

# PROPERTY INSPECTION REPORT

# C.R.INSPECTIONS

*Chris Rippy Inspections*



1234 Investment Ave. , Your Town , CA  
Inspection prepared for: John and Jayne Doe  
Date of Inspection: 7/14/2015 Time: 2pm  
Weather: Sunny  
SAMPLE REPORT ONLY

Inspector: Christopher Rippy  
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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.

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

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

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

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

Interior Areas		
Page 10 Item: 18	Floor Condition	• <b>Missing threshold. This can be a trip hazard</b>
Bathroom		
Page 16 Item: 2	Cabinets	• <b>Countertop is not attached to Cabinets</b>
Page 16 Item: 5	Doors	• <b>Damage to door frame</b>
Page 18 Item: 12	Plumbing	• <b>Older style metal traps noted. Buyer is cautioned that these traps can leak at any time due to corrosion.</b>
Page 18 Item: 14	Showers	• <b>Shower diverter does not fully engage.</b>
Page 19 Item: 15	Shower Walls	• <b>Caulking needed around perimeter.</b> • <b>Mildew observed.</b>
Page 20 Item: 19	Toilets	• <b>Toilet loose and may need re-anchoring. #415</b>
Kitchen		
Page 21 Item: 1	Cabinets	• <b>Noted cabinet(s) separating at the ceiling. Recommend having a qualified contractor re-fasten the cabinets. #411</b>
Page 23 Item: 9	Sinks	• <b>Suggest caulking as necessary.</b>
Heat/AC		
Page 26 Item: 1	Heater Condition	• <b>-Pilot not lit; could not test</b> • <b>The heating unit has reached its designed life expectancy. We make no warranty, guarantee or estimation as to the remaining useful life of this unit.</b>
Water Heater		
Page 29 Item: 3	Combustion	• <b>Chamber glass is missing. See photo</b>
Page 29 Item: 4	Venting	• <b>Loose connections noted.</b> • <b>Recommend heat tape at connections</b>

Page 32 Item: 11	Strapping	<ul style="list-style-type: none"> <li>• <b>Loose straps noted.</b></li> </ul>
<b>Garage</b>		
Page 34 Item: 2	Walls	<ul style="list-style-type: none"> <li>• <b>Personal items in garage block complete inspection of all floor, wall and ceiling areas.</b></li> <li>• <b>Please consult termite report.</b></li> </ul>
Page 36 Item: 5	Rafters & Ceiling	<ul style="list-style-type: none"> <li>• <b>Please consult termite report.</b></li> </ul>
<b>Electrical</b>		
Page 39 Item: 1	Electrical Panel	<ul style="list-style-type: none"> <li>• <b>This property has “knob and tube” wiring which was commonly installed prior to 1950. It is ungrounded, and considered unsafe by today’s standards. Over time, the wire’s insulation becomes brittle and falls apart, resulting in exposed conductors and a risk of shock and/or fire. This wiring is also easily damaged by covering it with insulation (a common practice), and incorrectly tapping new wiring into it. Some energized knob and tube wiring was found during the inspection. It is not within the scope of this inspection to determine what percentage of this property’s wiring is of the knob and tube type or to determine what percentage of the knob and tube wiring is energized vs. abandoned. A qualified electrician should evaluate this wiring and make repairs or replace wiring as necessary.</b></li> <li>• <b>There is a Zinsco service panel present. Zinsco components are prone to problems that can lead to failures, lack of proper protection of circuits and other serious issues, including fire and electrocution. We cannot definitively call this panel defective, but recommend, for your peace of mind, to consult a qualified electrical contractor to get their opinion on this matter. You can learn more about this issue at <a href="http://www.inspect-ny.com/electric/zinsco.htm">http://www.inspect-ny.com/electric/zinsco.htm</a></b></li> </ul>
<b>Attic</b>		
Page 48 Item: 6	Electrical	<ul style="list-style-type: none"> <li>• <b>Live knob and tube wiring present.</b></li> <li>• <b>Deteriorated sheathing observed, see photo.</b></li> </ul>
<b>Foundation</b>		
Page 51 Item: 7	Access Panel	<ul style="list-style-type: none"> <li>• <b>The exterior crawlspace access was missing a cover. We recommend installing a cover with a screen to assist in ventilating the space.</b></li> <li>• <b>Unable to access all areas due to debris and low overhead clearance</b></li> </ul>
Page 51 Item: 8	Post and Girders	<ul style="list-style-type: none"> <li>• <b>Excessive cracking or splitting observed.</b></li> <li>• <b>Improper materials used at various posts. see photos</b></li> <li>• <b>Please consult termite report</b></li> </ul>

Page 52 Item: 9	Sub Flooring	<ul style="list-style-type: none"><li>• <b>Wood rot, moisture damage observed. consult termite report</b></li></ul>
Page 53 Item: 12	Foundation Plumbing	<ul style="list-style-type: none"><li>• <b>**OBSERVATIONS**</b></li><li>• <b>Leaking observed and needs immediate repair by a qualified Plumbing Contractor.</b></li><li>• <b>Standing water observed.</b></li><li>• <b>Galvanized and Copper plumbing pipes noted. Copper and galvanized are considered dissimilar metals and over time accelerated corrosion will occur to the galvanized pipe even with a dielectric union present. Minerals in the water provide continuity for electrolysis to occur allowing galvanic reaction to deteriorate the galvanized pipes. Recommend replacement of galvanized pipe by a qualified plumber to prevent leaks due to accelerated corrosion of pipes.</b></li><li>• <b>Corrosion/cysts were noted at one or more locations of the metal drain lines. Repairs recommended to be performed by a Qualified Plumber.</b></li><li>• <b>Unsecured supply plumbing observed.</b></li></ul>

# Inspection Details

## 1. Attendance

In Attendance: Client present, Buyer Agent present, Fully Participated

## 2. Home Type

Home Type: Detached, Multi family home

## 3. Occupancy

Occupancy: Occupied - Furnished: Heavy volume of personal and household items observed., The utilities were on at the time of inspection., ACCESS TO SOME ITEMS SUCH AS: ELECTRICAL OUTLETS, WINDOWS, WALL/FLOOR SURFACES, AND CABINET INTERIORS WAS RESTRICTED BY FURNITURE AND LARGE QUANTITY OF PERSONAL BELONGINGS. ANY SUCH ITEMS ARE EXCLUDED FROM THIS INSPECTION REPORT.

### 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.

This inspection does not include testing for radon, mold or other hazardous materials unless specifically requested.

Plumbing is an important concern in any structure. 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.

Note that if in a rural location, sewer service and/or water service might be provided by private waste disposal system and/or well. Inspection, testing, analysis, or opinion of condition and function of private waste disposal systems and wells is not within the scope of a home inspection. Recommend consulting with seller concerning private systems and inspection, if present, by appropriate licensed professional familiar with such private systems. If a Septic System is on the property, pumping is generally recommended prior to purchase, and then every three years.

Interior areas consist of bedrooms, baths, kitchen, laundry, hallways, foyer, and other open areas.

All exposed walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Although excluded from inspection requirements, we will inform you of obvious broken gas seals in windows. Please realize that they are not always visible, due to temperature, humidity, window coverings, light source, etc. Your inspection 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, as the inspector will not move personal items.

An inspection does not include the identification of, or research for, appliances and other items that may have been recalled or have had a consumer safety alert issued about it. Any comments made in the report are regarding well known notices and are provided as a courtesy only. Product recalls and consumer product safety alerts are added almost daily by the Consumer Product Safety Commission. We recommend visiting the following Internet site if recalls are a concern to you:

<http://www.cpsc.gov>.

A Home Inspection is a non-invasive visual examination of a residential dwelling, performed for a fee, which is designed to identify observed material defects within specific components of said dwelling. Components may include any combination of mechanical, structural, electrical, plumbing, or other essential systems or portions of the home, as identified and agreed to by the Client and Inspector, prior to the inspection process.

A home inspection is intended to assist in evaluation of the overall condition of the dwelling. The inspection is based on observation of the visible and apparent condition of the structure and its components on the date of the inspection and not the prediction of future conditions.

A home inspection will not reveal every concern that exists or ever could exist, but only those material defects observed on the day of the inspection.

A material defect is a condition with a residential real property or any portion of it that would have a significant adverse impact on the value of the real property or that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem is near, at or beyond the end of the normal useful life of such a structural element, system or subsystem is not by itself a material defect.

An Inspection report shall describe and identify in written format the inspected systems, structures, and components of the dwelling and shall identify material defects observed. Inspection reports may contain recommendations regarding conditions reported or recommendations for correction, monitoring or further evaluation by professionals, but this is not required.

### 1. Bar

Good	Fair	Poor	N/A	None
			X	

### 2. Cabinets

Good	Fair	Poor	N/A	None
X	X			

Observations: DEFERRED COST: The cabinets are original. Consider upgrade., Some cabinet doors need magnets or hardware to stay shut. Repair as needed., Some cabinet drawers need hardware repair/adjustment (to stay shut). Repair as needed.



Some cabinet doors need magnets or hardware to stay shut. Repair as needed.

### 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. Door Bell

Good	Fair	Poor	N/A	None
			X	

6. Doors

Good	Fair	Poor	N/A	None
X	X			

Observations:

- Recommend weatherstripping for all doors leading to exterior. #413

7. Electrical

Good	Fair	Poor	N/A	None
X	X			

Observations:

- Some outlets not accessible due to furniture and or stored personal items.
- Ungrounded outlets noted.
- Light in hallway does not operate. Check lightbulb



Light in hallway does not operate. Check lightbulb

8. Security Bars

Good	Fair	Poor	N/A	None
			X	

## 9. Smoke Detectors

Good	Fair	Poor	N/A	None
X				

## Observations:

• **\*\*SMOKE DETECTORS\*\***

- Operated when tested
- **MAINTENANCE:** Periodic testing and changing batteries yearly to ensure proper Smoke Alarm operation is required.

• **\*\*CARBON MONOXIDE DETECTORS\*\***

- **SAFETY INFO:** Carbon Monoxide (CO) is a lethal gas--invisible, tasteless, odorless--produced in normal amounts whenever you use an appliance which burns a combustible fuel--gas, oil, kerosene, charcoal, and wood. When proper ventilation becomes blocked or inadequate, CO concentrations build up inside your home and become deadly.
- Present and functional.

## 10. Stairs &amp; 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	X			

Materials: Aluminum framed sliding window noted.

## Observations:

- single pane windows observed, recommend budgeting for replacement for added efficiency of home

## 13. Ceiling Condition

Good	Fair	Poor	N/A	None
X	X			

Materials: There are drywall ceilings noted. • There are plaster ceilings noted.

## Observations:

- Freshly painted in areas. This could be concealing a defect that could not be determined.
- Settling cracks noted.



Settling cracks noted.

## 14. Patio Doors

Good	Fair	Poor	N/A	None
			X	

## 15. Screen Doors

Good	Fair	Poor	N/A	None
			X	

## 16. Wall Condition

Good	Fair	Poor	N/A	None
X	X			

Materials: Drywall walls noted. • Plaster walls noted. • Painted finish noted. • Walls are clad in paneling.

Observations:

- Some areas not accessible due to stored personal items.
- Drywall damage noted.
- Settling cracks noted.

## 17. Fireplace

Good	Fair	Poor	N/A	None
			X	

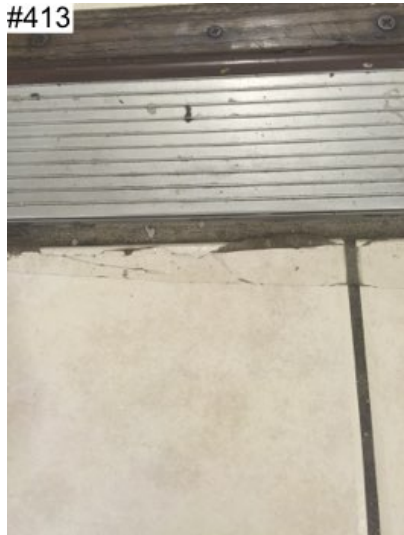
## 18. Floor Condition

Good	Fair	Poor	N/A	None
X	X			

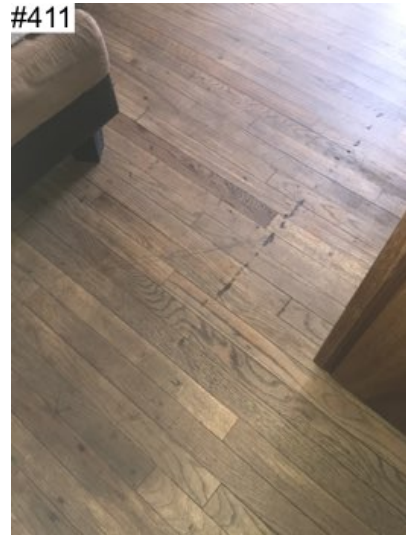
Materials: Carpet is noted. • Ceramic tile is noted. • Hardwood flooring is noted.

Observations:

- Normal wear for age of material
- Common cracks noted.
- Heavy wear
- **Missing threshold. This can be a trip hazard**



Missing threshold. This can be a trip hazard



Heavy wear



Missing threshold. This can be a trip hazard

## 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: Unit#409, 411, 413, 415

## 2. Bar

Good	Fair	Poor	N/A	None
			X	

## 3. Cabinets

Good	Fair	Poor	N/A	None
X	X			

## Observations:

- DEFERRED COST: The cabinets are original. Consider upgrade..
- Some cabinet doors need magnets or hardware to stay shut. Repair as needed.
- Cabinet doors have loose hinges

## 4. Ceiling Fans

Good	Fair	Poor	N/A	None
			X	

## 5. Closets

Good	Fair	Poor	N/A	None
X	X			

## Observations:

- The closet door has fallen out of square and drags on the floor. We recommend contacting a qualified contractor to realign the door. #13
- Could not access all areas due to personal items

## 6. Doors

Good	Fair	Poor	N/A	None
X	X			

## Observations:

- Door does not latch/lock properly. #13

## 7. Electrical

Good	Fair	Poor	N/A	None
X	X			

## Observations:

- Some outlets not accessible due to furniture and or stored personal items.

- 2-prong outlets -

The home contained outdated, ungrounded 2-prong electrical outlets. Although this condition may have been commonly considered safe or acceptable at the time the home was originally constructed, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. Consider updating the existing condition to meet generally-accepted current standards.

- Worn switches noted.
- Worn outlets noted.

#411



2-prong outlets - The home contained outdated, ungrounded 2-prong electrical outlets. Although this condition may have been commonly considered safe or acceptable at the time the home was originally constructed, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. Consider updating the existing condition to meet generally-accepted current standards.

## 8. Fireplace

Good	Fair	Poor	N/A	None
			X	

## 9. Floor Condition

Good	Fair	Poor	N/A	None
X	X			

Flooring Types: Carpet is noted. • Ceramic tile is noted. • Hardwood flooring is noted.

## Observations:

- Squeaky floors noted.
- Dirty floors observed.
- Heavy wear

## 10. Security Bars

Good	Fair	Poor	N/A	None
			X	

## 11. Smoke Detectors

Good	Fair	Poor	N/A	None
X				

Observations:

- **\*\*Smoke Detectors\*\***
- The smoke detectors operated during the inspection.

## 12. Wall Condition

Good	Fair	Poor	N/A	None
X	X			

Materials: Drywall walls noted. • Plaster walls noted. • Painted finish noted.

Observations:

- Settling cracks noted.
- Damaged walls noted.

Unit #413



Damaged 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	X			

Materials: Aluminum framed sliding window noted.

Observations:

- single pane windows observed, recommend budgeting for replacement for added efficiency of home
- In accordance with NACHI Standards, we do not test every window in the house, and particularly if it is furnished. We do test every unobstructed window in every bedroom to ensure that at least one provides and emergency exit.

### 15. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted. • There are plaster ceilings noted.

Observations:

- The drywall is patched in areas. The reason for the patch could not be determined.
- Freshly painted in areas. This could be concealing a defect that could not be determined.

### 16. Patio Doors

Good	Fair	Poor	N/A	None
			X	

### 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

## 2. Cabinets

Good	Fair	Poor	N/A	None
X	X			

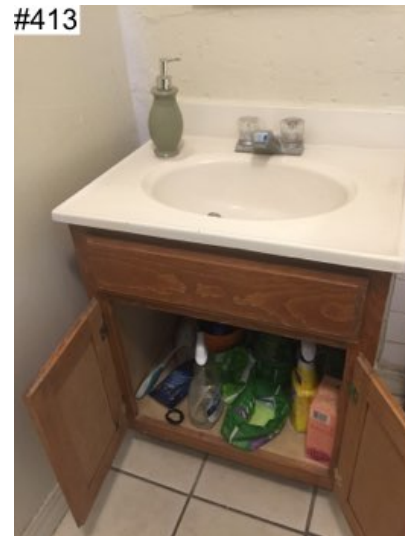
## Observations:

- Most not accessible due to stored personal items.
- Recommend adding additional cabinet screws as drywall screws have been used.

• **Countertop is not attached to Cabinets**



Recommend adding additional cabinet screws as drywall screws have been used.



Countertop is not attached to Cabinets

## 3. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted. • There are plaster ceilings noted.

## 4. Counters

Good	Fair	Poor	N/A	None
X	X			

## Observations:

- Solid Surface tops noted.
- There is normal wear noted for the age of the counter tops.
- The counter tops are noted as being chipped.
- Some of the areas not visible due to stored personal items.

## 5. Doors

Good	Fair	Poor	N/A	None
X	X			

## Observations:

• **Damage to door frame**



Damage to door frame

**6. Electrical**

Good	Fair	Poor	N/A	None
X				

**Observations:**

- Some outlets were not accessible due to furniture and or stored personal items in the wat.
- No major system safety or function concerns noted at time of inspection.

**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	X			

**Materials:** Ceramic tile is noted.

**Observations:**

- Common cracks 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	X			

Observations:

- Limited review due to personal property stored in undersink cabinet.
- Pressure weakens when other areas are in use
- **Older style metal traps noted. Buyer is cautioned that these traps can leak at any time due to corrosion.**



Older style metal traps noted. Buyer is cautioned that these traps can leak at any time due to corrosion.

13. Security Bars

Good	Fair	Poor	N/A	None
			X	

14. Showers

Good	Fair	Poor	N/A	None
X	X			

Observations:

- functional
- **Shower diverter does not fully engage.**



Shower diverter does not fully engage.

15. Shower Walls

Good	Fair	Poor	N/A	None
X	X			

Observations:

- **\*\*MATERIALS\*\***
- **\*\*OBSERVATIONS\*\***
- Broken tile observed.
- ***Caulking needed around perimeter.***
- ***Mildew observed.***



Caulking needed around perimeter.

16. Bath Tubs

Good	Fair	Poor	N/A	None
X	X			

Observations:

- Tub
- Stains observed.



Stains observed.

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:  
 • **\*\*DRAINS\*\***

## 19. Toilets

Good	Fair	Poor	N/A	None
X	X			

Observations:  
 • ***Toilet loose and may need re-anchoring. #415***

## 20. Window Condition

Good	Fair	Poor	N/A	None
X	X			

Materials: Vinyl framed sliding window noted.

Observations:  
 • single pane windows observed, recommend budgeting for replacement for added efficiency of home

## 21. Wall Condition

Good	Fair	Poor	N/A	None
X	X			

Materials: Drywall walls noted. • Plaster walls noted. • Walls are clad in ceramic tile.

Observations:  
 • Some areas not accessible due to stored personal items.

Kitchen

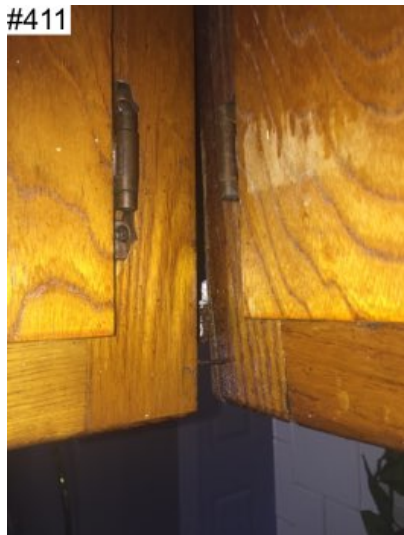
The kitchen is used for food preparation and often for entertainment. Kitchens typically include a stove, dishwasher, sink and other appliances.

1. Cabinets

Good	Fair	Poor	N/A	None
X	X			

Observations:

- Most not accessible due to stored personal items.
- DEFERRED COST: The cabinets are original. Consider upgrade..
- Some cabinet doors need magnets or hardware to stay shut. Repair as needed.
- ***Noted cabinet(s) separating at the ceiling. Recommend having a qualified contractor re-fasten the cabinets. #411***



Noted cabinet(s) separating at the ceiling. Recommend having a qualified contractor re-fasten the cabinets. #411



Noted cabinet(s) separating at the ceiling. Recommend having a qualified contractor re-fasten the cabinets. #411



Noted cabinet(s) separating at the ceiling. Recommend having a qualified contractor re-fasten the cabinets. #411

## 2. Counters

Good	Fair	Poor	N/A	None
X	X			

## Observations:

- Solid Surface tops noted.
- There is normal wear noted for the age of the counter tops.
- The counter tops are stained. Normal cleaning should take care of this.
- The counter tops are noted as being chipped.



The counter tops are stained. Normal cleaning should take care of this.

## 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	

## 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.
- All heating elements operated when tested.
- Could not test due to personal items



Could not test due to personal items

### 8. Oven & Range

Good	Fair	Poor	N/A	None
X				

Observations:

- Oven: gas burners
- All heating elements operated when tested.

### 9. Sinks

Good	Fair	Poor	N/A	None
X	X			

Observations:

- **\*\*DRAINS\*\***
- Faucet loose at base.
- Sink chipped (Cosmetic; does not affect function).
- ***Suggest caulking as necessary.***

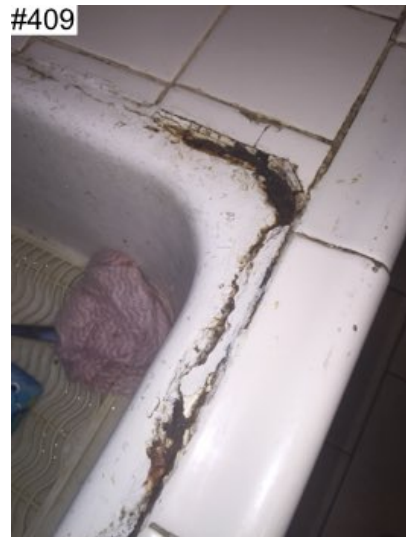


Faucet loose at base.



Suggest caulking as necessary.





Sink chipped (Cosmetic; does not affect function). Sink chipped (Cosmetic; does not affect function).

10. Drinking Fountain

Good	Fair	Poor	N/A	None
			X	

11. Spray Wand

Good	Fair	Poor	N/A	None
			X	

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	X			

Materials: Exterior Vented

Observations:

- Vent pipe should be cleaned to prevent a possible grease fire.
- #413

16. Window Condition

Good	Fair	Poor	N/A	None
X	X			

Materials: Aluminum framed sliding window noted.

Observations:

- single pane windows observed, recommend budgeting for replacement for added efficiency of home

## 17. Floor Condition

Good	Fair	Poor	N/A	None
X	X			

Materials: Ceramic tile is noted.

Observations:

- Common cracks noted.

## 18. Plumbing

Good	Fair	Poor	N/A	None
X				

Observations:

- some not accessible

## 19. Ceiling Condition

Good	Fair	Poor	N/A	None
X	X			

Observations:

- Settling cracks observed.

## 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				

Observations:

- Some outlets were not accessible due to furniture and or stored personal items.
- No major system safety or function concerns noted at time of inspection.

## 24. GFCI

Good	Fair	Poor	N/A	None
X				

Observations:

- GFCI in place and operational

## 25. Wall Condition

Good	Fair	Poor	N/A	None
X	X			

Materials: Drywall walls noted. • Plaster walls noted. • Walls are clad in paneling. • The walls are clad in wood plank material. • Walls are clad in ceramic tile.

Observations:

- Some areas not accessible due to stored personal items.
- Minor damage

## 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	X			

Materials: Location: • The furnace is located in the hall

Materials: Gas fired wall heater

Observations:

- ***-Pilot not lit; could not test***
- ***The heating unit has reached its designed life expectancy. We make no warranty, guarantee or estimation as to the remaining useful life of this unit.***



-Pilot not lit; could not test





The heating unit has reached its designed life expectancy. We make no warranty, guarantee or estimation as to the remaining useful life of this unit.



The heating unit has reached its designed life expectancy. We make no warranty, guarantee or estimation as to the remaining useful life of this unit.

**2. Heater Base**

Good	Fair	Poor	N/A	None
			X	

**3. Enclosure**

Good	Fair	Poor	N/A	None
X	X			

**Observations:**

- **IMPROVE:** The furnace is dirty and there are no records of prior service. Recommend an HVAC contractor perform a system Clean-and-Check. HVAC systems require yearly maintenance.

**4. Venting**

Good	Fair	Poor	N/A	None
X				

**Observations:**

- **\*\*VENTING MATERIALS\*\***
- Metal single wall chimney vent pipe noted.
- Metal double wall chimney vent pipe noted.
- **\*\*VENTING OBSERVATIONS\*\***
- The visible portions of the vent pipes appeared functional.

**5. Gas Valves**

Good	Fair	Poor	N/A	None
X	X			

**Observations:**

- Gas shut off valves were present and functional.
- Recommend modern valve

**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	

## 9. Registers

Good	Fair	Poor	N/A	None
			X	

## 10. Filters

Good	Fair	Poor	N/A	None
			X	

## 11. Thermostats

Good	Fair	Poor	N/A	None
X				

## Observations:

- Functional at the time of inspection.
- Thermostats are not checked for calibration or timed functions.
- IMPROVE: Non-programmable thermostats have no energy saving capabilities as do digital setback-type thermostats. Recommend an upgrade to a modern, digital programmable thermostat. This could yield a saving of up to \$180 per year in energy costs.

## Water Heater

## 1. Base

Good	Fair	Poor	N/A	None
			X	

## 2. Heater Enclosure

Good	Fair	Poor	N/A	None
			X	

## 3. Combustion

Good	Fair	Poor	N/A	None
X	X			

## Observations:

- The combustion chamber appears to in functional condition.
- **Chamber glass is missing. See photo**



Chamber glass is missing. See photo

## 4. Venting

Good	Fair	Poor	N/A	None
X	X			

## Observations:

- **Loose connections noted.**
- **Recommend heat tape at connections**



Loose connections noted.

5. Water Heater Condition

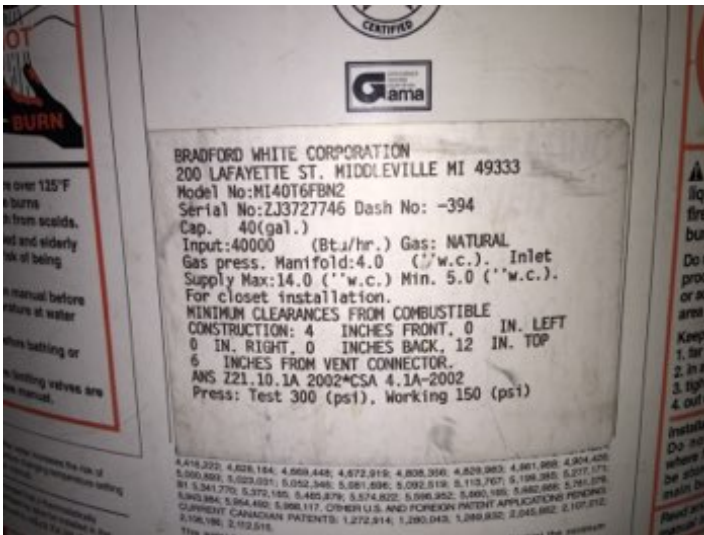
Good	Fair	Poor	N/A	None
X				

Heater Type: gas

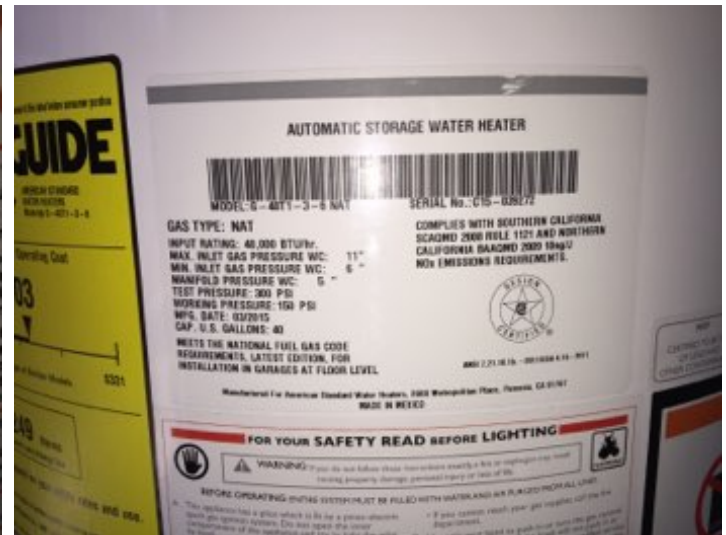
Location: The heater is located in the laundry room.

Observations:

- Tank appears to be in satisfactory condition -- no concerns.
- Water Source: Public



Tank appears to be in satisfactory condition -- no concerns.



Tank appears to be in satisfactory condition -- no concerns.



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:  
 • 40 gallons

8. Gas Valve

Good	Fair	Poor	N/A	None
X				

Observations:  
 • functional

9. Plumbing

Good	Fair	Poor	N/A	None
X	X			

Materials: copper • galvanized  
 Observations:  
 • Deferred cost: Older galvanized piping.  
 • Galvanized and Copper plumbing pipes noted. Copper and galvanized are considered dissimilar metals and over time accelerated corrosion will occur to the galvanized pipe even with a dielectric union present. Minerals in the water provide continuity for electrolysis to occur allowing galvanic reaction to deteriorate the galvanized pipes. Recommend replacement of galvanized pipe by a qualified plumber to prevent leaks due to accelerated corrosion of pipes.

10. Overflow Condition

Good	Fair	Poor	N/A	None
X				

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



### 11. Strapping

Good	Fair	Poor	N/A	None
X	X			

Observations:

• **Loose straps noted.**



Unit 415

Loose straps noted.





## Garage

## 1. Roof Condition

Good	Fair	Poor	N/A	None
X				

Materials: Asphalt shingles noted.

Observations:

- No major system safety or function concerns noted at time of inspection.
- Note that experts recommend that any roof over 10 years old receive a roof certification by a local roofing specialist.



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



Note that experts recommend that any roof over 10 years old receive a roof certification by a local roofing specialist.

## 2. Walls

Good	Fair	Poor	N/A	None
X	X			

Observations:

- Damaged walls noted.
- ***Personal items in garage block complete inspection of all floor, wall and ceiling areas.***
- ***Please consult termite report.***



Personal items in garage block complete inspection of all floor, wall and ceiling areas.



Personal items in garage block complete inspection of all floor, wall and ceiling areas.



Personal items in garage block complete inspection of all floor, wall and ceiling areas.



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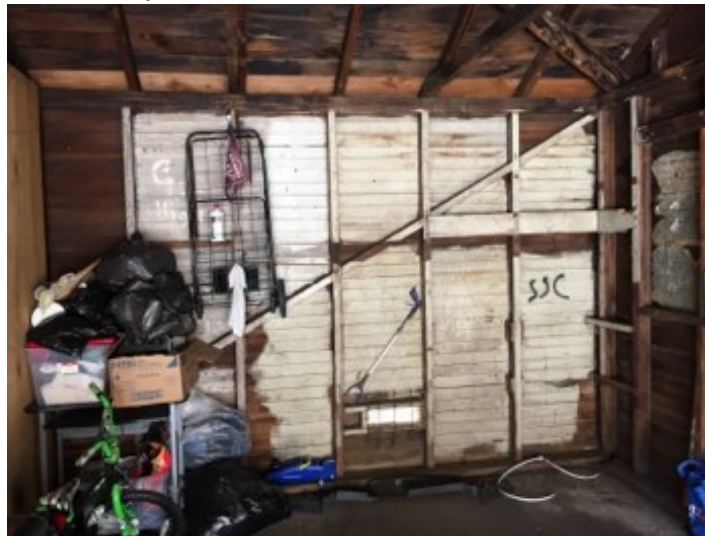
Personal items in garage block complete inspection of all floor, wall and ceiling areas.



Please consult termite report.



Please consult termite report.



Please consult termite report.

### 3. Anchor Bolts

Good	Fair	Poor	N/A	None
X				

#### Observations:

- The anchor bolts were inspected and appear to be serviceable.

### 4. Floor Condition

Good	Fair	Poor	N/A	None
X	X			

#### Materials: Bare concrete floors noted.

#### Observations:

- Common cracks noted.

### 5. Rafters & Ceiling

Good	Fair	Poor	N/A	None
	X			

#### Observations:

- 1x solid plank sheathing noted.
- Rafter construction noted.
- Limited review due to personal items
- ***Please consult termite report.***

## 6. Electrical

Good	Fair	Poor	N/A	None
X				

## Observations:

- Some outlets not accessible due to furniture and or stored personal items.

## 7. GFCI

Good	Fair	Poor	N/A	None
X				

## Observations:

- GFCI in place and operational



GFCI in place and operational

## 8. 240 Volt

Good	Fair	Poor	N/A	None
			X	

## Observations:

- There are no 240 volt outlets visible in this room.

## 9. Exterior Door

Good	Fair	Poor	N/A	None
			X	

## 10. Fire Door

Good	Fair	Poor	N/A	None
			X	

## 11. Garage Door Condition

Good	Fair	Poor	N/A	None
X	X			

Materials: Vertical door noted.

## Observations:

- IMPROVE: Consider future replacement with new steel triple-layer insulated type doors
- DEFERRED COST: Upgrade to newer metal insulated door.

## 12. Garage Door Parts

Good	Fair	Poor	N/A	None
X	X			

## Observations:

- The garage door appeared functional during the inspection.
- The hinges appear to be worn on the door. We recommend that a professional be called in to evaluate and repair.

### 13. Garage Opener Status

Good	Fair	Poor	N/A	None
				X

### 14. Garage Door's Reverse Status

Good	Fair	Poor	N/A	None
				X

### 15. Ventilation

Good	Fair	Poor	N/A	None
X				

### 16. Vent Screens

Good	Fair	Poor	N/A	None
X				

Observations:  
• Vent screens noted as functional.

### 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	X			

Location: Main Location: • Rear of structure

Location: Sub Panel Location: • Located by the main panel.

Observations:

• ***This property has "knob and tube" wiring which was commonly installed prior to 1950. It is ungrounded, and considered unsafe by today's standards. Over time, the wire's insulation becomes brittle and falls apart, resulting in exposed conductors and a risk of shock and/or fire. This wiring is also easily damaged by covering it with insulation (a common practice), and incorrectly tapping new wiring into it. Some energized knob and tube wiring was found during the inspection. It is not within the scope of this inspection to determine what percentage of this property's wiring is of the knob and tube type or to determine what percentage of the knob and tube wiring is energized vs. abandoned. A qualified electrician should evaluate this wiring and make repairs or replace wiring as necessary.***

• ***There is a Zinsco service panel present. Zinsco components are prone to problems that can lead to failures, lack of proper protection of circuits and other serious issues, including fire and electrocution. We cannot definitively call this panel defective, but recommend, for your peace of mind, to consult a qualified electrical contractor to get their opinion on this matter. You can learn more about this issue at <http://www.inspect-ny.com/electric/zinsco.htm>***



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2. Main Amp Breaker

Good	Fair	Poor	N/A	None
X				

Observations:

- 100 amp
- 125 amp



100 amp

3. Breakers in off position

Good	Fair	Poor	N/A	None
			X	

Observations:

- 0

4. Cable Feeds

Good	Fair	Poor	N/A	None
X				

Observations:

- There is an overhead service drop noted.

5. Breakers

Good	Fair	Poor	N/A	None
X				

Materials: Occupied structure, did not remove deadman panel.

Observations:

- All of the circuit breakers appeared serviceable.



All of the circuit breakers appeared serviceable.



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: Asphalt shingles noted. • Rolled roofing noted.

Observations:

- No major system safety or function concerns noted at time of inspection.
- Note that experts recommend that any roof over 10 years old receive a roof certification by a local roofing specialist.



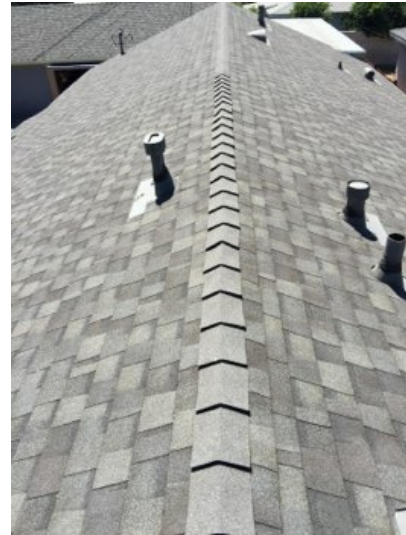
No major system safety or function concerns noted at time of inspection.



Note that experts recommend that any roof over 10 years old receive a roof certification by a local roofing specialist.



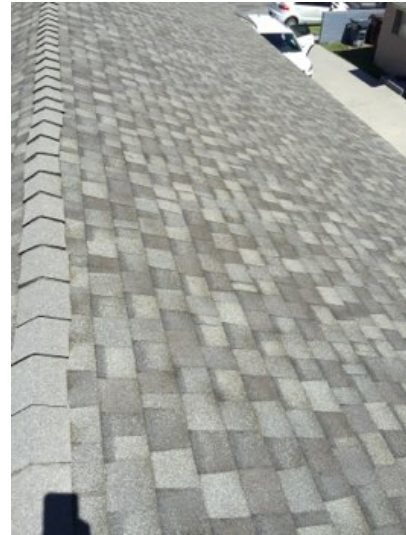
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No major system safety or function concerns noted at time of inspection.



Note that experts recommend that any roof over 10 years old receive a roof certification by a local roofing specialist.

**2. Flashing**

Good	Fair	Poor	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.

**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				

**Observations:**

- Appeared functional at time of inspection

**7. Gutter**

Good	Fair	Poor	N/A	None
				X

Attic

1. Access

Good	Fair	Poor	N/A	None
X				

Observations:

- **\*\*Location of access\*\***
- Scuttle Hole located in:
- Access at hallway ceiling
- **\*\*Access Observations\*\***
- Could not access all areas due to lack of gangways.

2. Structure

Good	Fair	Poor	N/A	None
X				

Observations:

- Evidence of past or present leaks, dry at time of the inspection. Monitor for leaks &/or have roofing contractor evaluate.
- Inspected from access hole only, limited space in attic prevented entry.





### 3. Ventilation

Good	Fair	Poor	N/A	None
X				

Observations:  
 • Gable louver vents noted.

### 4. Vent Screens

Good	Fair	Poor	N/A	None
X				

Observations:  
 • Vent screens noted as functional.

### 5. Duct Work

Good	Fair	Poor	N/A	None
			X	

### 6. Electrical

Good	Fair	Poor	N/A	None
	X			

Observations:  
 • Any electrical components in attic were not accessible to inspection, therefore not within scope of this report.  
 • **Live knob and tube wiring present.**  
 • **Deteriorated sheathing observed, see photo.**





Live knob and tube wiring present.



Deteriorated sheathing observed, see photo.



Live knob and tube wiring present.

**7. Attic Plumbing**

Good	Fair	Poor	N/A	None
X				

Observations:

- No deficiencies noted in plumbing vent piping.

**8. Insulation Condition**

Good	Fair	Poor	N/A	None
				X

**9. Chimney**

Good	Fair	Poor	N/A	None
				X

**10. Exhaust Vent**

Good	Fair	Poor	N/A	None
X	X			

Observations:

- Transite type exhaust pipe observed



Transite type exhaust pipe observed

## Exterior Areas

## 1. Doors

Good	Fair	Poor	N/A	None
X				

## Observations:

- Appeared in functional and in satisfactory condition, at time of inspection.

## 2. Window Condition

Good	Fair	Poor	N/A	None
X				

## Observations:

- Components appeared in satisfactory condition at time of inspection.
- No major system safety or function concerns noted at time of inspection.

## 3. Siding Condition

Good	Fair	Poor	N/A	None
			X	

## 4. Eaves &amp; Facia

Good	Fair	Poor	N/A	None
X	X			

## Observations:

- Fresh paint observed, this can conceal potential problems from being discovered during the inspection

## 5. Exterior Paint

Good	Fair	Poor	N/A	None
X	X			

## Observations:

- Fresh paint observed, this can conceal potential problems from being discovered during the inspection

## 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				

## Observations:

- Normal settlement
- Efflorescence observed; this is a mineral deposit left behind from exterior water infiltration.

## 4. Cripple Walls

Good	Fair	Poor	N/A	None
			X	

## 5. Ventilation

Good	Fair	Poor	N/A	None
X				

## Observations:

- Screened openings noted.

## 6. Vent Screens

Good	Fair	Poor	N/A	None
X				

## Observations:

- Vent screens noted as functional.

## 7. Access Panel

Good	Fair	Poor	N/A	None
		X		

## Observations:

- ***The exterior crawlspace access was missing a cover. We recommend installing a cover with a screen to assist in ventilating the space.***
- ***Unable to access all areas due to debris and low overhead clearance***

## 8. Post and Girders

Good	Fair	Poor	N/A	None
	X	X		

## Observations:

- Concrete block/wood piers support floor above.
- ***Excessive cracking or splitting observed.***
- ***Improper materials used at various posts. see photos***
- ***Please consult termite report***



Concrete block/wood piers support floor above.



Improper materials used at various posts. see photos

9. Sub Flooring

Good	Fair	Poor	N/A	None
X	X			

Observations:

- **\*\*DECKING\*\***
- Diagonal plank subfloor noted.
- **\*\*FRAMING\*\***
- Dimensional lumber wood Joists
- **Wood rot, moisture damage observed. consult termite report**



Wood rot, moisture damage observed. consult termite report

10. Anchor Bolts

Good	Fair	Poor	N/A	None
				X

11. Foundation Electrical

Good	Fair	Poor	N/A	None
X				

Observations:

- All wiring should be properly secured to the framing.

## 12. Foundation Plumbing

Good	Fair	Poor	N/A	None
	X	X		

## Observations:

• **\*\*SUPPLY\*\***

- 3/4 inch copper
- 3/4 inch Galvanized
- Galvanized pipes present and has an average service life of 30 years. Pipes rust from the inside reducing the diameter and causing loss of pressure and rust in water. Recommend budgeting for replacement of galvanized piping in the near future.

• **\*\*DRAIN, WASTE, VENT\*\***

- Acrylonitrile-Butadiene-Styrene "ABS" waste and vent pipes noted.
- Cast iron waste and vent pipe noted.
- Cast iron drain lines have a life expectancy of 30-50 years. Recommend budgeting for replacement in the near future at areas where rust cysts are visible, BEFORE leaks occur.

• **\*\*OBSERVATIONS\*\***

- *Leaking observed and needs immediate repair by a qualified Plumbing Contractor.*
- *Standing water observed.*
- *Galvanized and Copper plumbing pipes noted. Copper and galvanized are considered dissimilar metals and over time accelerated corrosion will occur to the galvanized pipe even with a dielectric union present. Minerals in the water provide continuity for electrolysis to occur allowing galvanic reaction to deteriorate the galvanized pipes. Recommend replacement of galvanized pipe by a qualified plumber to prevent leaks due to accelerated corrosion of pipes.*
- *Corrosion/cysts were noted at one or more locations of the metal drain lines. Repairs recommended to be performed by a Qualified Plumber.*

- *Unsecured supply plumbing observed.*



Standing water observed.



Standing water observed.



Standing water observed.



Cast iron drain lines have a life expectancy of 30-50 years. Recommend budgeting for replacement in the near future at areas where rust cysts are visible, BEFORE leaks occur.



Leaking observed and needs immediate repair by a qualified Plumbing Contractor.



Galvanized and Copper plumbing pipes noted. Copper and galvanized are considered dissimilar metals and over time accelerated corrosion will occur to the galvanized pipe even with a dielectric union present. Minerals in the water provide continuity for electrolysis to occur allowing galvanic reaction to deteriorate the galvanized pipes. Recommend replacement of galvanized pipe by a qualified plumber to prevent leaks due to accelerated corrosion of pipes.



Galvanized pipes present and has an average service life of 30 years. Pipes rust from the inside reducing the diameter and causing loss of pressure and rust in water. Recommend budgeting for replacement of galvanized piping in the near future.





Unsecured supply plumbing observed.



Galvanized pipes present and has an average service life of 30 years. Pipes rust from the inside reducing the diameter and causing loss of pressure and rust in water. Recommend budgeting for replacement of galvanized piping in the near future.



Cast iron drain lines have a life expectancy of 30-50 years. Recommend budgeting for replacement in the near future at areas where rust cysts are visible, BEFORE leaks occur.

### 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	X			

Materials: Concrete driveway noted.

Observations:

- **IMPROVE:** Typical cracking was observed at the concrete surfaces. Further deterioration will occur as water expands and contracts from freeze and thaw cycles. Recommend sealing the cracks to prolong the life of the concrete.
- Minor settlement or "hairline" cracks in driveways are normal to properties of any age. They should, however, be monitored for expansion and sealed as necessary.



Minor settlement or "hairline" cracks in driveways are normal to properties of any age. They should, however, be monitored for expansion and sealed as necessary.

## 2. Grading

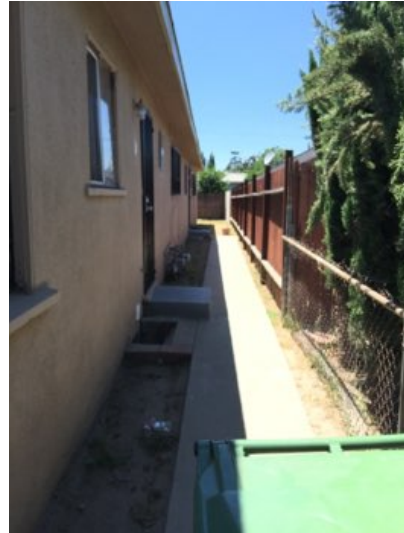
Good	Fair	Poor	N/A	None
X				

Observations:

- No major system safety or function concerns noted at time of inspection.
- Lot grading and drainage have a significant impact on the building, simply because of the direct and indirect damage that moisture can have on the foundation. It is very important, therefore, that surface runoff water be adequately diverted away from the home. Lot grading should slope away and fall a minimum of one (1) inch every foot for a distance of six (6) feet around the perimeter of the building.
- While performance of lot drainage and water handling systems may appear serviceable at the time of inspection, the inspector cannot always accurately predict this performance as conditions constantly change. Furthermore, items such as leakage in downspout/gutter systems are very difficult to detect during dry weather. Inspection of foundation performance and water handling systems, therefore, is limited to visible conditions and evidence of past problems.



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



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

**3. Vegetation Observations**

Good	Fair	Poor	N/A	None
X				

**Observations:**

- No major system safety or function concerns noted at time of inspection.
- Prune or remove any plants that are in contact or proximity to home to eliminate pathways of wood destroying insects.
- Tree limbs within 10 feet of roof should be trimmed away to provide air and sunlight to roof, while minimizing debris & dampness.

**4. Gate Condition**

Good	Fair	Poor	N/A	None
			X	

**Observations:**

- Fences and gates are NOT INCLUDED as part of a home inspection, recommend confirming that all fences and gates are in serviceable condition before the close of escrow

**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:**

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

**8. GFCI**

Good	Fair	Poor	N/A	None
				X

9. Main Gas Valve Condition

Good	Fair	Poor	N/A	None
X				

Materials: north side • south side

Observations:

- Meter located at exterior. All gas appliances have cut-off valves in line at each unit. No gas odors detected.



Meter located at exterior. All gas appliances have cut-off valves in line at each unit. No gas odors detected.



Meter located at exterior. All gas appliances have cut-off valves in line at each unit. No gas odors detected.

10. Plumbing

Good	Fair	Poor	N/A	None
X	X			

Materials: Galvanized piping noted.

Observations:

- Sewer line—Due to the age of this home I recommend a sewer line inspection. This separate inspection will show the condition of the buried sewer line from the home to the city main. Items such as tree roots, broken drain pipes, and other obstructions will be revealed. A qualified plumber with a sewer camera sewer rodding machine can inspect.



Sewer line—Due to the age of this home I recommend a sewer line inspection. This separate inspection will show the condition of the buried sewer line from the home to the city main. Items such as tree roots, broken drain pipes, and other obstructions will be revealed. A qualified plumber with a sewer camera sewer rodding machine can inspect.

Sewer line—Due to the age of this home I recommend a sewer line inspection. This separate inspection will show the condition of the buried sewer line from the home to the city main. Items such as tree roots, broken drain pipes, and other obstructions will be revealed. A qualified plumber with a sewer camera sewer rodding machine can inspect.

**11. Water Pressure**

Good	Fair	Poor	N/A	None
X				

Observations:  
• 65

**12. Pressure Regulator**

Good	Fair	Poor	N/A	None
				X

Observations:  
• none

**13. Exterior Faucet Condition**

Good	Fair	Poor	N/A	None
X				

Location: Front of structure • North side of house. • South side of house.

Observations:  
• Appears Functional.

**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: The patio/porch roof is the same as main structure.

### 17. Fence Condition

Good	Fair	Poor	N/A	None
			X	

### 18. Sprinklers

Good	Fair	Poor	N/A	None
				X