



*Glass Tub/Shower Door:*

No, There is a shower curtain installed.

*Caulking/Water Contact Areas:*

**Attention** - The caulking in the water contact areas appears to need attention. Damage may result if not corrected. The wall - tub or shower seam needs to be caulked to prevent moisture from entering the wallboard.



*Heat Source:*

Satisfactory - There is a heat source in this room.

## BEDROOMS

### Master Bedroom:

<i>Location:</i>	Southwest corner.
<i>Entry Door:</i>	Satisfactory - The entry door on the master bedroom is as I expected, and it is functional.
<i>Closet:</i>	Satisfactory - The closet is functional and of average size.
<i>Walls:</i>	Satisfactory - The walls in the bedroom appear to be satisfactory.
<i>Ceiling:</i>	Satisfactory - The ceiling is functional and as I expected.
<i>Light and Light Switch.</i>	Satisfactory - The light and light switch were functional at the time of the inspection.
<i>Ceiling Fan:</i>	<b>Note</b> - The ceiling fan installed in this bedroom appears to need some adjustment. The fan blades wobble slightly. Apparently the blades need to be balanced. Satisfactory - There is a ceiling fan installed in this bedroom. It appears to be functional.
<i>Floor:</i>	Satisfactory - The floors are in satisfactory condition.
<i>Windows:</i>	Satisfactory - The windows and associated hardware in this bedroom are all satisfactory.
<i>Electrical Outlets:</i>	The noted 3-prong outlet is not grounded. This is an unsafe condition.

### Bedroom 1:

<i>Location:</i>	West side of home.
<i>Entry Door:</i>	Satisfactory - The entry door to this bedroom is as I expected, and it is functional.
<i>Closet:</i>	Satisfactory - The closet is functional and of average size.
<i>Walls:</i>	Satisfactory - The walls in the bedroom appear to be satisfactory.
<i>Ceiling:</i>	Satisfactory - The ceiling is functional and as I expected.
<i>Light and Light Switch.</i>	Satisfactory - The light and light switch were functional at the time of the inspection.
<i>Ceiling Fan:</i>	Satisfactory - There is a ceiling fan installed in this bedroom. It appears to be functional.
<i>Floor:</i>	Satisfactory - The floors are in satisfactory condition.
<i>Windows:</i>	<b>Attention Needed</b> - At least one window or associated hardware in this bedroom needs attention. Locking hardware needs repair or replacement.



<i>Electrical Outlets:</i>	Satisfactory - 2-prong ungrounded outlets.
<i>Heat Source Noted:</i>	There is a heat source to this room. There is no return air vent located in this room. The door is undercut by 1/2" - 3/4" to allow adequate ventilation in this room.
<i>Smoke Detector:</i>	There is no smoke detector installed in this bedroom. For safety considerations, you should consider installation of a battery operated or hardwired smoke detector.

### Bedroom 2:

<i>Location:</i>	Southwest side of home.
<i>Entry Door:</i>	Satisfactory - The entry door to this bedroom is as I expected, and it is functional.
<i>Closet:</i>	Satisfactory - The closet is functional and of average size.
<i>Walls:</i>	Satisfactory - The walls in the bedroom appear to be satisfactory.
<i>Ceiling:</i>	Satisfactory - The ceiling is functional and as I expected.
<i>Light and Light Switch.</i>	Satisfactory - The light and light switch were functional at the time of the inspection.
<i>Ceiling Fan:</i>	Satisfactory - There is a ceiling fan installed in this bedroom. It appears to be functional.
<i>Floor:</i>	Satisfactory - The floors are in satisfactory condition.
<i>Windows:</i>	Satisfactory - The windows and associated hardware in this bedroom are all satisfactory.



*Electrical Outlets:*

**Action Necessary** - At least one outlet tested in this bedroom is incorrectly wired or needs to be replaced. The 3-prong outlets are not grounded. This is an unsafe condition.



*Telephone Access or Jack:*

Yes - There is a telephone jack installed in this bedroom. It may or may not be functional.

*Heat Source Noted:*

There is a heat source to this room. There is no return air vent located in this room. The door is undercut by 1/2" - 3/4 " to allow adequate ventilation in this room.

*Smoke Detector:*

There is no smoke detector installed in this bedroom. For safety considerations, you should consider installation of a battery operated or hardwired smoke detector.

## OTHER LIVING SPACES

### Front Entry and Main Hallway:

*The Main Entrance Faces:*

West.

*Front Entry Door:*

Satisfactory - The main entry door to the structure is in functional condition. **Note-** There is no deadbolt installed on the main entry door. For safety considerations, installation should be considered. The guest at the front door is visible by either a window in the door or next to it, or by a viewing lens. This is a safety feature.

*Screen/Storm Door:*

Satisfactory - There is a combination storm and screen door installed, and it appears to be functional.

*Entry Floor:*

Satisfactory - The entry floor material is in satisfactory condition.

*Lighting:*

Satisfactory- The installed lighting is functioning as intended.

*Main Hallway:*

Satisfactory - The main hallway walls and floor are in satisfactory condition.

*Smoke Detector:*

There is a smoke detector installed in the hallway.

### Living Room:

*Location:*

Front.

*Walls:*

**Attention Needed** - The walls in this room show a condition that needs some attention. Some minor cracks were noted that do not appear to be a serious structural concern at this time. Be sure to take note of any future movement. Most minor cracking is due to shrinkage of the construction materials.



*Ceiling:*

Satisfactory - The ceiling is functional and as expected.

*Ceiling Fan:*

Satisfactory - There is a ceiling fan installed in this room, and it appears to be functional.

*Floor:*

Satisfactory - The floor in this room is in satisfactory condition.

*Windows:*

Satisfactory - The windows and associated hardware in this room are all satisfactory.

*Electrical Outlets:*

The 3-prong outlets are not grounded. This is an unsafe condition.



The noted outlet has the hot and neutral wires reversed. Note-Any outlets with cracked ground plugs should be replaced.



*Heat Source Noted:*

There is a heat source in this room.

**Dining Room:**

*Location:* Off of kitchen.

*Outside Entry Door:* Satisfactory - The outside entry door to this room is satisfactory.

*Walls:* Satisfactory - The walls in this room appear to be satisfactory.

*Ceiling:* Satisfactory - The ceiling is functional and as expected.

*Ceiling Fan:* Satisfactory - There is a ceiling fan installed in this room, and it appears to be functional.

*Floor:* Satisfactory - The floor in this room is in satisfactory condition.

*Electrical Outlets:* Satisfactory - 2-prong ungrounded outlets.

*Heat Source Noted:* There is a heat source in this room.

**Family Room:**

*Location:* East side.

*Entry Door:* Satisfactory - The entry door to this room is functional.

*Outside Entry Door:* Satisfactory - The outside entry door to this room is satisfactory.

*Closet:* Satisfactory - The closet is functional and of average size.

*Walls:* Satisfactory - The walls in this room appear to be satisfactory. One or more walls are paneled.

*Ceiling:* Satisfactory - The ceiling is functional and as expected.

*Ceiling Fan:* Satisfactory - There is a ceiling fan installed in this room, and it appears to be functional.

*Floor:* Satisfactory - The floor in this room is in satisfactory condition.

*Windows:* Satisfactory - The windows and associated hardware in this room are all satisfactory.

*Electrical Outlets:* **Action Necessary** - At least one outlet tested in this room is incorrectly wired or needs to be replaced. The noted 3-prong outlet is not grounded. This is an unsafe condition. Note - One or more outlets in this room are loose. Tightening up outlet hardware helps to ensure the wiring connections stay secure.



*Heat Source Noted:* There is a heat source in this room.

**Attention-** I was unable to get the empire heating unit to function. There is gas to the unit and the pilot was lit but the blower would not turn on using the installed thermostat.



## GARAGE

### Garage

<i>Garage Type</i>	There is an attached carport.
<i>Size of Garage:</i>	Two car garage.
<i>Floor Condition:</i>	Satisfactory - The garage floor is in satisfactory condition.
<i>Posts Condition:</i>	Satisfactory - There is a post supporting an overhead beam in the garage. It appears to be adequately installed.
<i>Garage Roof Condition:</i>	See roof section.