

# *Magpie Property Inspections LLC*

## Property Inspection Report



XXXXX XXXXXX XXXXXX XXXXX , Denver, CO 80224  
Inspection prepared for: XXXXX XXXXX  
Date of Inspection: 5/3/2013 Time: 2:00  
Age of Home: 1898 Size: 2600 approx  
Weather: Clear

Inspector: Rob Morris  
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## Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expenses to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all of the pages of the report as the summary alone does not explain all the issues. All repairs must be done by a licensed & bonded trade or profession. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

Interior Areas		
Page 5 Item: 9	Smoke Detectors	<ul style="list-style-type: none"> <li>• <b>IMPROVE: Recommend installing one in each bedroom to bring up to modern safety standards</b></li> <li>• <b>IMPROVE: There was no visible CO (Carbon Monoxide) detector(s) in the home. The Consumer Product Safety Commission recommends that every residence with fuel-burning (gas) appliances be equipped with a UL Listed CO alarm. CO is colorless and odorless and thus impossible to detect without a proper electronic detector. At a minimum, put an alarm near the sleeping rooms on each level in your home. For the most trouble-free operation, I recommend the plug-in type -- not the battery operated type -- with digital readout that tells you the peak CO concentration whenever you push the peak level button.</b></li> </ul>
Bedrooms		
Page 7 Item: 10	Smoke Detectors	<ul style="list-style-type: none"> <li>• <b>**Carbon Monoxide Detectors**</b></li> <li>• <b>No CO detector was observed at time of inspection.</b></li> </ul>
Exterior Areas		
Page 29 Item: 1	Doors	<ul style="list-style-type: none"> <li>• <b>Peeling paint observed, suggest scraping and painting as necessary.</b></li> </ul>
Page 29 Item: 5	Exterior Paint	<ul style="list-style-type: none"> <li>• <b>Peeling paint observed, suggest scraping and painting as necessary.</b></li> </ul>
Foundation		
Page 31 Item: 2	Foundation Perimeter	<ul style="list-style-type: none"> <li>• <b>Some settlement cracks were observed on the visible foundation walls. Need to monitor and recommend a Structural Engineer to provide a detailed analysis as the home is over 100 years old and has been renovated.</b></li> </ul>

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process. Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFI outlets may not be installed; **this report will focus on safety and function, not current code.** This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair. For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. **Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.**

# Inspection Details

## 1. Attendance

In Attendance: Client present

## 2. Home Type

Home Type: Single family two story

## 3. Occupancy

Occupancy: Occupied - Furnished

## 4. Building Faces:

For the purpose of this report, the building faces north

### Interior Areas

The Interior section covers areas of the house that are not considered part of the Bathrooms, Bedrooms, Kitchen or areas covered elsewhere in the report. Interior areas usually consist of hallways, foyer, and other open areas. Within these areas the inspector is performing a visual inspection and will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas on the interior.

The inspector does not usually test for mold or other hazardous materials. A qualified expert should be consulted if you would like further testing.

#### 1. Bar

Good	Fair	Poor	N/A	None
				X

#### 2. Cabinets

Good	Fair	Poor	N/A	None
				X

#### 3. Ceiling Fans

Good	Fair	Poor	N/A	None
				X

Observations:  
• None present.

#### 4. Closets

Good	Fair	Poor	N/A	None
X				

#### 5. Door Bell

Good	Fair	Poor	N/A	None
X				

Observations:  
• Operated normally when tested.

#### 6. Doors

Good	Fair	Poor	N/A	None
X				

#### 7. Electrical

Good	Fair	Poor	N/A	None
X				

#### 8. Security Bars

Good	Fair	Poor	N/A	None
				X

### 9. Smoke Detectors

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

**Observations:**

- **IMPROVE:** Recommend installing one in each bedroom to bring up to modern safety standards
- **IMPROVE:** There was no visible CO (Carbon Monoxide) detector(s) in the home. The Consumer Product Safety Commission recommends that every residence with fuel-burning (gas) appliances be equipped with a UL Listed CO alarm. CO is colorless and odorless and thus impossible to detect without a proper electronic detector. At a minimum, put an alarm near the sleeping rooms on each level in your home. For the most trouble-free operation, I recommend the plug-in type -- not the battery operated type -- with digital readout that tells you the peak CO concentration whenever you push the peak level button.

### 10. Stairs & Handrail

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

### 11. Window-Wall AC or Heat

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

### 12. Ceiling Condition

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

Materials: There are drywall ceilings noted.

### 13. Patio Doors

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

### 14. Screen Doors

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

### 15. Wall Condition

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

Materials: Drywall walls noted.



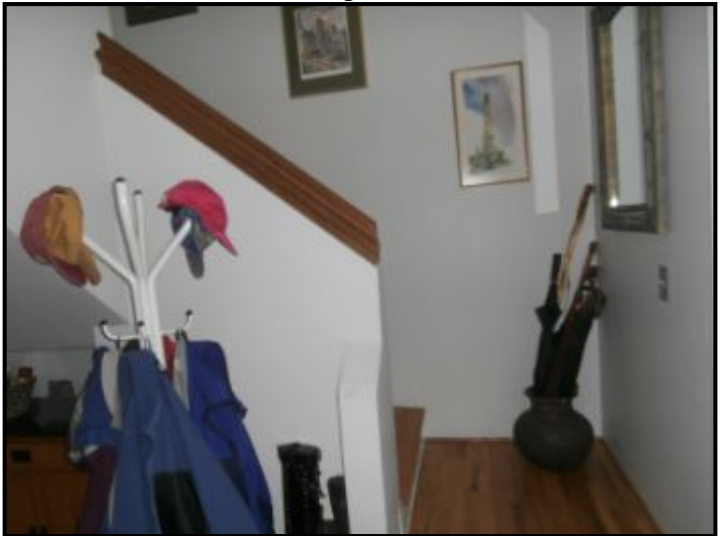
Main level bedroom



Dining Room



Living room



Stairs to upper level

16. Fireplace

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

17. Window Condition

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

Materials: Wood framed fixed window noted.

Bedrooms

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

1. Locations

Locations: Guest house #3

2. Cabinets

Good	Fair	Poor	N/A	None
X				

3. Ceiling Fans

Good	Fair	Poor	N/A	None
X				

Observations:

- Operated normally when tested, at time of inspection.

4. Closets

Good	Fair	Poor	N/A	None
X				

5. Doors

Good	Fair	Poor	N/A	None
X				

6. Electrical

Good	Fair	Poor	N/A	None
X				

7. Fireplace

Good	Fair	Poor	N/A	None
				X

8. Floor Condition

Good	Fair	Poor	N/A	None
X				

9. Security Bars

Good	Fair	Poor	N/A	None
				X

10. Smoke Detectors

Good	Fair	Poor	N/A	None
	X			

Observations:

- **\*\*Smoke Detectors\*\***
- **\*\*Carbon Monoxide Detectors\*\***
- **No CO detector was observed at time of inspection.**

11. Wall Condition

Good	Fair	Poor	N/A	None
X				

Observations:

- Some areas not accessible due to stored personal items.





Master Bedroom

12. Window-Wall AC or Heat

Good	Fair	Poor	N/A	None
X				

13. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: Wood framed single hung window noted.

14. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

15. Patio Doors

Good	Fair	Poor	N/A	None
X				

Observations:  
 • **\*\*Hinged Patio Doors\*\***

16. Screen Doors

Good	Fair	Poor	N/A	None
				X

### Bathroom

Bathrooms can consist of many features from jacuzzi tubs and showers to toilets and bidets. Because of all the plumbing involved it is an important area of the house to look over. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring..

#### 1. Locations

Locations: Main Floor Bathroom • Bathroom in addition over the garage.

#### 2. Cabinets

Good	Fair	Poor	N/A	None
X				

Observations:  
• Appeared functional and in satisfactory condition, at time of inspection.

#### 3. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

#### 4. Counters

Good	Fair	Poor	N/A	None
X				

Observations:  
• Granite tops noted.

#### 5. Doors

Good	Fair	Poor	N/A	None
X				

Observations:  
• No major system safety or function concerns noted at time of inspection.

#### 6. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:  
• GFCI protection is provided to all bathrooms. If tripped reset in master bathroom.

#### 7. GFCI

Good	Fair	Poor	N/A	None
X				

Observations:  
• GFCI in place and operational

#### 8. Exhaust Fan

Good	Fair	Poor	N/A	None
X				

#### 9. Floor Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Carpet is noted. • Ceramic tile is noted.  
Observations:  
• Minor damage noted.

#### 10. Heating

Good	Fair	Poor	N/A	None
X				

### 11. Mirrors

Good	Fair	Poor	N/A	None
X				

### 12. Plumbing

Good	Fair	Poor	N/A	None
X				

### 13. Security Bars

Good	Fair	Poor	N/A	None
				X

### 14. Showers

Good	Fair	Poor	N/A	None
X				

- Observations:
- **\*\*SHOWER BASE\*\***
  - functional



Bath in garage attic addition

### 15. Shower Walls

Good	Fair	Poor	N/A	None
X				

- Observations:
- Ceramic tile noted.

### 16. Bath Tubs

Good	Fair	Poor	N/A	None
X				

- Observations:
- Whirlpool



Master bath - whirlpool tub

**17. Enclosure**

Good	Fair	Poor	N/A	None
X				

Observations:

- The shower enclosure was functional at the time of the inspection.

**18. Sinks**

Good	Fair	Poor	N/A	None
X				

Observations:

- No deficiencies observed.

**19. Toilets**

Good	Fair	Poor	N/A	None
X				

Observations:

- Observed as functional and in good visual condition.

**20. Window Condition**

Good	Fair	Poor	N/A	None
X				

### 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				

#### 2. Counters

Good	Fair	Poor	N/A	None
X				

Observations:  
 • Granite tops noted.

#### 3. Dishwasher

Good	Fair	Poor	N/A	None
X				

#### 4. Doors

Good	Fair	Poor	N/A	None
X				

#### 5. Garbage Disposal

Good	Fair	Poor	N/A	None
X				

Observations:  
 • Operated - appeared functional at time of inspection.

#### 6. Microwave

Good	Fair	Poor	N/A	None
X				

#### 7. Cook top condition

Good	Fair	Poor	N/A	None
X				

Observations:  
 • Electric cook top noted.

#### 8. Oven & Range

Good	Fair	Poor	N/A	None
X				

Observations:  
 • Oven(s): Electric

#### 9. Sinks

Good	Fair	Poor	N/A	None
X				

#### 10. Drinking Fountain

Good	Fair	Poor	N/A	None
				X

Observations:  
 • There was no drinking fountain present in this kitchen.

#### 11. Spray Wand

Good	Fair	Poor	N/A	None
X				

Observations:  
 • The spray wand was operated and was functional.

12. Hot Water Dispenser

Good	Fair	Poor	N/A	None
				X

13. Soap Dispenser

Good	Fair	Poor	N/A	None
				X

14. Trash Compactor

Good	Fair	Poor	N/A	None
				X

15. Vent Condition

Good	Fair	Poor	N/A	None
X				

Materials: Recirculating

16. Window Condition

Good	Fair	Poor	N/A	None
				X

17. Floor Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Hardwood flooring is noted.

18. Plumbing

Good	Fair	Poor	N/A	None
X				

19. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

20. Security Bars

Good	Fair	Poor	N/A	None
				X

21. Patio Doors

Good	Fair	Poor	N/A	None
				X

22. Screen Doors

Good	Fair	Poor	N/A	None
				X

23. Electrical

Good	Fair	Poor	N/A	None
X				

24. GFCI

Good	Fair	Poor	N/A	None
X				

Observations:  
• GFCI tested and functioned properly.

25. Wall Condition

Good	Fair	Poor	N/A	None
X				



Main level nook area



New Kitchen and appliances

Laundry

1. Locations

Locations: Master#1

2. Cabinets

Good	Fair	Poor	N/A	None
				X

3. Counters

Good	Fair	Poor	N/A	None
				X

4. Dryer Vent

Good	Fair	Poor	N/A	None
X				

5. Electrical

Good	Fair	Poor	N/A	None
X				

6. GFCI

Good	Fair	Poor	N/A	None
				X

7. Exhaust Fan

Good	Fair	Poor	N/A	None
				X

8. Gas Valves

Good	Fair	Poor	N/A	None
				X

9. Wash Basin

Good	Fair	Poor	N/A	None
				X

10. Floor Condition

Good	Fair	Poor	N/A	None
X				

11. Plumbing

Good	Fair	Poor	N/A	None
X				

12. Wall Condition

Good	Fair	Poor	N/A	None
X				





Located in master bedroom area

13. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

14. Security Bars

Good	Fair	Poor	N/A	None
				X

15. Doors

Good	Fair	Poor	N/A	None
X				

16. Window Condition

Good	Fair	Poor	N/A	None
				X

### Heat/AC

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood.

The inspector will usually test the heating and air conditioner using the thermostat or other controls. For a more thorough investigation of the system please contact a licensed HVAC service person.

#### 1. Heater Condition

Good	Fair	Poor	N/A	None
X				

Materials: The furnace is located in the basement



Newer Furnace

#### 2. Heater Base

Good	Fair	Poor	N/A	None
X				

Observations:  
 • The heater base appears to be functional.

#### 3. Enclosure

Good	Fair	Poor	N/A	None
X				

#### 4. Venting

Good	Fair	Poor	N/A	None
X				

Observations:  
 • Metal single wall chimney vent pipe noted.

#### 5. Gas Valves

Good	Fair	Poor	N/A	None
X				

Observations:  
 • Gas shut off valves were present and functional.

#### 6. Refrigerant Lines

Good	Fair	Poor	N/A	None
				X

### 7. AC Compress Condition

Good	Fair	Poor	N/A	None
				X

### 8. Air Supply

Good	Fair	Poor	N/A	None
X				

Observations:

- The return air supply system appears to be functional.

### 9. Registers

Good	Fair	Poor	N/A	None
X				

Observations:

- The return air supply system appears to be functional.

### 10. Filters

Good	Fair	Poor	N/A	None
X				

Location: Located inside heater cabinet.

### 11. Thermostats

Good	Fair	Poor	N/A	None
X				

Observations:

- Location: Livingroom.



Located in Livingroom

Water Heater

1. Base

Good	Fair	Poor	N/A	None
X				

Observations:  
 • The water heater base is functional.

2. Heater Enclosure

Good	Fair	Poor	N/A	None
X				

Observations:  
 • The water heater enclosure is functional.

3. Combustion

Good	Fair	Poor	N/A	None
			X	

Observations:  
 • The combustion chamber appears to in functional condition.

4. Venting

Good	Fair	Poor	N/A	None
X				

5. Water Heater Condition

Good	Fair	Poor	N/A	None
X				

Heater Type: Gas



Newer Tankless HW unit

6. TPRV

Good	Fair	Poor	N/A	None
X				

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

7. Number Of Gallons

Good	Fair	Poor	N/A	None
X				

Observations:  
 • Tankless demand unit present.

8. Gas Valve

Good	Fair	Poor	N/A	None
X				

Observations:  
 • Appears functional.

### 9. Plumbing

Good	Fair	Poor	N/A	None
X				

Materials: Copper



Water main shut off - basement on north wall

### 10. Overflow Condition

Good	Fair	Poor	N/A	None
X				

Materials: Copper

### 11. Strapping

Good	Fair	Poor	N/A	None
				X

Garage

1. Roof Condition

Good	Fair	Poor	N/A	None
X				

Observations:

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



New roof - excellent condition.

2. Walls

Good	Fair	Poor	N/A	None
			X	

Observations:

- There are no firewalls present.



View of garage and attic room.



Garage Interior



Garage attic room



Attic room kitchen over garage

**3. Anchor Bolts**

Good	Fair	Poor	N/A	None
			X	

Observations:  
 • The anchor bolts were not visible.

**4. Floor Condition**

Good	Fair	Poor	N/A	None
	X			

Materials: Bare concrete floors noted.  
 Observations:  
 • Common cracks noted.



Floor in good condition

**5. Rafters & Ceiling**

Good	Fair	Poor	N/A	None
X				

Observations:  
 • Limited review due to insulation and finishing materials.

**6. Electrical**

Good	Fair	Poor	N/A	None
X				

Observations:  
 • Some outlets not accessible due to furniture and or stored personal items.



Water heater in attic

7. GFCI

Good	Fair	Poor	N/A	None
X				

Observations:  
 • Reset for the GFCI is in the garage.  
 • GFCI in place and operational

8. 240 Volt

Good	Fair	Poor	N/A	None
				X

9. Exterior Door

Good	Fair	Poor	N/A	None
X				

Observations:  
 • Appeared functional, at time of inspection.

10. Fire Door

Good	Fair	Poor	N/A	None
				X

11. Garage Door Condition

Good	Fair	Poor	N/A	None
X				

Observations:  
 • No deficiencies observed.

12. Garage Door Parts

Good	Fair	Poor	N/A	None
X				

Observations:  
 • The garage door appeared functional during the inspection.

13. Garage Opener Status

Good	Fair	Poor	N/A	None
X				

Observations:  
 • Chain drive opener noted.

14. Garage Door's Reverse Status

Good	Fair	Poor	N/A	None



### 15. Ventilation

Good	Fair	Poor	N/A	None
				X

### 16. Vent Screens

Good	Fair	Poor	N/A	None
				X

### 17. Cabinets

Good	Fair	Poor	N/A	None
				X

### 18. Counters

Good	Fair	Poor	N/A	None
				X

### 19. Wash Basin

Good	Fair	Poor	N/A	None
				X

Electrical

1. Electrical Panel

Good	Fair	Poor	N/A	None
X				

Location: Main Location: • West side of the house.

Location: Located in the garage.

Observations:

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



Plants are close to electrical wiring - should monitor



Electrical panel

2. Main Amp Breaker

Good	Fair	Poor	N/A	None
X				

Observations:

- 200 amp

3. Breakers in off position

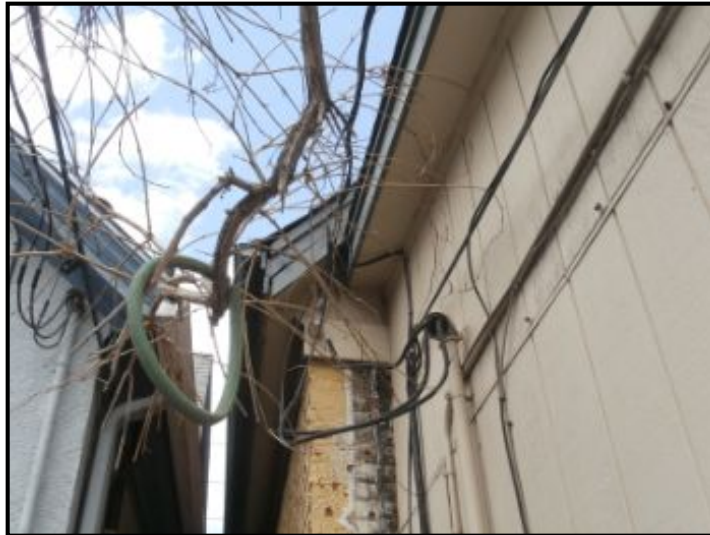
Good	Fair	Poor	N/A	None

4. Cable Feeds

Good	Fair	Poor	N/A	None
X				

Observations:

- There is an overhead service drop noted.



Exterior Service and drip loop - vegetation near wiring

### 5. Breakers

Good	Fair	Poor	N/A	None
X				

Materials: Copper non-metallic sheathed cable noted.

### 6. Fuses

Good	Fair	Poor	N/A	None
				X

Roof

1. Roof Condition

Good	Fair	Poor	N/A	None
X				

Observations:

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



New Shingles - excellent condition

2. Flashing

Good	Fair	Poor	N/A	None
X				

3. Chimney

Good	Fair	Poor	N/A	None
				X

4. Sky Lights

Good	Fair	Poor	N/A	None
	X			

Observations:

- No signs of present or past leaking around the skylight were discovered at time of inspection.

5. Spark Arrestor

Good	Fair	Poor	N/A	None
				X

6. Vent Caps

Good	Fair	Poor	N/A	None
X				

7. Gutter

Good	Fair	Poor	N/A	None
	X			

Observations:

- Maintenance Tip: Keep gutters cleared of organic debris to prevent downspouts from being clogged causing overflow at gutters, ensure that all downspouts have extensions/splash blocks to carry water away from the foundation and ensure that sprinkler system does not spray siding or windows of house.

Attic

1. Access

Good	Fair	Poor	N/A	None
				X

2. Structure

Good	Fair	Poor	N/A	None
X				

3. Ventilation

Good	Fair	Poor	N/A	None
			X	

Observations:  
 • No Visible Ventilation noted.

4. Vent Screens

Good	Fair	Poor	N/A	None
			X	

5. Duct Work

Good	Fair	Poor	N/A	None
				X

6. Electrical

Good	Fair	Poor	N/A	None
			X	

7. Attic Plumbing

Good	Fair	Poor	N/A	None
			X	

8. Insulation Condition

Good	Fair	Poor	N/A	None
X				

Observations:  
 • Insulation level in the attic is typical for homes this age

9. Chimney

Good	Fair	Poor	N/A	None
				X

10. Exhaust Vent

Good	Fair	Poor	N/A	None
X				

Observations:  
 • Functional.

### Exterior Areas

#### 1. Doors

Good	Fair	Poor	N/A	None
X				

Observations:

- Peeling paint observed, suggest scraping and painting as necessary.

#### 2. Window Condition

Good	Fair	Poor	N/A	None
X				

Observations:

- Components appeared in satisfactory condition at time of inspection.

#### 3. Siding Condition

Good	Fair	Poor	N/A	None
	X			

Observations:

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



Normal settlement cracking in brick present

#### 4. Eaves & Facia

Good	Fair	Poor	N/A	None
X				

#### 5. Exterior Paint

Good	Fair	Poor	N/A	None
	X			

Observations:

- Peeling paint observed, suggest scraping and painting as necessary.



Some paint and caulking in need of repair



Paint on west and east sides is peeling

6. Stucco

Good	Fair	Poor	N/A	None
				X

Foundation

1. Slab Foundation

Good	Fair	Poor	N/A	None
	X			

Observations:  
 • Common cracks noted.

2. Foundation Perimeter

Good	Fair	Poor	N/A	None
	X			

Observations:  
 • Visible portions of foundation wall were dry at the time of the inspection.  
 • **Some settlement cracks were observed on the visible foundation walls. Need to monitor and recommend a Structural Engineer to provide a detailed analysis as the home is over 100 years old and has been renovated.**

3. Foundation Walls

Good	Fair	Poor	N/A	None
	X			

Observations:  
 • Normal settlement.



Settlement Cracking present

4. Cripple Walls

Good	Fair	Poor	N/A	None
	X			

Observations:  
 • Foundation supports for most of the house are not visible for inspection. Consider consulting a contractor or structural engineer.

5. Ventilation

Good	Fair	Poor	N/A	None
X				

6. Vent Screens

Good	Fair	Poor	N/A	None
			X	

7. Access Panel

Good	Fair	Poor	N/A	None
			X	



**8. Post and Girders**

Good	Fair	Poor	N/A	None
	X			

- Observations:
- Support Material: Wood/Bearing Wall
  - Support Material: concrete block and brick piers

**9. Sub Flooring**

Good	Fair	Poor	N/A	None
	X			

- Observations:
- Dimensional lumber wood Joists
  - Wood floor trusses noted.

**10. Anchor Bolts**

Good	Fair	Poor	N/A	None
				X

**11. Foundation Electrical**

Good	Fair	Poor	N/A	None
X				

**12. Foundation Plumbing**

Good	Fair	Poor	N/A	None
X				

- Observations:
- **\*\*DRAIN, WASTE, VENT\*\***
  - Acrylonitrile-Butadiene-Stryrene "ABS" waste and vent pipes noted.
  - **\*\*SUPPLY\*\***
  - 3/4 inch copper
  - Water shut off location shown to client in the event of an emergency.

**13. Sump Pump**

Good	Fair	Poor	N/A	None
				X

**14. Ducting**

Good	Fair	Poor	N/A	None
X				

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

Grounds

1. Driveway and Walkway Condition

Good	Fair	Poor	N/A	None
X				

Materials: Concrete sidewalk noted. • Block / Brick sidewalk noted.  
 Observations:  
 • Driveway in good shape for age and wear. No deficiencies noted.

2. Grading

Good	Fair	Poor	N/A	None
X				

Observations:  
 • No major system safety or function concerns noted at time of inspection.

3. Vegetation Observations

Good	Fair	Poor	N/A	None
	X			

Observations:  
 • Trees are within 6 feet of foundation. Monitor for potential root damage.  
 • Trim trees that are in contact or proximity to home, as branches can abrade roofing or siding.

4. Gate Condition

Good	Fair	Poor	N/A	None
X				

Materials: Wood

5. Patio and Porch Deck

Good	Fair	Poor	N/A	None
X				

Observations:  
 • MAINTENANCE: Whether treated or not, it is important to keep a wood deck surface free of all forms of fungal growth and debris that retains moisture and will cause the deck to eventually rot. Recommend cleaning and resealing the deck annually. Cleaning can be accomplished by scrubbing the deck with a sodium-hypochlorite (bleach) and Tri-Sodium-Phosphate (TSP) deck wash and then rinsing with a pressure washer. Finally, a wood deck should be recoated with a high quality deck sealant.  
 • Appears in satisfactory and functional condition with normal wear for its age.



Upper deck off of master bedroom

6. Stairs & Handrail

Good	Fair	Poor	N/A	None
X				

Observations:  
 • Appeared functional at time of inspection.

7. Grounds Electrical

Good	Fair	Poor	N/A	None
X				

Observations:  
 • No major system safety or function concerns noted at time of inspection. Suggest reducing the number of lighting units plugged into back light fixture. It Could overload the circuit if all employed at once.

8. GFCI

Good	Fair	Poor	N/A	None
			X	

Observations:  
 • None visible.

9. Main Gas Valve Condition

Good	Fair	Poor	N/A	None
X				

Materials: Under structure.

10. Plumbing

Good	Fair	Poor	N/A	None
X				

Materials: Copper piping noted.

11. Water Pressure

Good	Fair	Poor	N/A	None

Observations:  
 • 100

12. Pressure Regulator

Good	Fair	Poor	N/A	None

Observations:  
 • We recommend the installation of a pressure regulator.

13. Exterior Faucet Condition

Good	Fair	Poor	N/A	None
X				

Location: East side of house.

14. Balcony

Good	Fair	Poor	N/A	None
X				

Observations:  
 • Appears in satisfactory and functional condition with normal wear for its age. Appears to be sound structure.

15. Patio Enclosure

Good	Fair	Poor	N/A	None
X				

Observations:  
 • Appears in satisfactory and functional condition with normal wear for its age. Appears to be sound structure.

16. Patio and Porch Condition

Good	Fair	Poor	N/A	None
X				

Observations:  
 • No major system safety or function concerns noted at time of inspection.

17. Fence Condition

Good	Fair	Poor	N/A	None
X				

Observations:  
 • Appeared serviceable at time of inspection. Structural assembly inaccessible.

### 18. Sprinklers

Good	Fair	Poor	N/A	None
			X	

**Observations:**

- Home is equipped with an underground sprinkler system. The inspector recommends client consult with home owner for operation instructions and proper winterizing information. Sprinkler systems are beyond the scope of a Home Inspection, due to most of its parts/piping not visible for inspection.

Pool

1. Air Booster Pump

Good	Fair	Poor	N/A	None
				X

2. Deck Condition

Good	Fair	Poor	N/A	None
				X

3. Gate & Fence Condition

Good	Fair	Poor	N/A	None
				X

4. Filter

Good	Fair	Poor	N/A	None
				X

5. Skimmer and Basket

Good	Fair	Poor	N/A	None
				X

6. Pool Heater Condition

Good	Fair	Poor	N/A	None
				X

7. Lights

Good	Fair	Poor	N/A	None
				X

8. Pressure Gauge

Good	Fair	Poor	N/A	None
				X

9. Pumps

Good	Fair	Poor	N/A	None
				X

10. Jets

Good	Fair	Poor	N/A	None
				X

11. Structure Condition

Good	Fair	Poor	N/A	None
				X

12. Tile

Good	Fair	Poor	N/A	None
				X

### 13. Timer

Good	Fair	Poor	N/A	None
				X

### 14. Water Condition

Good	Fair	Poor	N/A	None
				X

### 15. Water Fill Unit

Good	Fair	Poor	N/A	None
				X

### 16. Electrical

Good	Fair	Poor	N/A	None
				X

### 17. GFCI

Good	Fair	Poor	N/A	None
				X

# Basement/Crawlspace

## 1. Walls

Good	Fair	Poor	N/A	None
	X			

Materials: Combination Basement and Crawlspace

## 2. Insulation

Good	Fair	Poor	N/A	None
	X			

Observations:

- Recommend adding insulation to perimeter of structure to enhance the homes heating efficiency.

## 3. Windows

Good	Fair	Poor	N/A	None
				X

## 4. Plumbing Materials

Good	Fair	Poor	N/A	None
X				

Materials: **\*\*WASTE\*\*** • Appears Functional.

Observations:

- ABS
- Cast Iron

## 5. Basement Electric

Good	Fair	Poor	N/A	None
X				

## 6. GFCI

Good	Fair	Poor	N/A	None
			X	

Observations:

- There is no GFCI protection at basement- not found at time of inspection.

## 7. Access

Good	Fair	Poor	N/A	None
	X			

## 8. Stairs

Good	Fair	Poor	N/A	None
	X			



Entry to basement - crawl space - main level BR

9. Railings

Good	Fair	Poor	N/A	None
				X

10. Slab Floor

Good	Fair	Poor	N/A	None
	X			

11. Finished Floor

Good	Fair	Poor	N/A	None
				X

12. Drainage

Good	Fair	Poor	N/A	None
	X			

13. Sump Pump

Good	Fair	Poor	N/A	None
				X

14. Framing

Good	Fair	Poor	N/A	None
	X			

Observations:  
 • **\*\*JOISTS\*\***  
 • Appears Functional.

15. Subfloor

Good	Fair	Poor	N/A	None
	X			

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

16. Columns

Good	Fair	Poor	N/A	None
	X			



### 17. Piers

Good	Fair	Poor	N/A	None
	X			

**Observations:**

- Support posts may possibly lack proper footings to disperse load bearing weight imposed at all areas, older home. Appears OK.

### 18. Basement/Crawlspace Ductwork

Good	Fair	Poor	N/A	None
	X			

Residential Earthquake Hazards Report

- |                          |                          |                                     |                          |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| Yes                      | No                       | N/A                                 | Don't Know               |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

 1. Is the water heater braced, strapped, or anchored to resist falling during an earthquake?
  
- |                          |                          |                                     |                          |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| Yes                      | No                       | N/A                                 | Don't Know               |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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?
  - 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?
  - 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 type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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 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 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