

Axiom Property Inspections

Property Inspection Report



868 Wally Avenue, Henderson NV, 89178
Inspection prepared for: John Doe
Agent: David Lawson - Axiom

Inspection Date: 8/12/2010 Time: 2:30 PM
Age: Built in 2006 Size: 2372 sq ft
Weather: Clear and 94 degrees

Inspector: David Lawson
Nevada License #IOS0001580RES



Axiom Property Inspections

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 and bonded trade or profession. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

[Inspectors final opinion is that with items addressed this is a structurally sound home.](#)

Interior Areas		
Page 3 Item: 6	Doors	<ul style="list-style-type: none"> • Two door stops are missing. One at front entry door and one missing at the closet door for under stairs area.
Page 3 Item: 7	Electrical	<ul style="list-style-type: none"> • Cable outlet cover plate missing. Replacement necessary. • There are several rooms with wires exposed in ceiling from what appears to be the removal of light fixtures or ceiling fans. A plate must be installed to cover the exposed wire nuts. See photos.
Bathroom		
Page 8 Item: 16	Bath Tubs	<ul style="list-style-type: none"> • Missing stopper noted in master bath tub.
Page 8 Item: 18	Sinks	<ul style="list-style-type: none"> • Stopper in master bath sink is not connect to stopper lever/pull knob.
Kitchen		
Page 9 Item: 3	Dishwasher	<ul style="list-style-type: none"> • The dishwasher cycled properly, however, there was overflow of drain. Suspect the problem with the overflow is the jammed garbage disposal. Recommend cycling dishwasher after garbage disposal is corrected. If overflow still persists, recommend service by a licensed professional.
Page 9 Item: 5	Garbage Disposal	<ul style="list-style-type: none"> • Garbage disposal is jammed and will not operate. Recommend repair by licensed professional.
Page 11 Item: 25	Wall Condition	<ul style="list-style-type: none"> • Missing a piece of baseboard in refrigerator area, In need of repair. We recommend the use of a certified professional.
Garage		
Page 17 Item: 1	Roof Condition	<ul style="list-style-type: none"> • There was only one area of concern on the roof. An improperly cut tile is not properly overlapped by the hip shingle. No visible signs of leaking.
Attic		
Page 21 Item: 1	Access	<ul style="list-style-type: none"> • Batt insulation missing next to access panel. Adding more insulation in area where missing will help protect the indoor area from excessive heat or cold.
Grounds		
Page 25 Item: 7	Grounds Electrical	<ul style="list-style-type: none"> • Improperly installed switch at water feature. A switch can not be installed in a receptacle cover. In need of correct cover plate.
Page 25 Item: 10	Plumbing	<ul style="list-style-type: none"> • Gate valve to sprinkler system is corroded and in need of replacement. • Water feature in back yard is not functional. Pump is disconnected and was not inspected.

Inspection Details

1. Attendance

In Attendance: Client present • Buyer Agent present

2. Home Type

Home Type: Single Family Home

3. Occupancy

Occupancy: Vacant • The utilities were on at the time of inspection.

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 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:

- Ceiling fans remaining in house are operational.

4. Closets

Good	Fair	Poor	N/A	None
X				

5. Door Bell

Good	Fair	Poor	N/A	None
X				

6. Doors

Good	Fair	Poor	N/A	None
X				

Observations:

- Two door stops are missing. One at front entry door and one missing at the closet door for under stairs area.

7. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:

- Cable outlet cover plate missing. Replacement necessary.
- There are several rooms with wires exposed in ceiling from what appears to be the removal of light fixtures or ceiling fans. A plate must be installed to cover the exposed wire nuts. See photos.

8. Security Bars

Good	Fair	Poor	N/A	None
X				

9. Smoke Detectors

Good	Fair	Poor	N/A	None
X				

10. Stairs & Handrail

Good	Fair	Poor	N/A	None
X				

11. Window-Wall AC or Heat

Good	Fair	Poor	N/A	None
				X

12. Window Condition

Good	Fair	Poor	N/A	None
X				

13. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

14. Patio Doors

Good	Fair	Poor	N/A	None
				X

15. Screen Doors

Good	Fair	Poor	N/A	None
			X	

Observations:
 • Mentioned previously in report.

16. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: Drywall walls noted.

17. Fireplace

Good	Fair	Poor	N/A	None
				X

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 from being inspected as the inspector will not move personal items.

1. Locations

Locations: Master#1 • South East#2 • South West#3

2. Bar

Good	Fair	Poor	N/A	None
				X

3. Cabinets

Good	Fair	Poor	N/A	None
				X

4. Ceiling Fans

Good	Fair	Poor	N/A	None
X				

Observations:

- All ceiling fans tha were present in the house and porches operated properly.

5. Closets

Good	Fair	Poor	N/A	None
X				

6. Doors

Good	Fair	Poor	N/A	None
X				

Observations:

- Entry door to master bedroom has a split in the edge on the knob side of the door. Split is hairline and door is still operable.

7. Electrical

Good	Fair	Poor	N/A	None
X				

8. Fireplace

Good	Fair	Poor	N/A	None
				X

9. Floor Condition

Good	Fair	Poor	N/A	None
X				

Observations:

- No cracking noted in tile floors. Carpet is clean and in good condition.

10. Security Bars

Good	Fair	Poor	N/A	None
				X

11. Smoke Detectors

Good	Fair	Poor	N/A	None
X				

Observations:

- The smoke detectors operated during the inspection.

12. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: Drywall walls noted.

13. Window-Wall AC or Heat

Good	Fair	Poor	N/A	None
				X

14. Window Condition

Good	Fair	Poor	N/A	None
X				

15. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

16. Patio Doors

Good	Fair	Poor	N/A	None
X				

Observations:

- The sliding porch/patio door was functional during the inspection.

17. 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: Master Bathroom • Main Floor Bathroom • Upstairs#1

2. Cabinets

Good	Fair	Poor	N/A	None
X				

3. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

4. Counters

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. GFCI

Good	Fair	Poor	N/A	None
X				

Observations:
• GFCI in place and operational

8. Exhaust Fan

Good	Fair	Poor	N/A	None
X				

Observations:
• The bath fan was operated and no issues were found.

9. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: Ceramic tile is 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				

Observations:

- Shower head in hall bath squeals when running. Operation otherwise is normal.

13. Security Bars

Good	Fair	Poor	N/A	None
				X

14. Showers

Good	Fair	Poor	N/A	None
X				

15. Shower Walls

Good	Fair	Poor	N/A	None
X				

16. Bath Tubs

Good	Fair	Poor	N/A	None
X				

Observations:

- Missing stopper noted in master bath 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:

- Stopper in master bath sink is not connect to stopper lever/pull knob.

19. Toilets

Good	Fair	Poor	N/A	None
X				

20. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: Aluminum framed double hung window noted.

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				

Observations:
 • The dishwasher cycled properly, however, there was overflow of drain. Suspect the problem with the overflow is the jammed garbage disposal. Recommend cycling dishwasher after garbage disposal is corrected. If overflow still persists, recommend service by a licensed professional.

4. Doors

Good	Fair	Poor	N/A	None
X				

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

5. Garbage Disposal

Good	Fair	Poor	N/A	None
		X		

Observations:
 • Garbage disposal is jammed and will not operate. Recommend repair by licensed professional.

6. Microwave

Good	Fair	Poor	N/A	None
X				

7. Cook top condition

Good	Fair	Poor	N/A	None
X				

Observations:
 • Gas cook top noted.

8. Oven & Range

Good	Fair	Poor	N/A	None
X				

Observations:
 • There are two ovens in this home. Both units were functioning properly.

9. Sinks

Good	Fair	Poor	N/A	None
X				

10. Drinking Fountain

Good	Fair	Poor	N/A	None
				X

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	

Observations:

- There was no soap present in the dispenser, could not test.

14. Trash Compactor

Good	Fair	Poor	N/A	None
				X

15. Vent Condition

Good	Fair	Poor	N/A	None
X				

Materials: Exterior Vented

16. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: Aluminum framed double hung window noted.

17. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: Ceramic tile is noted.

18. Plumbing

Good	Fair	Poor	N/A	None
X				

Observations:

- No leaks detected under sink area.

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				

25. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: Drywall walls noted.

Observations:

- Missing a piece of baseboard in refrigerator area, In need of repair. We recommend the use of a certified professional.

Laundry

1. Locations

Locations: Down stairs laundry area.

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				

Observations:

- This house is not equipped with gas line for dryer to attach. Electric dryers are available for use with this setup.

6. GFCI

Good	Fair	Poor	N/A	None

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. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: Aluminum framed double hung window noted.

11. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: Ceramic tile is noted.

12. Plumbing

Good	Fair	Poor	N/A	None
X				

13. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: Drywall walls noted.

14. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

15. Security Bars

Good	Fair	Poor	N/A	None
				X

16. Doors

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 test the heating and air conditioner using the thermostat only. For a more thorough investigation of the system please contact a licensed HVAC service person.

1. Heater Condition

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

Materials: The furnace is located in the attic.

Materials: Gas fired forced hot air

Observations:

- The heating in the home was not inspected due to outside temperature being higher then the manufacturer allows for operating a forced air gas furnace.

2. Heater Base

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

3. Enclosure

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

4. Venting

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

5. Gas Valves

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

6. Refrigerant Lines

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

7. AC Compress Condition

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

Compressor Type: electric

Location: A/C units located outside of the house in the east side yard.

Observations:

- This house is equipped with two outside air conditioning units. The units are both Bryant units. Breakers are properly sized for these units according to manufacturers name plate. Both units were tested and cooled properly at the time of inspection.

8. Air Supply

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

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 in a filter grill in a bedroom ceiling.

11. Thermostats

Good	Fair	Poor	N/A	None
X				

Observations:

- Functional at the time of inspection.

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

3. Combusion

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
 Location: The heater is located in the garage.
 Observations:
 • Tank appears to be in satisfactory condition -- no concerns.

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:
 • HWH is a A.O. Smith, 50 gallon, gas water heater

8. Gas Valve

Good	Fair	Poor	N/A	None
X				

Observations:
 • functional

9. Plumbing

Good	Fair	Poor	N/A	None
X				

Materials: copper
 Observations:
 • No deficiencies observed at the visible portions of the supply piping.

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				

Materials: Inspected from ground level with binoculars. See Roofing Notes above, in blue. Due to property and roof configurations, some areas of the roof may be visually restricted from inspection

Materials: Tile roof.

Observations:

- There was only one area of concern on the roof. An improperly cut tile is not properly overlapped by the hip shingle. No visible signs of leaking.

2. Walls

Good	Fair	Poor	N/A	None
X				

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.

5. Rafters & Ceiling

Good	Fair	Poor	N/A	None
X				

6. Electrical

Good	Fair	Poor	N/A	None
X				

7. GFCI

Good	Fair	Poor	N/A	None
X				

Observations:

- Electric subpanel installed in garage.

8. 240 Volt

Good	Fair	Poor	N/A	None
			X	

9. Exterior Door

Good	Fair	Poor	N/A	None
				X

10. Fire Door

Good	Fair	Poor	N/A	None
	X			

Observations:

- Fire door from garage to house has split on the knob edge of the door. Split is hairline. Door still operates and latches properly.

11. Garage Door Condition

Good	Fair	Poor	N/A	None
X				

Materials: One 16' upgraded insulated steel door

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:
 • Screw drive opener noted.
 • Appeared functional using normal controls, at time of inspection.

14. Garage Door's Reverse Status

Good	Fair	Poor	N/A	None
X				

Observations:
 • Eye beam system present and operating.

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: • Main Disconnect in panel box
 Location: Located on exterior garage wall.

Observations:

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

2. Main Amp Breaker

Good	Fair	Poor	N/A	None
X				

Observations:

- 225 Amp main breaker

3. Breakers in off position

Good	Fair	Poor	N/A	None
				X

4. Cable Feeds

Good	Fair	Poor	N/A	None
			X	

Observations:

- Supply cable is underground. Inspector unable to view condition.

5. Breakers

Good	Fair	Poor	N/A	None
X				

Materials: Copper non-metallic sheathed cable noted.

Observations:

- All of the circuit breakers appeared serviceable.

6. Fuses

Good	Fair	Poor	N/A	None
				X

Roof

1. Roof Condition

Good	Fair	Poor	N/A	None
X				

Materials: Inspected from ground level with binoculars. Due to property and roof configurations, some areas of the roof may be visually restricted from inspection
 Materials: Tile roof noted.

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

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

Attic

1. Access

Good	Fair	Poor	N/A	None
X				

Observations:

- Scuttle Hole located in: Master bedroom closet.
- Limited access due to finished attic area.
- **Batt insulation missing next to access panel. Adding more insulation in area where missing will help protect the indoor area from excessive heat or cold.**

2. Structure

Good	Fair	Poor	N/A	None
X				

Observations:

- Wood roof truss framing for roof.

3. Ventilation

Good	Fair	Poor	N/A	None
X				

4. Vent Screens

Good	Fair	Poor	N/A	None
X				

5. Duct Work

Good	Fair	Poor	N/A	None
X				

Observations:

- No missing duct insulation visible from the access panel.

6. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:

- most not accessible due to insullation

7. Attic Plumbing

Good	Fair	Poor	N/A	None
X				

8. Insulation Condition

Good	Fair	Poor	N/A	None
X				

Materials: Unfinished fiberglass batts noted.

Depth: Insulation averages about 8-10 inches in depth

9. Chimney

Good	Fair	Poor	N/A	None
				X

10. Exhaust Vent

Good	Fair	Poor	N/A	None
X				

Exterior Areas

1. Doors

Good	Fair	Poor	N/A	None
X				

2. Window Condition

Good	Fair	Poor	N/A	None
X				

3. Siding Condition

Good	Fair	Poor	N/A	None
X				

Materials: Stucco veneer noted.

Observations:

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

4. Eaves & Facia

Good	Fair	Poor	N/A	None
X				

5. Exterior Paint

Good	Fair	Poor	N/A	None
X				

6. Stucco

Good	Fair	Poor	N/A	None
X				

Foundation

1. Slab Foundation

Good	Fair	Poor	N/A	None
X				

2. Foundation Perimeter

Good	Fair	Poor	N/A	None
X				

3. Foundation Walls

Good	Fair	Poor	N/A	None
X				

4. Cripple Walls

Good	Fair	Poor	N/A	None
				X

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

9. Sub Flooring

Good	Fair	Poor	N/A	None
				X

10. Anchor Bolts

Good	Fair	Poor	N/A	None
			X	

Observations:
 • The anchor bolts were not visible.

11. Foundation Electrical

Good	Fair	Poor	N/A	None
				X

12. Foundation Plumbing

Good	Fair	Poor	N/A	None
X				

Observations:

- ****SUPPLY****
- 3/4 inch copper

13. Sump Pump

Good	Fair	Poor	N/A	None
				X

14. Ducting

Good	Fair	Poor	N/A	None
				X

Grounds

1. Driveway and Walkway Condition

Good	Fair	Poor	N/A	None
X				

Materials: Concrete driveway noted.

Observations:

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

2. Grading

Good	Fair	Poor	N/A	None
X				

Observations:

- The exterior drainage is generally away from foundation.

3. Vegetation Observations

Good	Fair	Poor	N/A	None
X				

4. Gate Condition

Good	Fair	Poor	N/A	None
X				

Materials: Wrought iron

5. Patio and Porch Deck

Good	Fair	Poor	N/A	None
				X

6. Stairs & Handrail

Good	Fair	Poor	N/A	None
				X

7. Grounds Electrical

Good	Fair	Poor	N/A	None
		X		

Observations:

- Improperly installed switch at water feature. A switch can not be installed in a receptacle cover. In need of correct cover plate.

8. GFCI

Good	Fair	Poor	N/A	None
X				

9. Main Gas Valve Condition

Good	Fair	Poor	N/A	None
X				

Materials: Located on the garage side of house on exterior.

Observations:

- Serving the purpose for which intened.

10. Plumbing

Good	Fair	Poor	N/A	None
X				

Materials: Copper piping noted. • PVC piping noted.

Observations:

- Gate valve to sprinkler system is corroded and in need of replacement.
- Water feature in back yard is not functional. Pump is disconnected and was not inspected.

11. Water Pressure

Good	Fair	Poor	N/A	None
	X			

Observations:

- 60

12. Pressure Regulator

Good	Fair	Poor	N/A	None
				X

13. Exterior Faucet Condition

Good	Fair	Poor	N/A	None
X				

Location: Gate valve for sprinkler shut off is corroded and in need of replacement

14. Balcony

Good	Fair	Poor	N/A	None
				X

15. Patio Enclosure

Good	Fair	Poor	N/A	None
				X

16. Patio and Porch Condition

Good	Fair	Poor	N/A	None
X				

Materials: Lower level porch covered by floor of upstairs porch. Ceiling fan is installed and working properly. • Upper level porch on Master bedroom under tile roof area of main house.

Observations:

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

17. Fence Condition

Good	Fair	Poor	N/A	None
X				

Materials: Concrete

18. Sprinklers

Good	Fair	Poor	N/A	None
			X	

Observations:

- We do not inspect sprinkler systems.

Photos



Gate valve corroded from leak



Switch incorrectly installed



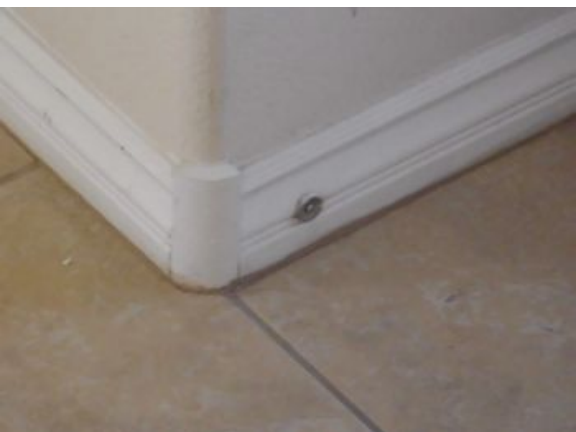
Disconnected water feature pump



Inoperable water feature



Grilling area with no equipment installed



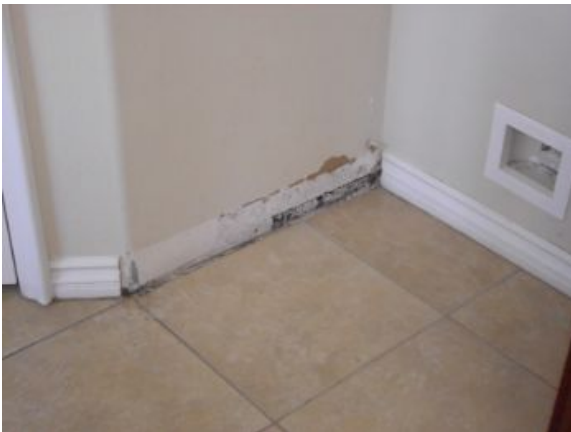
Door stop broken at entry double doors



Broken door stop at door at bottom of stairs



Jammed garbage disposal



Missing base trim at refrigerator area



Missing cable cover



Bedroom 3 exposed wires on ceiling



Fire door to garage has split in end of door



Missing cover



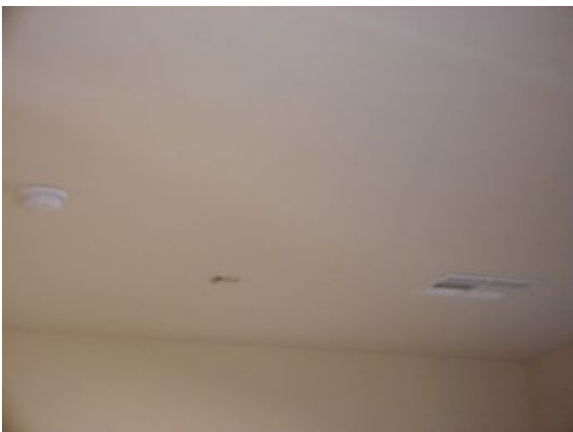
Improperly installed roof tile at hip in front



Master bedroom entry door has split in end of door



Exposed electrical wiring needs cover Master bedroom



Bedrooms



Master bedroom sink stopper not connected



Master bath tub stopper missing

Missing batt insulation at entry to attic



Typical attic insulation