

# Property Inspection Group

## Inspection Report



1760 W 25th St, Los Angeles, CA 90018  
Inspection prepared for: Flyhomes  
Date of Inspection: 6/1/2020 Time: 10:00 AM  
Age of Home: 1902 Size: 2286 SqFt

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### Property Inspection Group

Residential & Commercial Inspections  
Moisture Intrusion & Mold Assessment

(949)939-5766

**Dear Client, By relying on this inspection report you have agreed to be bound by the terms, conditions and limitations as set forth in the INSPECTION AGREEMENT, which has already been sent to your for review. If you did not receive an agreement for review contact us immediately. In the event you do not agree to be bound by our INSPECTION AGREEMENT in its entirety, you must contact Property Inspection Group immediately upon receipt of this completed report. In addition, all electronic and paper copies of the inspection report must be deleted and destroyed, and may not be used in whole or in part for consideration in a real estate transaction.**

The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. All conditions and findings might not have been revealed or documented within this inspection process. It is recommended that any findings not documented or revealed be repaired or further evaluated by a licensed contractor that is specifically trained for the section or component that is in need of repair or evaluation. This report is intended for use only by the party contracting for same. It is not intended to benefit any third party. We will not be responsible to any parties for the contents of the report, other than the party named herein. Thank you for the opportunity of conducting this inspection for you. We are available to you throughout the entire real estate transaction process. Should you have any questions, please call or email us. Sincerely, Mark Prior

**Note** - Any statement made in the body of this inspection report pertaining to left, right, front, or rear were referenced by standing in front of the property and facing the front entry.

**Below are the RATINGS: Used in the report to describe each feature of the property.**

**Good** = The item/system appeared to perform its intended function, allowing for normal wear and tear.

**Fair** = The item/system was performing its intended function. However, due to the age and/or deterioration, it will likely require early repair or replacement in the near future. Also, any pertinent information that you should be aware of will show up as blue.

**Defective** = The item/system failed to operate/perform its intended function, was structurally deficient, was unsafe or was hazardous at time of inspection.

**N/A** = The item/system was not accessible (due to safety concerns, inaccessibility and/or concealment), and therefor not inspected at time of inspection.

**None** = The item/system did not exist in this home/building at time of inspection.

## Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency, a missing safety item, or an item that does not work. The summary is not a complete listing of all the findings in the report. Please review all pages of the report as the summary alone does not explain all of the issues. Any repairs needed should be completed by qualified specialists.

Water		
Page 11 Item: 5	Drain and Vent Lines	<ul style="list-style-type: none"> <li>Due to the age of the home, a sewer line inspection is recommended. This separate inspection will show the condition of the buried sewer line from just outside the home to the city main. Items such as tree roots, broken drain pipes, and other obstructions will be revealed.</li> </ul>
Page 12 Item: 6	Water Heater Condition	<ul style="list-style-type: none"> <li>Most manufacturers recommend that the tankless water heater should be flushed at least annually in order to eliminate the minerals and sediments that can affect the performance of the water heater. Recommend checking with the current owner as to the last time the tankless was flushed, and have a qualified tankless water heater contractor flush if needed.</li> </ul>
Gas		
Page 13 Item: 2	Water Heater Gas Line	<ul style="list-style-type: none"> <li>The water heater gas line does not have a <b>sediment trap</b>. Note that industry standards state that a sediment trap is required, but the gas company claims that they are not needed since the gas is clean. What the sediment trap does is keep moisture and small particles from reaching the burner assembly. If the burner orifices get trash in them, the pilot or burner will not operate correctly. If the burner assembly is not operating correctly that could be dangerous. Recommend having a qualified contractor of the appropriate trade install sediment trap as required by standards.</li> </ul>
Page 14 Item: 3	Furnace Gas Line	<ul style="list-style-type: none"> <li>The furnace gas line does not have a sediment trap. Note that industry standards state that a sediment trap is required, but the gas company claims that they are not needed since the gas is clean. What the sediment trap does is keep moisture and small particles from reaching the burner assembly. If the burner orifices get trash in them, the pilot or burner will not operate correctly. If the burner assembly is not operating correctly that could be dangerous. Recommend having a qualified contractor of the appropriate trade install sediment trap as required by standards.</li> </ul>
Heat/AC		
Page 15 Item: 1	Heater Condition	<ul style="list-style-type: none"> <li>Heating systems should be serviced annually, and this system is no exception. Recommend checking with the current owner about the last time it was serviced, and if it is overdue, have a qualified HVAC technician service the system.</li> </ul>
Page 17 Item: 7	Filters	<ul style="list-style-type: none"> <li>The heating and cooling filter (located adjacent the forced air unit in the attic) is dirty. Recommend replacing the filter.</li> </ul>
Roof		

Page 19 Item: 2	Flashing	<ul style="list-style-type: none"> <li>• Improper installation of two <b>ABS</b> vent stacks found on the back field of the roof. The vents protrude through the roof without any proper flashing. Recommend having a qualified roofing contractor further evaluate and correct as needed.</li> </ul>
Page 20 Item: 3	Chimney	<ul style="list-style-type: none"> <li>• Note that the older masonry chimney does not have a clay, ceramic, or metal chimney liners installed. Although there was not a requirement for the chimney liners when this home was built, current industry standards mandate liners. The chimney liners protect the house from heat transfer to combustibles; they protect the masonry from the corrosive byproducts of combustion; and they provide a correctly sized flue for optimum efficiency.</li> <li>• No chimney cap / spark arrestor installed at time of inspection. They are a California requirement. The chimney cap / spark arrestor keeps burning embers from escaping the fireplace, small animals from entering your home, and protects the interior lining of a chimney as well as the interior of the firebox from water intrusion.</li> <li>• The step flashing and counter flashing around the brick chimney has excessive damage. Recommend having a qualified chimney specialist further evaluate the condition of the chimney and make repairs as needed.</li> </ul>

## Attic

Page 24 Item: 9	Insulation Condition	<ul style="list-style-type: none"> <li>• The attic is without insulation. The lack of insulation may mean higher energy costs. Recommend having a qualified contractor add insulation.</li> </ul>
Page 25 Item: 10	Exhaust Vent	<ul style="list-style-type: none"> <li>• The upstairs hall bathroom exhaust duct terminates in attic. Note that all exhaust ducts should terminate at the exterior of the home, never in the attic as this can lead to moisture issues. Recommend having a qualified contractor further evaluate and run the bathroom exhaust duct to the exterior as required.</li> </ul>

## Garage

Page 26 Item: 1	Garage	<ul style="list-style-type: none"> <li>• There is very limited view of the garage due to belongings. Recommend inspecting the garage once the owner remove all belongings.</li> </ul>
Page 27 Item: 5	Rafters / Ceiling	<ul style="list-style-type: none"> <li>• Note that the original space sheathing has excessive deterioration at several slats at the garage roof. Due to condition, repair or replacement of damage space sheathing may be needed in the near future.</li> </ul>
Page 27 Item: 6	Electrical	<ul style="list-style-type: none"> <li>• Open ground at receptacle in the garage. This is a safety concern that should be fixed. There is a danger of possible shock or electrocution and damage to any equipment plugged into the receptacle.</li> <li>• <b>GFCI</b> protected receptacles may not have been required when the house was built. The industry standard today is that all garage receptacles should be GFCI protected for safety. Recommend having a qualified electrical contractor correct the open ground, and upgrade all garage receptacles with GFCI for safety.</li> </ul>

## Interior Areas

Page 29 Item: 4	Electrical	<ul style="list-style-type: none"> <li>• One of the kitchen switches has unknown function, consult the owner for clarification on what it controls.</li> </ul>
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Page 29 Item: 5	Fireplace	<ul style="list-style-type: none"> <li>• Recommend having a fireplace professional evaluate and service the fireplace before using.</li> </ul>
Page 29 Item: 8	Stairs & Handrail	<ul style="list-style-type: none"> <li>• The older wood stairs are in need of minor repair. The stair at the front of the landing is damaged, and the bottom step is split. Due to condition repairs may be needed in the near future.</li> </ul>
Page 30 Item: 9	Floors	<ul style="list-style-type: none"> <li>• Note that the floor is sloped at several locations on the second floor. The sub floor is nearly 100 years old, and the sloped floors may just be a product of time. Recommend having a qualified structural engineer further evaluate the condition.</li> </ul>
Page 30 Item: 12	Ceiling Fans	<ul style="list-style-type: none"> <li>• The downstairs bedroom ceiling fan wobbles when tested at high speed. Recommend having a qualified contractor further evaluate and properly balance the fan.</li> </ul>
Bedrooms		
Page 31 Item: 2	Closets	<ul style="list-style-type: none"> <li>• The closet doors are missing in front right bedroom. Recommend having a qualified contractor replace.</li> </ul>
Page 32 Item: 3	Electrical	<ul style="list-style-type: none"> <li>• Loose electrical receptacle found in front right bedroom. The constant movement of loose electrical receptacle can loosen the wires connected to the receptacle and create dangerous arcing. Recommend having a qualified electrical contractor further evaluate and secure any loose receptacles found.</li> </ul>
Bathroom		
Page 34 Item: 3	Electrical	<ul style="list-style-type: none"> <li>• Dead light bulbs in upstairs and downstairs bathroom vanity light fixtures. Checking/changing burned out/missing light bulbs is beyond the scope of this general home inspection. Recommend that light bulb(s) be replaced at any inoperable light and rechecked for proper operation before the close of escrow.</li> </ul>
Page 35 Item: 7	Floor Condition	<ul style="list-style-type: none"> <li>• High moisture meter readings of the flooring around the toilet in the downstairs bathroom. Moisture will promote the growth of mold, mildew and other contaminants below the flooring and may also cause serious health issues. Recommend having a qualified contractor further evaluate and repair as needed before the close of escrow.</li> <li>• Cracked tiles in upstairs and downstairs bathrooms. Recommend having a qualified contractor further evaluate and repair as needed.</li> </ul>
Page 35 Item: 10	Plumbing	<ul style="list-style-type: none"> <li>• Flexible, accordion style drain pipe is in use at the upstairs hall sink. Flexible plumbing pipes are not approved for installation by industry standards, which require that any waste pipe fitting have a smooth interior surface that allows the free flow of drain water and prevents waste buildup clogs.</li> <li>• P-trap loose at upstairs bathroom. Recommend having a qualified plumbing contractor further evaluate and repair/replace plumbing as needed.</li> <li>• There is minor corrosion of sink water shutoff valves at upstairs bathroom. Recommend monitoring, and have a qualified plumbing contractor replace shutoff valves before leaks do occur.</li> </ul>

Page 36 Item: 11	Showers	<ul style="list-style-type: none"> <li>• The upstairs and downstairs bathroom tub/shower faucets are not flush to the wall, which may result in water escaping behind the shower enclosure. This can cause deterioration, wood rot, and possible mold of the wood framing behind the tub/shower.</li> <li>• The shower arm loose in upstairs and downstairs bathrooms. The loose arm can possibly cause damage to the supply line behind the shower enclosure and lead to leaks. Recommend having a qualified plumbing contractor further evaluate and repair as needed.</li> <li>• The upstairs bathroom tub/shower diverter valve may need replacement in the near future. When diverting the water from the tub faucet to the shower head, quite a bit of water continues to pour out from the tub's faucet. Recommend having a qualified contractor repair or replace as needed.</li> <li>• The caulking along the bottom of the shower stall has black staining. Due to condition, scraping and replacing of caulking may be needed in the near future.</li> <li>• The grout is cracking between the top of the tub and the shower tiles in the hallway bathroom. Due to condition, reapply of grout may be needed in the near future.</li> </ul>
Page 36 Item: 12	Sinks	<ul style="list-style-type: none"> <li>• Damaged caulking around sink in downstairs bathroom. Due to condition, scraping and reapplying caulking may be needed.</li> </ul>
Page 37 Item: 13	Toilets	<ul style="list-style-type: none"> <li>• Toilet in upstairs and downstairs bathrooms not secure at floor. Condition typically is caused by loose bolts or missing floor seals/caulking/grouting; other causes or multiple causes are possible. Loose toilets can result in damage to water supply lines and drainage pipes (leaks, water damage, and mold). Recommend further evaluation by a licensed plumbing professional before close of escrow.</li> </ul>
Page 37 Item: 14	Tubs	<ul style="list-style-type: none"> <li>• There is damaged to the porcelain finish on the cast iron tub in the upstairs bathroom. Due to condition, repair of porcelain finish may be needed in the near future.</li> </ul>
Kitchen		
Page 39 Item: 1	Cabinets	<ul style="list-style-type: none"> <li>• There is very limited view of the cabinet under the kitchen sink due to belongings. Recommend having the owner remove all belongings and have the cabinet inspected before the close of escrow.</li> </ul>
Page 39 Item: 2	Counters	<ul style="list-style-type: none"> <li>• Damaged counter top at front of sink. Recommend having a qualified contractor repair/replace as needed.</li> </ul>
Page 40 Item: 3	Dishwasher	<ul style="list-style-type: none"> <li>• The dishwasher drain line runs directly to the garbage disposal, and it lacks a required <b>air gap</b>. The air gap prevents any contaminants in the sink from flowing into the dishwasher, as well as into the potable water system by siphonage. The air gap is required by industry standards. Recommend having a qualified plumbing contractor further evaluate and add an air gap to the dishwasher drain line.</li> </ul>
Page 41 Item: 7	Oven & Range	<ul style="list-style-type: none"> <li>• Anti-tip bracket is missing from range installation. All free-standing, slide-in ranges include an anti-tip device and is essential in the safe operation of the range. It provides protection when excess force or weight is applied to an open oven door. Recommend having a qualified contractor add bracket for safety.</li> </ul>

Page 41 Item: 8	Range Exhaust Vent	<ul style="list-style-type: none"> <li>• The range exhaust unit is built into the microwave oven, and the bottom of the microwave oven is too low. California building standards specify that any range hood, including microwaves, installed above the stove must be a minimum of 24 inches away from the surface of the stove top if the hood is made of a noncombustible material. If the range hood or microwave is combustible, it must be installed a minimum of 30 inches away from the surface of the stove top.</li> </ul>
Exterior Areas		
Page 45 Item: 1	Doors	<ul style="list-style-type: none"> <li>• The front door has a double-sided keyed dead bolt lock set. This type of lock requires a key to unlock the door from the inside and can present an obstacle to anyone trying to evacuate the home in the event of a fire. Recommend replacing keyed lock set at interior of door with a thumb turn lock.</li> </ul>
Page 45 Item: 2	Window Condition	<ul style="list-style-type: none"> <li>• Some of the older wood framed windows have broken balances. The balance holds the window in open position. Recommend having a qualified window contractor further evaluate and repair/replace as needed.</li> <li>• Deterioration of the old wooden framed windows noted. While basic maintenance may prolong the life of these window frames, replacement may be necessary at some point.</li> </ul>
Page 46 Item: 3	Siding Condition	<ul style="list-style-type: none"> <li>• The wood siding is very old, and there is excessive deterioration of the wood at several locations around the perimeter of the home. Recommend consulting termite inspection report for additional information, and all details pertaining to repair, replacement and/or treatment be completed by a qualified contractor.</li> </ul>
Page 47 Item: 4	Trim, Eaves & Facia	<ul style="list-style-type: none"> <li>• Observed wood deterioration or wood rot at random locations of the fascia and eaves. Recommend consulting termite inspection report for additional information, and all details pertaining to repair, replacement and/or treatment be completed by a qualified contractor.</li> <li>• Scraping, priming, and repainting is needed of the siding, eaves, fascia, and trim in order to prolong the life of the wood. Recommend having a qualified contractor further evaluate and repaint as needed.</li> </ul>
Grounds		
Page 47 Item: 1	Grading	<ul style="list-style-type: none"> <li>• Lot grading appears to be fairly level on all sides of the property. Lot grading should slope away and fall a minimum of one inch every foot for a distance of six feet around the perimeter of the home. Recommend monitoring during rains as grading adjustments may be needed to allow for effective drainage.</li> </ul>
Page 47 Item: 3	Walks & Steps	<ul style="list-style-type: none"> <li>• The concrete walk is uneven with the driveway, and uneven with the front lawn. These locations are potential tripping hazards. Recommend having a qualified contractor further evaluate and repair tripping hazards for safety.</li> </ul>
Page 48 Item: 5	Fence Condition	<ul style="list-style-type: none"> <li>• A section of the wood fence along the left side of the property is loose and there is general deterioration observed. Due to condition, repair or replacement may be needed in the near future. Recommend having a qualified contractor further evaluate and repair or replace as needed.</li> </ul>

Page 49 Item: 8	Lights & Receptacles	<ul style="list-style-type: none"> <li>• The exterior receptacles do not have the current industry standard required weatherproof covers. Exterior receptacles installed in a wet location shall have an enclosure that is weatherproof whether or not an electrical cord is inserted.</li> <li>• Loose electrical receptacle junction box found. The constant movement of loose electrical receptacle can loosen the wires connected to the receptacle and create dangerous arcing.</li> <li>• The exterior GFCI receptacle located at the side of garage did not shut off when tested. This is a safety concern and should be corrected.</li> </ul> <p>Recommend having a qualified electrical contractor further evaluate the exterior electrical and repair as needed for safety.</p>
Page 50 Item: 10	Plumbing	<ul style="list-style-type: none"> <li>• The spigot at the front of the home has a stem leak. This is usually caused by a loose packing nut or a bad packing washer. Recommend having a qualified plumbing contractor repair.</li> <li>• No anti-siphon devices installed on exterior faucets. An antisiphon device (or vacuum breaker) prevents unsanitary water from being pulled back through a garden hose and contaminating your water system, and they are current industry standard. Recommend having a qualified contractor install as needed.</li> </ul>
<b>Crawl Space</b>		
Page 52 Item: 1	Interior Foundation	<ul style="list-style-type: none"> <li>• Note that the foundation does not meet standard construction practices used today. Foundations have changed in response to increased earthquake concerns. Many houses have half-inch diameter sill bolts placed at intervals of six feet. The practice now is to install larger diameter bolts (5/8" or 3/4" depending on the scale of the home) at closer intervals. Additionally, since bolts primarily prevent lateral or sliding movements, other types of hardware called holdowns are installed to resist effects of the house lifting off the foundation during seismic movement.</li> </ul>
Page 54 Item: 7	Cripple Walls	<ul style="list-style-type: none"> <li>• There has been seismic retrofitting of the cripple walls. This house does have plywood bracing on most of the cripple walls. The only place where seismic retrofitting does not appear to be taking place is along the eastern cripple wall (back half of wall). Recommend adding the additional plywood.</li> </ul>
Page 55 Item: 9	Floor Joists & Girders	<ul style="list-style-type: none"> <li>• In the crawlspace, there has been a section of girder cut out and there is no replacement support for floor joists at the location. This can be found by the plumbing under the main floor bathroom. Recommend having a qualified contractor further evaluate and repair as needed.</li> </ul>



# Inspection Details

## 1. Attendance

In Attendance: Home Owners Present • Buyer Agent present

## 2. Home Type

Home Type: Detached • Single Family Home

## 3. Occupancy

Occupancy: Occupied - Furnished: Heavy volume of personal and household items observed.

# Electrical

## 1. Electrical Panel

Good	Fair	Def	N/A	None
X				

Location: Main Location: • Panel box located on the side of the house.  
 Location: No Sub Panels located.

Observations:

- There is a Murray 200 amp service panel present. The panel appears to be in good condition. Note that there are slots available for any future electrical expansion needs.



meter and panel



## 2. Cable Feeds & Conductor Wires

Good	Fair	Def	N/A	None
X				



overhead service mast



overhead service mast

## 3. Breakers

Good	Fair	Def	N/A	None
X				

Materials: Copper non-metallic sheathed cable noted.

Observations:

- All of the circuit breakers appeared serviceable.



200 AMP main breaker



breakers labeled

#### 4. Ground/Bond

Good	Fair	Def	N/A	None
X				



electrical ground

# Water

## 1. Main Water Shut Off Valve

Good	Fair	Def	N/A	None
X				

### Observations:

- The main water shut off appears to be in fair condition. The main shut off is located down by the front walk.

## 2. Pressure Regulator

Good	Fair	Def	N/A	None
				X

### Observations:

- Note that there is no water pressure regulator installed on the water supply line. Water pressure regulators are devices that protect the supply plumbing system from excessive water pressure damage by reducing incoming high water main pressure (that can be more than 150 psi in some communities) to a safe level (typically 50 psi) in the home. Recommend having a qualified plumbing contractor add a pressure regulator.

## 3. Water Pressure

Good	Fair	Def	N/A	None
X				

### Observations:

- The water pressure was 80 PSI at the time of inspection. This is acceptable and within the 40-80 PSI range suggested by local water authority.



Approximately 80 PSI

## 4. Supply Lines

Good	Fair	Def	N/A	None
X				

### Observations:

- The home has copper supply lines. The supply lines that were visible appear to be in good condition.
- Note that there are galvanized steel and **ABS** vent lines present.

## 5. Drain and Vent Lines

Good	Fair	Def	N/A	None
	X			

### Observations:

- Note that there are cast iron as well ABS drain lines.

- Due to the age of the home, a sewer line inspection is recommended. This separate inspection will show the condition of the buried sewer line from just outside the home to the city main. Items such as tree roots, broken drain pipes, and other obstructions will be revealed.

### 6. Water Heater Condition

Good	Fair	Def	N/A	None
X				

**Observations:**

- The Rinnai tankless water heater working at time of inspection, and the unit is only 5 years old.
- Most manufacturers recommend that the tankless water heater should be flushed at least annually in order to eliminate the minerals and sediments that can affect the performance of the water heater. Recommend checking with the current owner as to the last time the tankless was flushed, and have a qualified tankless water heater contractor flush if neede



Rinnai tankless data plate

### 7. Seismic Straps

Good	Fair	Def	N/A	None
				X

### 8. Expansion Tank

Good	Fair	Def	N/A	None
				X

### 9. Circulation Pump

Good	Fair	Def	N/A	None
				X

# Gas

## 1. Main Gas Shut Off Valve

Good	Fair	Def	N/A	None
X				

**Observations:**

- The gas meter and main gas valve appear to be in good condition.



main gas shut off



gas meter - note seismic auto shut off valve

## 2. Water Heater Gas Line

Good	Fair	Def	N/A	None
		X		

**Observations:**

- The water heater gas line does not have a **sediment trap**. Note that industry standards state that a sediment trap is required, but the gas company claims that they are not needed since the gas is clean. What the sediment trap does is keep moisture and small particles from reaching the burner assembly. If the burner orifices get trash in them, the pilot or burner will not operate correctly. If the burner assembly is not operating correctly that could be dangerous. Recommend having a qualified contractor of the appropriate trade install sediment trap as required by standards.



gas shut off for tankless water heater - no sediment trap

### 3. Furnace Gas Line

Good	Fair	Def	N/A	None
		X		

**Observations:**

• The furnace gas line does not have a sediment trap. Note that industry standards state that a sediment trap is required, but the gas company claims that they are not needed since the gas is clean. What the sediment trap does is keep moisture and small particles from reaching the burner assembly. If the burner orifices get trash in them, the pilot or burner will not operate correctly. If the burner assembly is not operating correctly that could be dangerous. Recommend having a qualified contractor of the appropriate trade install sediment trap as required by standards.



No sediment trap

### 4. Other Gas Lines

Good	Fair	Def	N/A	None
				X

# Heat/AC

## 1. Heater Condition

Good	Fair	Def	N/A	None
X				

Materials: Location: • The furnace is located in the attic  
 Materials: Gas fired forced hot air.

Observations:

- The Lennox gas furnace working properly at time of inspection. Note that the furnace is 10 years old, and the average design life is around 15-20 years.
- FYI - The HVAC system at this home is a dual-zone. It utilizes multiple sensors, thermostats, and modulating dampers to more effectively control the temperature between the upstairs and the downstairs within the home.
- Heating systems should be serviced annually, and this system is no exception. Recommend checking with the current owner about the last time it was serviced, and if it is overdue, have a qualified HVAC technician service the system.



dual zone



burner compartment clean

## 2. Venting

Good	Fair	Def	N/A	None
X				

Observations:

- Plastic - **PVC** vent noted.





PVC venting

3. Cooling System Condition

Good	Fair	Def	N/A	None
X				

Compressor Type: Electric

Location: The compressor is located on the exterior grounds.

Observations:

- The 5 ton Lennox cooling system working properly at time of inspection. Note that the cooling system is 10 years old, and the average design life for this type of unit is 15-20 years.



5 ton unit - 10 years old



AC disconnect



AC data plate



wall unit not tested

#### 4. Refrigerant Lines

Good	Fair	Def	N/A	None
X				

Observations:  
 • No defects found.

#### 5. Air Supply

Good	Fair	Def	N/A	None
X				

Observations:  
 • Air supply registers found in each room, and air flow appears to be functional at all registers.

#### 6. Return Registers

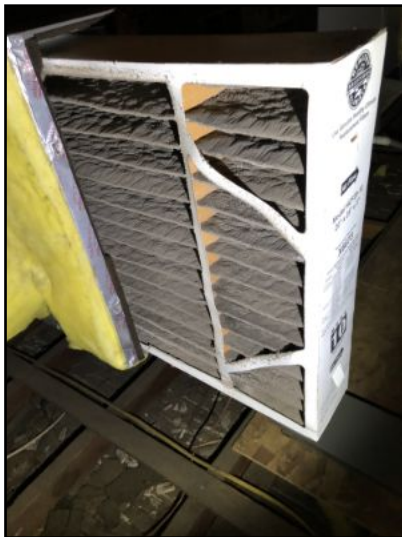
Good	Fair	Def	N/A	None
X				

Observations:  
 • The return air supply system appears to be functional.

#### 7. Filters

Good	Fair	Def	N/A	None
	X			

Location: Located adjacent the Forced Air Unit in the attic  
 Observations:  
 • The air filter should be inspected at least monthly and cleaned or replaced as required.  
 • The heating and cooling filter (located adjacent the forced air unit in the attic) is dirty. Recommend replacing the filter.



dirty filter



filter size - 20x25x5

### 8. Thermostats

Good	Fair	Def	N/A	None
X				

**Observations:**

- Digital - programmable type.
- Functional at the time of inspection.

# Roof

## 1. Roof Condition

Good	Fair	Def	N/A	None
	X			

Materials: Walked the Roof.

Materials: Asphalt shingles noted. • Rolled roofing noted.

Observations:

- The asphalt shingled roof and rolled roofing appear to be in fair condition.



rolled roofing



## 2. Flashing

Good	Fair	Def	N/A	None
		X		

Observations:

- Flashings are mastic covered, recommend re-sealing all through the roof vents and projections as a part of routine maintenance.
- **Improper installation of two ABS vent stacks found on the back field of the roof. The vents protrude through the roof without any proper flashing. Recommend having a qualified roofing contractor further evaluate and correct as needed.**



mastic cracking



No flashing at PVC vent stack



No flashing at ABS vent stack

### 3. Chimney

Good	Fair	Def	N/A	None
		X		

**Observations:**

- Note that the older masonry chimney does not have a clay, ceramic, or metal chimney liners installed. Although there was not a requirement for the chimney liners when this home was built, current industry standards mandate liners. The chimney liners protect the house from heat transfer to combustibles; they protect the masonry from the corrosive byproducts of combustion; and they provide a correctly sized flue for optimum efficiency.
  - No chimney cap / spark arrestor installed at time of inspection. They are a California requirement. The chimney cap / spark arrestor keeps burning embers from escaping the fireplace, small animals from entering your home, and protects the interior lining of a chimney as well as the interior of the firebox from water intrusion.
  - The step flashing and counter flashing around the brick chimney has excessive damage.
- Recommend having a qualified chimney specialist further evaluate the condition of the chimney and make repairs as needed.



damaged chimney flashing



No liner - no cap /spark arrestor

#### 4. Sky Lights

Good	Fair	Def	N/A	None
				X

#### 5. Gutters

Good	Fair	Def	N/A	None
				X

# Attic

## 1. Access

Good	Fair	Def	N/A	None
X				

**Observations:**

- Pull Down Ladder located in:
- Upstairs Hallway Ceiling



## 2. Attic

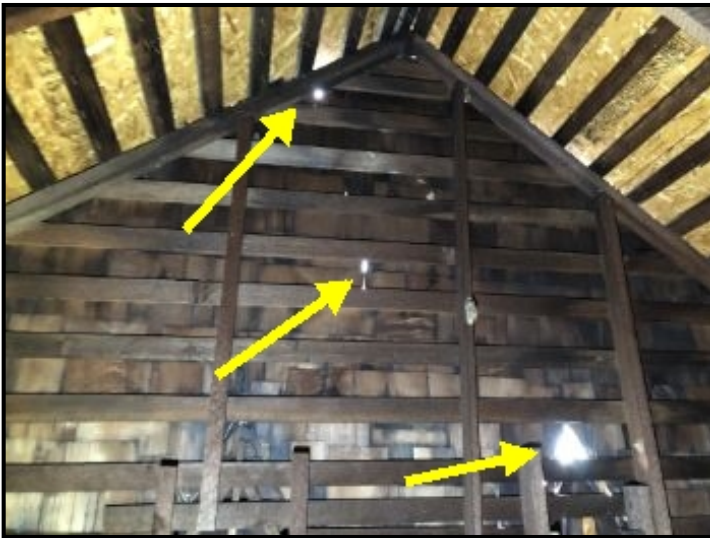
Good	Fair	Def	N/A	None
	X			

## 3. Structure

Good	Fair	Def	N/A	None
	X			

**Observations:**

- There were no noticed cracked or damaged rafters or signs of serious movement. The roof framing appears to be performing as intended.



Visible gaps in the wood siding



Spaced sheathing with OSB sheathing

## 4. Ventilation

Good	Fair	Def	N/A	None
X				

**Observations:**

- Gable louver vents noted.



Gable ventilation

5. Vent Screens

Good	Fair	Def	N/A	None
X				

6. Duct Work

Good	Fair	Def	N/A	None
X				

Observations:

- The HVAC flexible duct work appears to be in good condition.



HVAC duct work



HVAC duct work

7. Electrical

Good	Fair	Def	N/A	None
X				

Observations:

- Electrical appears functional at time of inspection. No issues observed.

8. Attic Plumbing

Good	Fair	Def	N/A	None
X				

Observations:

- PVC plumbing vents
- Galvanized plumbing vents





galvanized steel vent stack



ABS plumbing



copper water supply lines



Cast iron vent stack

9. Insulation Condition

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

Observations:

- The attic is without insulation. The lack of insulation may mean higher energy costs. Recommend having a qualified contractor add insulation.



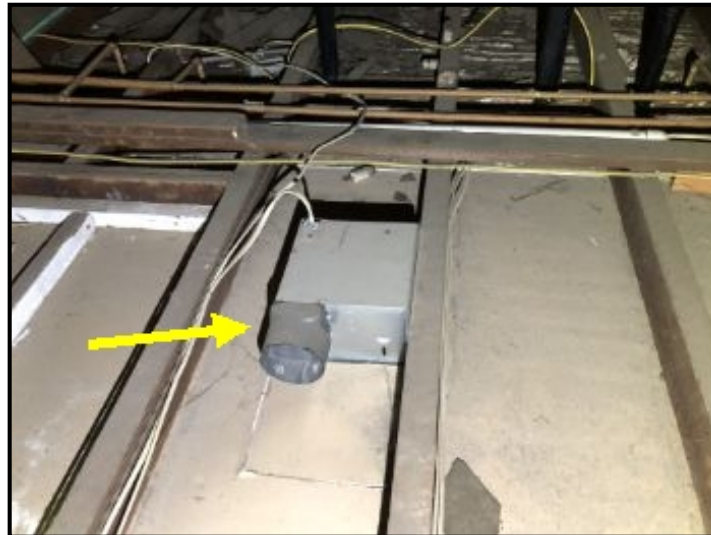
no insulation on attic floor

### 10. Exhaust Vent

Good	Fair	Def	N/A	None
		X		

#### Observations:

• The upstairs hall bathroom exhaust duct terminates in attic. Note that all exhaust ducts should terminate at the exterior of the home, never in the attic as this can lead to moisture issues. Recommend having a qualified contractor further evaluate and run the bathroom exhaust duct to the exterior as required.



bathroom exhaust terminates in attic

# Garage

## 1. Garage

Good	Fair	Def	N/A	None
	X			

**Observations:**

- There is very limited view of the garage due to belongings. Recommend inspecting the garage once the owner remove all belongings.



limited view

## 2. Walls

Good	Fair	Def	N/A	None
	X			

## 3. Firewalls

Good	Fair	Def	N/A	None
				X

## 4. Floor Condition

Good	Fair	Def	N/A	None
	X			

Materials: Concrete slab is noted.

**Observations:**

- Limited view of garage floor due to personal items preventing complete inspection.

5. Rafters / Ceiling

Good	Fair	Def	N/A	None
	X			

Observations:

- Note that the original space sheathing has excessive deterioration at several slats at the garage roof. Due to condition, repair or replacement of damage space sheathing may be needed in the near future.



6. Electrical

Good	Fair	Def	N/A	None
		X		

Observations:

- Open ground at receptacle in the garage. This is a safety concern that should be fixed. There is a danger of possible shock or electrocution and damage to any equipment plugged into the receptacle.
- **GFCI** protected receptacles may not have been required when the house was built. The industry standard today is that all garage receptacles should be GFCI protected for safety. Recommend having a qualified electrical contractor correct the open ground, and upgrade all garage receptacles with GFCI for safety.



open ground

**7. Exterior Door**

Good	Fair	Def	N/A	None
				X

**8. Fire Door**

Good	Fair	Def	N/A	None
				X

**9. Garage Door Condition**

Good	Fair	Def	N/A	None
X				

Materials: Two - single 7', steel panel, sectional roll-up doors.

Observations:

- The overhead garage door was manually tested and is properly balanced. The door was opened half way and then released. The door remained in place completely supported by its springs.

**10. Garage Opener Status**

Good	Fair	Def	N/A	None
				X

**11. Garage Door Safety Features**

Good	Fair	Def	N/A	None
				X

# Interior Areas

## 1. Closets

Good	Fair	Def	N/A	None
X				

## 2. Doors

Good	Fair	Def	N/A	None
X				

## 3. Door Bell

Good	Fair	Def	N/A	None
X				

Observations:  
 • Operated normally when tested.

## 4. Electrical

Good	Fair	Def	N/A	None
	X			

Observations:  
 • Electrical receptacles and lights appear functional at time of inspection. Any issues observed stated below.

• One of the kitchen switches has unknown function, consult the owner for clarification on what it controls.

## 5. Fireplace

Good	Fair	Def	N/A	None
		X		

Materials: Living Room  
 Materials: Masonry fireplace noted.  
 Observations:  
 • Recommend having a fireplace professional evaluate and service the fireplace before using.

## 6. Smoke Alarms

Good	Fair	Def	N/A	None
X				

Observations:  
 • Smoke alarms operated when tested.

## 7. Carbon Monoxide Alarms

Good	Fair	Def	N/A	None
X				

Observations:  
 • CO (Carbon Monoxide) alarms installed and working.

## 8. Stairs & Handrail

Good	Fair	Def	N/A	None
	X			

Observations:  
 • The older wood stairs are in need of minor repair. The stair at the front of the landing is damaged, and the bottom step is split. Due to condition repairs may be needed in the near future.



damaged stair at landing



damaged bottom step

9. Floors

Good	Fair	Def	N/A	None
	X			

Observations:

- Wood flooring appears to be in fair condition.
- Note that the floor is sloped at several locations on the second floor. The sub floor is nearly 100 years old, and the sloped floors may just be a product of time. Recommend having a qualified structural engineer further evaluate the condition.

10. Walls

Good	Fair	Def	N/A	None
	X			

Observations:

- The plaster finished walls appear to be in fair condition. There are common cracks found at random locations (cosmetic). No deficiencies observed.

11. Ceilings

Good	Fair	Def	N/A	None
	X			

Observations:

- The finished ceilings appear to be in fair condition. There are common cracks found at random locations (cosmetic). No deficiencies observed.

12. Ceiling Fans

Good	Fair	Def	N/A	None
	X			

Observations:

- Operated normally when tested, at time of inspection. Any issues observed stated below.

- The downstairs bedroom ceiling fan wobbles when tested at high speed. Recommend having a qualified contractor further evaluate and properly balance the fan.

13. Cabinets

Good	Fair	Def	N/A	None
X				

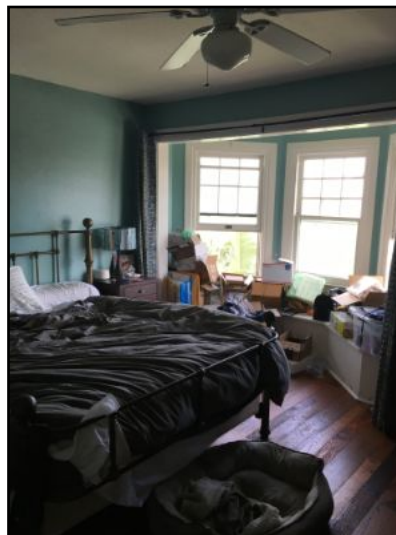
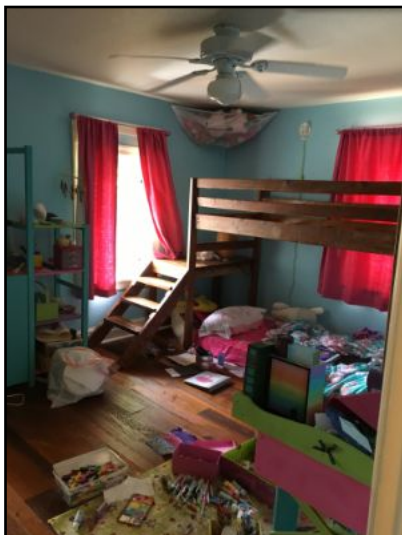
# Bedrooms

## 1. Bedrooms

Good	Fair	Def	N/A	None
X				

**Observations:**

- Each bedroom has at least one window of sufficient size to permit the occupants to escape a fire and also to allow a fully outfitted firefighter to enter.



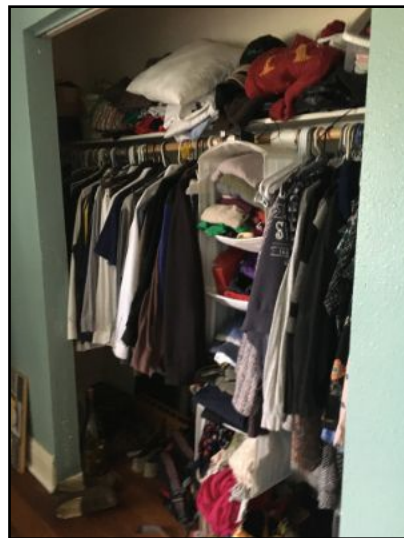
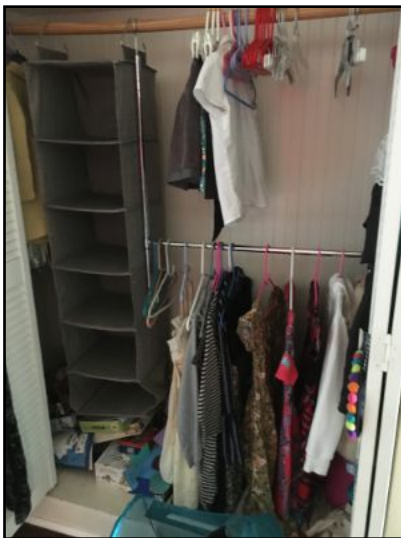
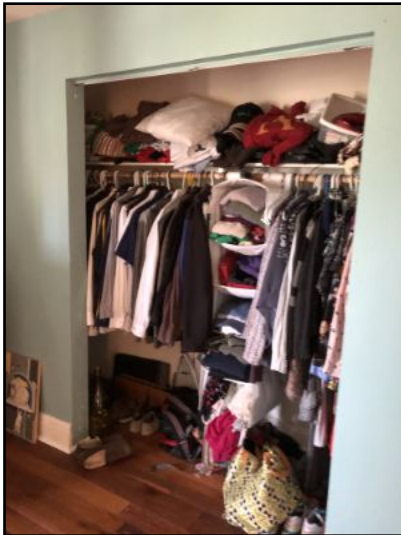
## 2. Closets

Good	Fair	Def	N/A	None
		X		

**Observations:**

- The closet doors are missing in front right bedroom. Recommend having a qualified contractor replace.





3. Electrical

Good	Fair	Def	N/A	None
		X		

Observations:

• Loose electrical receptacle found in front right bedroom. The constant movement of loose electrical receptacle can loosen the wires connected to the receptacle and create dangerous arcing. Recommend having a qualified electrical contractor further evaluate and secure any loose receptacles found.

4. Floor Condition

Good	Fair	Def	N/A	None
	X			

Flooring Types: Hardwood flooring is noted.



### 5. Wall Condition

Good	Fair	Def	N/A	None
	X			

Materials: Plaster walls noted. • Painted finish noted.

### 6. Ceiling Condition

Good	Fair	Def	N/A	None
	X			

Materials: There are plaster ceilings noted.

Observations:

- Bedroom ceilings appear to be in good condition. No deficiencies observed.



# Bathroom

## 1. Cabinets

Good	Fair	Def	N/A	None
X				

Observations:

- Cabinets appear to be in good condition and are operable.

## 2. Counters

Good	Fair	Def	N/A	None
X				

Observations:

- Solid Surface tops noted.

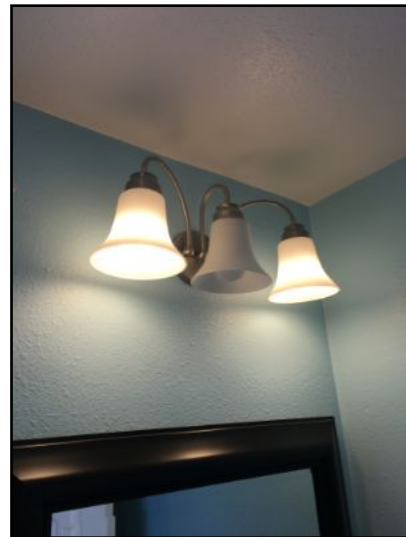
## 3. Electrical

Good	Fair	Def	N/A	None
		X		

Observations:

- Electrical receptacles and lights appear functional at time of inspection. Any issues observed stated below.

- Dead light bulbs in upstairs and downstairs bathroom vanity light fixtures. Checking/changing burned out/missing light bulbs is beyond the scope of this general home inspection. Recommend that light bulb(s) be replaced at any inoperable light and rechecked for proper operation before the close of escrow.



## 4. GFCI

Good	Fair	Def	N/A	None
X				

Observations:

- GFCI protection is in place and functional at all bathrooms.

## 5. Exhaust Fans

Good	Fair	Def	N/A	None
X				

Observations:

- The bathroom exhaust fans were operated and no issues were found.

## 6. Bathroom Walls

Good	Fair	Def	N/A	None
	X			

Observations:

- Bathroom walls have general deterioration for age.

### 7. Floor Condition

Good	Fair	Def	N/A	None
	X			

Materials: Ceramic tile is noted.

Observations:

- High moisture meter readings of the flooring around the toilet in the downstairs bathroom. Moisture will promote the growth of mold, mildew and other contaminants below the flooring and may also cause serious health issues. Recommend having a qualified contractor further evaluate and repair as needed before the close of escrow.
- Cracked tiles in upstairs and downstairs bathrooms. Recommend having a qualified contractor further evaluate and repair as needed.

### 8. Bathroom Ceilings

Good	Fair	Def	N/A	None
X				

Observations:

- Bathroom ceilings appear to be in good condition.

### 9. Mirrors / Medicine Cabinets

Good	Fair	Def	N/A	None
X				

### 10. Plumbing

Good	Fair	Def	N/A	None
		X		

Observations:

- Flexible, accordion style drain pipe is in use at the upstairs hall sink. Flexible plumbing pipes are not approved for installation by industry standards, which require that any waste pipe fitting have a smooth interior surface that allows the free flow of drain water and prevents waste buildup clogs.
- P-trap loose at upstairs bathroom. Recommend having a qualified plumbing contractor further evaluate and repair/replace plumbing as needed.
- There is minor corrosion of sink water shutoff valves at upstairs bathroom. Recommend monitoring, and have a qualified plumbing contractor replace shutoff valves before leaks do occur.



gap at tub faucet



flexible plumbing



gap at faucet



flexible plumbing

11. Showers

Good	Fair	Def	N/A	None
	X			

Observations:

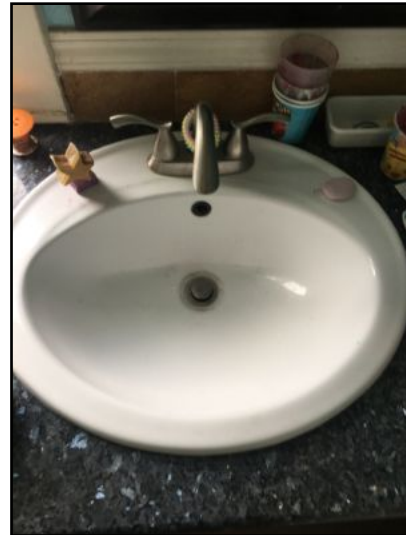
- The upstairs and downstairs bathroom tub/shower faucets are not flush to the wall, which may result in water escaping behind the shower enclosure. This can cause deterioration, wood rot, and possible mold of the wood framing behind the tub/shower.
- The shower arm loose in upstairs and downstairs bathrooms. The loose arm can possibly cause damage to the supply line behind the shower enclosure and lead to leaks. Recommend having a qualified plumbing contractor further evaluate and repair as needed.
- The upstairs bathroom tub/shower diverter valve may need replacement in the near future. When diverting the water from the tub faucet to the shower head, quite a bit of water continues to pour out from the tub's faucet. Recommend having a qualified contractor repair or replace as needed.
- The caulking along the bottom of the shower stall has black staining. Due to condition, scraping and replacing of caulking may be needed in the near future.
- The grout is cracking between the top of the tub and the shower tiles in the hallway bathroom. Due to condition, reapply of grout may be needed in the near future.

12. Sinks

Good	Fair	Def	N/A	None
	X			

Observations:

- Damaged caulking around sink in downstairs bathroom. Due to condition, scraping and reapplying caulking may be needed.



13. Toilets

Good	Fair	Def	N/A	None
		X		

Observations:

• Toilets operated properly when tested. Any issues observed are stated below.

• Toilet in upstairs and downstairs bathrooms not secure at floor. Condition typically is caused by loose bolts or missing floor seals/caulking/grouting; other causes or multiple causes are possible. Loose toilets can result in damage to water supply lines and drainage pipes (leaks, water damage, and mold). Recommend further evaluation by a licensed plumbing professional before close of escrow.



14. Tubs

Good	Fair	Def	N/A	None
	X			

Observations:

• There is damage to the porcelain finish on the cast iron tub in the upstairs bathroom. Due to condition, repair of porcelain finish may be needed in the near future.



staining f grout



# Kitchen

## 1. Cabinets

Good	Fair	Def	N/A	None
	X			

**Observations:**

- There is very limited view of the cabinet under the kitchen sink due to belongings. Recommend having the owner remove all belongings and have the cabinet inspected before the close of escrow.



limited view

## 2. Counters

Good	Fair	Def	N/A	None
		X		

**Observations:**

- Granite tops noted.
- Damaged counter top at front of sink. Recommend having a qualified contractor repair/replace as needed.



damaged counter top



### 3. Dishwasher

Good	Fair	Def	N/A	None
		X		

**Observations:**

- Dishwasher was operational at the time of inspection. Note that dishwashers most commonly fail internally at the pump, motor or seals. We do not disassemble these units to inspect these components.
- The dishwasher drain line runs directly to the garbage disposal, and it lacks a required **air gap**. The air gap prevents any contaminants in the sink from flowing into the dishwasher, as well as into the potable water system by siphonage. The air gap is required by industry standards. Recommend having a qualified plumbing contractor further evaluate and add an air gap to the dishwasher drain line.



### 4. Garbage Disposal

Good	Fair	Def	N/A	None
X				

**Observations:**

- Operated - appeared functional at time of inspection.



### 5. Microwave

Good	Fair	Def	N/A	None
				X



Microwave data plate - new unit

6. Cook top condition

Good	Fair	Def	N/A	None
X				

Observations:

- Gas cook top noted.
- All burners operated when tested.

7. Oven & Range

Good	Fair	Def	N/A	None
		X		

Observations:

- Oven(s): Gas
- Bake and Broil operated when tested.
- **Anti-tip bracket is missing from range installation. All free-standing, slide-in ranges include an anti-tip device and is essential in the safe operation of the range. It provides protection when excess force or weight is applied to an open oven door. Recommend having a qualified contractor add bracket for safety.**

8. Range Exhaust Vent

Good	Fair	Def	N/A	None
		X		

Observations:

- Recirculating range hood present. Recirculating range hoods filter the air through grease and charcoal filters, and then reintroduce the air into the space.
- **The range exhaust unit is built into the microwave oven, and the bottom of the microwave oven is too low. California building standards specify that any range hood, including microwaves, installed above the stove must be a minimum of 24 inches away from the surface of the stove top if the hood is made of a noncombustible material. If the range hood or microwave is combustible, it must be installed a minimum of 30 inches away from the surface of the stove top.**



microwave too close to burners

9. Sinks

Good	Fair	Def	N/A	None
X				



10. Trash Compactor

Good	Fair	Def	N/A	None
				X

11. Refrigerator

Good	Fair	Def	N/A	None
X				

Observations:

- Refrigerator operable at time of inspection



### 12. Plumbing

Good	Fair	Def	N/A	None
X				

### 13. Electrical

Good	Fair	Def	N/A	None
X				

**Observations:**

- Electrical receptacles and lights appear functional at time of inspection. No issues observed.

### 14. GFCI

Good	Fair	Def	N/A	None
X				

**Observations:**

- GFCI in place and operational.

# Laundry

## 1. Laundry Room

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



## 2. Plumbing

Good	Fair	Def	N/A	None
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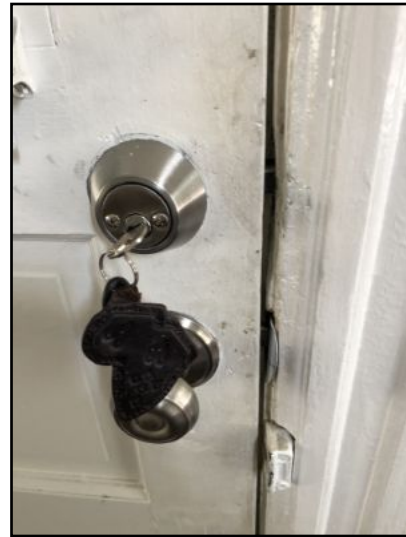
# Exterior Areas

## 1. Doors

Good	Fair	Def	N/A	None
	X			

**Observations:**

- The patio double doors are in good condition and operable.
- The front door has a double-sided keyed dead bolt lock set. This type of lock requires a key to unlock the door from the inside and can present an obstacle to anyone trying to evacuate the home in the event of a fire. Recommend replacing keyed lock set at interior of door with a thumb turn lock.



front door

## 2. Window Condition

Good	Fair	Def	N/A	None
	X			

**Observations:**

- Some of the older wood framed windows have broken balances. The balance holds the window in open position. Recommend having a qualified window contractor further evaluate and repair/replace as needed.
- Deterioration of the old wooden framed windows noted. While basic maintenance may prolong the life of these window frames, replacement may be necessary at some point.



balance broken at older window



double keyed front door

### 3. Siding Condition

Good	Fair	Def	N/A	None
		X		

Materials: Wood siding, wood frame construction, raised foundation

Observations:

- The wood siding is very old, and there is excessive deterioration of the wood at several locations around the perimeter of the home. Recommend consulting termite inspection report for additional information, and all details pertaining to repair, replacement and/or treatment be completed by a qualified contractor.



wood siding deterioration



deterioration of wood siding



Deterioration of wood siding

### 4. Trim, Eaves & Fascia

Good	Fair	Def	N/A	None
	X			

Observations:

- Observed wood deterioration or wood rot at random locations of the fascia and eaves. Recommend consulting termite inspection report for additional information, and all details pertaining to repair, replacement and/or treatment be completed by a qualified contractor.
- Scraping, priming, and repainting is needed of the siding, eaves, fascia, and trim in order to prolong the life of the wood. Recommend having a qualified contractor further evaluate and repaint as needed.

# Grounds

## 1. Grading

Good	Fair	Def	N/A	None
	X			

**Observations:**

- Lot grading appears to be fairly level on all sides of the property. Lot grading should slope away and fall a minimum of one inch every foot for a distance of six feet around the perimeter of the home. Recommend monitoring during rains as grading adjustments may be needed to allow for effective drainage.

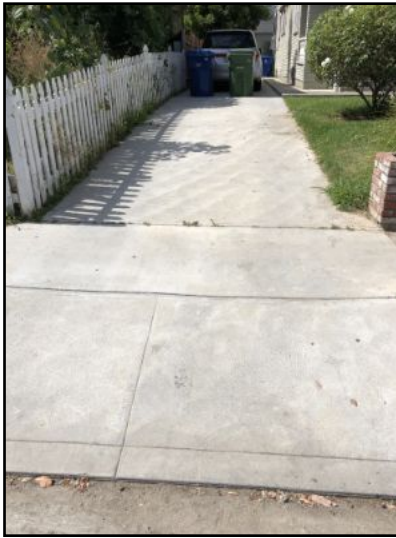
## 2. Driveway Condition

Good	Fair	Def	N/A	None
X				

**Materials:** Concrete driveway noted.

**Observations:**

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



good condition

## 3. Walks & Steps

Good	Fair	Def	N/A	None
		X		

**Observations:**

- The concrete walk is uneven with the driveway, and uneven with the front lawn. These locations are potential tripping hazards. Recommend having a qualified contractor further evaluate and repair tripping hazards for safety.



trip hazard





trip hazards

4. Gate Condition

Good	Fair	Def	N/A	None
X				

Materials: Wood

5. Fence Condition

Good	Fair	Def	N/A	None
	X			

Materials: Wood

Observations:

- The fences along the sides of the property have general deterioration for age. They appear to be in fair condition.

- A section of the wood fence along the left side of the property is loose and there is general deterioration observed. Due to condition, repair or replacement may be needed in the near future. Recommend having a qualified contractor further evaluate and repair or replace as needed.



loose fence

6. Patio

Good	Fair	Def	N/A	None
X				

7. Patio Cover

Good	Fair	Def	N/A	None
X				

8. Lights & Receptacles

Good	Fair	Def	N/A	None
		X		

Observations:

- The exterior receptacles do not have the current industry standard required weatherproof covers. Exterior receptacles installed in a wet location shall have an enclosure that is weatherproof whether or not an electrical cord is inserted.
- Loose electrical receptacle junction box found. The constant movement of loose electrical receptacle can loosen the wires connected to the receptacle and create dangerous arcing.
- The exterior GFCI receptacle located at the side of garage did not shut off when tested. This is a safety concern and should be corrected. Recommend having a qualified electrical contractor further evaluate the exterior electrical and repair as needed for safety.



broken weather cover - along the driveway side of home



loose receptacle

### 9. Electrical Wiring

Good	Fair	Def	N/A	None
X				

### 10. Plumbing

Good	Fair	Def	N/A	None
		X		

Materials: Copper piping noted.

Observations:

- The spigot at the front of the home has a stem leak. This is usually caused by a loose packing nut or a bad packing washer. Recommend having a qualified plumbing contractor repair.
- No anti-siphon devices installed on exterior faucets. An antisiphon device (or vacuum breaker) prevents unsanitary water from being pulled back through a garden hose and contaminating your water system, and they are current industry standard. Recommend having a qualified contractor install as needed.



No anti-siphon device



stem leak

### 11. Deck/Balcony

Good	Fair	Def	N/A	None
X				

Observations:

- Balcony appears in satisfactory and functional condition with normal wear for its age. Appears to be sound structure.
- Backyard deck appears in satisfactory and functional condition with normal wear for its age. Appears to be sound structure.



paint needed at railing

**12. Guardrail**

Good	Fair	Def	N/A	None
X				

**13. Vegetation Observations**

Good	Fair	Def	N/A	None
X				

**14. Sprinklers**

Good	Fair	Def	N/A	None
			X	

**Observations:**

- The sprinkler system not operates at time of inspection. Recommend checking with current owner about operation of control panels.

# Crawl Space

## 1. Interior Foundation

Good	Fair	Def	N/A	None
	X			

**Observations:**

- Note that the foundation does not meet standard construction practices used today. Foundations have changed in response to increased earthquake concerns. Many houses have half-inch diameter sill bolts placed at intervals of six feet. The practice now is to install larger diameter bolts (5/8" or 3/4" depending on the scale of the home) at closer intervals. Additionally, since bolts primarily prevent lateral or sliding movements, other types of hardware called holdowns are installed to resist effects of the house lifting off the foundation during seismic movement.

## 2. Exterior Foundation

Good	Fair	Def	N/A	None
X				

**Observations:**

- The exterior foundation appears to be in good condition at all visible areas.

## 3. Access

Good	Fair	Def	N/A	None
	X			



## 4. Crawlspace Condition

Good	Fair	Def	N/A	None
X				

**Observations:**

- The crawl space dry and well vented.



HVAC flexible duct work found

5. Crawlspace Electrical

Good	Fair	Def	N/A	None
X				

6. Crawlspace Plumbing

Good	Fair	Def	N/A	None
X				

Observations:

- No signs of leaking from the cast iron or ABS drain lines at all visible locations.



ABS drain lines present



cast iron drain clean out

7. Cripple Walls

Good	Fair	Def	N/A	None
	X			

Observations:

- This house does have plywood bracing at most of the cripple walls to further protect against earthquake damage. Cripple walls are braced by nailing plywood sheathing to the inside of the walls that surround the crawlspace.
- There has been seismic retrofitting of the cripple walls. This house does have plywood bracing on most of the cripple walls. The only place where seismic retrofitting does not appear to be taking place is along the eastern cripple wall (back half of wall). Recommend adding the additional plywood.



Plywood applied to cripple walls



no plywood added on eastern wall in crawlspace



plywood applied at west and north walls

### 8. Post and Piers

Good	Fair	Def	N/A	None
X				

#### Observations:

- Post-and-pier used to support the girders and floor joists located throughout the home. The wooden posts or concrete piers appear to be in fairly good condition.



strapping added to posts

9. Floor Joists & Girders

Good	Fair	Def	N/A	None
		X		

Observations:

• In the crawlspace, there has been a section of girder cut out and there is no replacement support for floor joists at the location. This can be found by the plumbing under the main floor bathroom. Recommend having a qualified contractor further evaluate and repair as needed.



cut girder



floor joists appear to be in fair condition





sub flooring

### 10. Ventilation

Good	Fair	Def	N/A	None
X				

## Glossary

Term	Definition
ABS	Acronym for acrylonitrile butadiene styrene; rigid black plastic pipe used only for drain lines.
Air Gap	Air gap (drainage): The unobstructed vertical distance through free atmosphere between the outlet of the waste pipe and the flood-level rim of the receptacle into which the waste pipe is discharged.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.
Sediment Trap	What the sediment trap does is keep moisture and small particles in the gas from reaching the burner assembly. If the burner orifices get trash in them, the pilot or burner will not operate correctly. If the burner assembly is not operating correctly that could be dangerous.