

J6 Home Inspections, LLC

Property Inspection Report



1111 Mobile Way, Ocean Springs , MS 39564
Inspection prepared for: John Smith & Mary Smith
Date of Inspection: 10/27/2017 Time: 0900
Age of Home: 9 years Size: 3300
Weather: Overcast, 76 degrees, Dry

Inspector: Jonathan Cauley
License MHIB #0742, Expiration 9/30/2019
Phone: 228-355-0422
Email: j6homeinspections@yahoo.com

Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense 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 pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

Bedrooms		
Page 7 Item: 10	Smoke Detectors	• No CO detector was observed at time of inspection.
Bathroom		
Page 13 Item: 20	Window Condition	• One or more window/s shows sign of loss of seal/condensation, recommend repair or replace to provide energy savings and prevent hazed window from limiting view out of window.
Kitchen		
Page 15 Item: 8	Oven & Range	• Anti-tip bracket is missing from range installation. See label inside oven door. 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. Carried by home building centers.
Laundry		
Page 19 Item: 4	Dryer Vent	• The dryer vent does not extend to the exterior.
Heat/AC		
Page 21 Item: 8	Air Supply	• Recommend sealing all holes and gaps for maximum effectiveness.
Electrical		
Page 27 Item: 1	Electrical Panel	• Bushings missing from around branch wire(s) entering panel box.
Attic		
Page 30 Item: 6	Electrical	• Electrical Box Covers missing or damaged, which is a potential shock or electrocution hazard.
Page 31 Item: 7	Attic Plumbing	• Vent pipe does not extend to the exterior.

INTRODUCTION:

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process.

Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFCI outlets may not be installed; this report will focus on safety and function, not current code. This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair.

For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.

Inspection Details

1. Attendance

In Attendance: Client present

2. Home Type

Home Type: Single Family Home

3. Occupancy

Occupancy: Vacant

Interior Areas

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

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

1. Bar

Good	Fair	Poor	N/A	None
	X			

Observations:

- **GFCI** outlet tested and operated.



Slight separation of top sections.



No supports at counter top join.

2. Cabinets

Good	Fair	Poor	N/A	None
X				

Observations:

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

3. Ceiling Fans

Good	Fair	Poor	N/A	None
X				

Observations:

- Operated normally when tested, at time of inspection. Master Bedroom.

4. Closets

Good	Fair	Poor	N/A	None
X				



Double doors all bedrooms except single walk in in master bedroom. All functional at time of inspection.

5. Door Bell

Good	Fair	Poor	N/A	None
X				

Observations:

- Operated normally when tested.

6. Doors

Good	Fair	Poor	N/A	None
X				

7. Electrical

Good	Fair	Poor	N/A	None
X				

8. Security Bars

Good	Fair	Poor	N/A	None
				X

9. Smoke Detectors

Good	Fair	Poor	N/A	None
X				

Observations:

- Testing of smoke detectors is not included in this inspection. Pushing the "Test" button only verifies that there is power at the detector--either a battery or hard wired to the house power--and not the operational workings of the detector. The operational check is done by filling the sensor with smoke and is beyond the scope of this inspection. Battery operated smoke alarms should be checked routinely and the batteries changed frequently.
- MAINTENANCE: Periodic testing and changing batteries yearly to ensure proper Smoke Alarm operation is required.

10. Stairs & Handrail

Good	Fair	Poor	N/A	None
				X

11. Window-Wall AC or Heat

Good	Fair	Poor	N/A	None
				X

12. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

13. Patio Doors

Good	Fair	Poor	N/A	None
X				

14. Screen Doors

Good	Fair	Poor	N/A	None
X				

15. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: Drywall walls noted.

16. Fireplace

Good	Fair	Poor	N/A	None
X				

Materials: Living Room



Gas fireplace- functional at time of inspection.

17. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: Aluminum framed double hung window noted.

Bedrooms

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

1. Locations

2. Cabinets

Good	Fair	Poor	N/A	None
				X

3. Ceiling Fans

Good	Fair	Poor	N/A	None
X				

Observations:

- Operated normally when tested, at time of inspection.

4. Closets

Good	Fair	Poor	N/A	None
X				

5. Doors

Good	Fair	Poor	N/A	None
X				

6. Electrical

Good	Fair	Poor	N/A	None
X				

7. Fireplace

Good	Fair	Poor	N/A	None
				X

8. Floor Condition

Good	Fair	Poor	N/A	None
X				

Flooring Types: Carpet is noted.

9. Security Bars

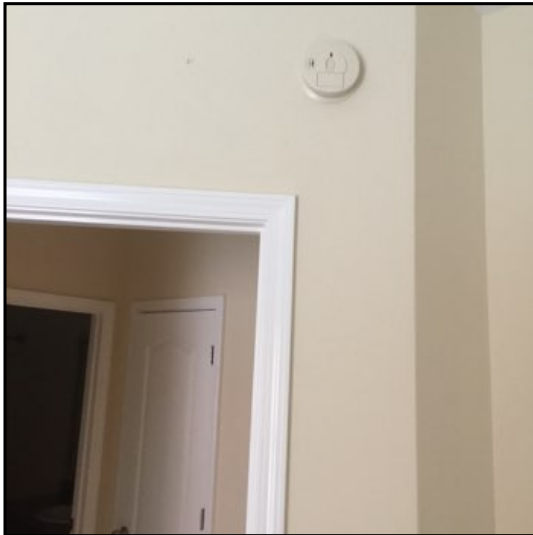
Good	Fair	Poor	N/A	None
				X

10. Smoke Detectors

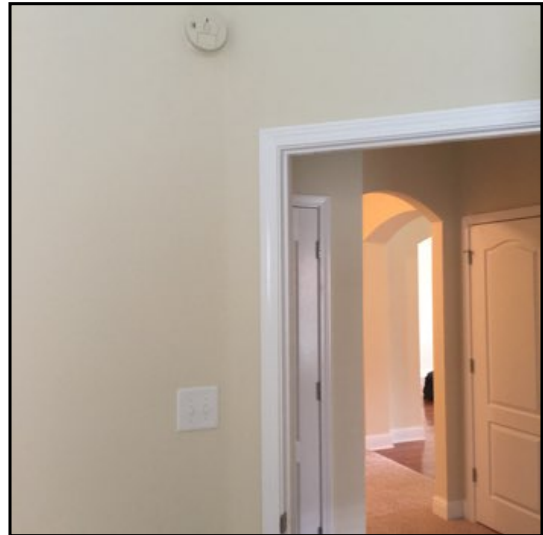
Good	Fair	Poor	N/A	None
X				

Observations:

- Recommend installation of carbon monoxide detectors in home with gas appliances.
- No CO detector was observed at time of inspection.



Smoke detector present.



Smoke detector present.



Smoke detector present.

11. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: Drywall walls noted. • Painted finish noted.

12. Window-Wall AC or Heat

Good	Fair	Poor	N/A	None
				X

13. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: Aluminum framed double hung window noted.

14. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

15. Patio Doors

Good	Fair	Poor	N/A	None
X				

Observations:
• The hinged patio door was functional during the inspection.

16. Screen Doors

Good	Fair	Poor	N/A	None
				X

Bathroom

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

1. Locations

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				

Observations:
• Granite tops noted.

5. Doors

Good	Fair	Poor	N/A	None
X				

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

6. Electrical

Good	Fair	Poor	N/A	None
X				

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

7. GFCI

Good	Fair	Poor	N/A	None
X				

Observations:
• GFCI in this bathroom resets other bathroom receptacles
• Front common bathroom GFCI is reset by other bathroom receptacles.

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				

Observations:
• Central heating and cooling noted in this room. At the time of the inspection, all appeared to be functioning and in serviceable condition.

11. Mirrors

Good	Fair	Poor	N/A	None
X				

12. Plumbing

Good	Fair	Poor	N/A	None
X				

13. Security Bars

Good	Fair	Poor	N/A	None
				X

14. Showers

Good	Fair	Poor	N/A	None
X				



Master Shower

15. Shower Walls

Good	Fair	Poor	N/A	None
X				

Observations:

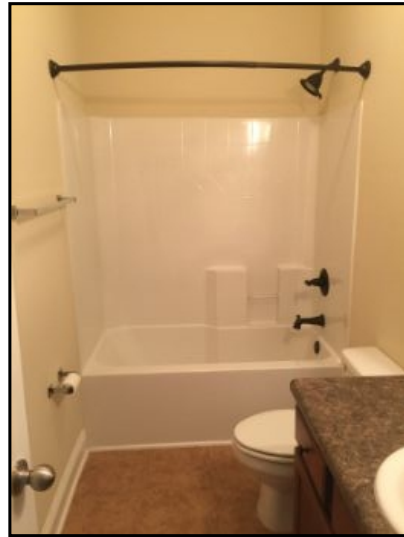
- Fiberglass surround noted.

16. Bath Tubs

Good	Fair	Poor	N/A	None
X				



Master Bath Tub



Common Front Bathroom



Rear Shared Bathroom

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 is missing/inoperable.



Stopper needs adjustment to be functional. Master Bathroom sink away from bathroom door.

19. Toilets

Good	Fair	Poor	N/A	None
X				

Observations:

- Observed as functional and in good visual condition.



Functional and secure at time of inspection.



Functional and secure at time of inspection.

20. Window Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Aluminum framed fixed window noted.

Observations:

- One or more window/s shows sign of loss of seal/condensation, recommend repair or replace to provide energy savings and prevent hazed window from limiting view out of window.



Master bathroom window ha condensation indicating seal between panes may have lost integrity.

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				

Observations:

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

2. Counters

Good	Fair	Poor	N/A	None
X				

Observations:

- Granite tops noted.

3. Dishwasher

Good	Fair	Poor	N/A	None
X				

Observations:

- Operated.

4. Doors

Good	Fair	Poor	N/A	None
				X

5. Garbage Disposal

Good	Fair	Poor	N/A	None
X				

Observations:

- Operated - appeared functional at time of inspection.

6. Microwave

Good	Fair	Poor	N/A	None
X				

Observations:

- Built-in microwave ovens are tested using normal operating controls. Unit was tested and appeared to be serviceable at time of inspection. Leak and/or efficiency testing is beyond the scope of this inspection. If concerned, client should seek further review by qualified technician prior to closing.

7. Cook top condition

Good	Fair	Poor	N/A	None
				X

8. Oven & Range

Good	Fair	Poor	N/A	None
	X			

Observations:

- Oven: gas burners
- Fuel off, unable to test.
- Anti-tip bracket is missing from range installation. See label inside oven door. 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. Carried by home building centers.



Recommend adding anti tip bracket.

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				

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				

16. Window Condition

Good	Fair	Poor	N/A	None
				X

17. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: Ceramic tile is noted.

18. Plumbing

Good	Fair	Poor	N/A	None
X				



Kitchen sink

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				

Observations:

- Refrigerator functional at time of inspection.



Refrigerator

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				

Materials: Drywall walls noted.

Laundry

1. Locations

Locations: Hall

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			

Observations:

- The dryer vent does not extend to the exterior.



Dryer vent does not extend through roof. Penetration in roof present. Recommend extending

5. Electrical

Good	Fair	Poor	N/A	None
X				

6. GFCI

Good	Fair	Poor	N/A	None
X				

7. Exhaust Fan

Good	Fair	Poor	N/A	None
				X

8. Gas Valves

Good	Fair	Poor	N/A	None
				X

9. Wash Basin

Good	Fair	Poor	N/A	None
				X

10. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: Ceramic tile is noted.

11. Plumbing

Good	Fair	Poor	N/A	None
X				

12. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: Drywall walls noted.

13. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

14. Security Bars

Good	Fair	Poor	N/A	None
				X

15. Doors

Good	Fair	Poor	N/A	None
X				

16. Window Condition

Good	Fair	Poor	N/A	None
				X

Heat/AC

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

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

1. Heater Condition

Good	Fair	Poor	N/A	None
X				

Materials: The furnace is located in the hall closet

Materials: Heat pump noted.

2. Heater Base

Good	Fair	Poor	N/A	None
X				

3. Enclosure

Good	Fair	Poor	N/A	None
X				

4. Venting

Good	Fair	Poor	N/A	None
			X	

5. Gas Valves

Good	Fair	Poor	N/A	None
			X	

6. Refrigerant Lines

Good	Fair	Poor	N/A	None
X				

7. AC Compress Condition

Good	Fair	Poor	N/A	None
X				

Compressor Type: Electric

Location: The compressor is located on the exterior north.

Observations:

- Appeared functional at the time of inspection.

8. Air Supply

Good	Fair	Poor	N/A	None
X				

Observations:

- Recommend sealing all holes and gaps for maximum effectiveness.



Recommend sealing.

9. Registers

Good	Fair	Poor	N/A	None
X				

10. Filters

Good	Fair	Poor	N/A	None
X				

Location: Located in a filter grill in a hall area wall.

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				

Observations:

- The water heater enclosure is functional.

3. Combustion

Good	Fair	Poor	N/A	None
			X	

4. Venting

Good	Fair	Poor	N/A	None
			X	

5. Water Heater Condition

Good	Fair	Poor	N/A	None
X				

Heater Type: Electric

Location: The heater is located in the garage.

Observations:

- No major system safety or function concerns noted at time of inspection.
- A Temperature Pressure Relief (TPR) valve present. This safety valve releases water (and thus relieves pressure) if either the temp or pressure in the tank gets too high. The **TPR valve** discharge tube must be made of copper, iron, or CPVC (NOT regular **PVC**). It must terminate within 6" above the floor--the end cannot be threaded or have a fitting.



New hot water heater.

6. TPRV

Good	Fair	Poor	N/A	None
X				

Observations:

- A pressure & temperature relief valve & extension is present and appears satisfactory.



TPRV plumbed to exterior.

7. Number Of Gallons

Good	Fair	Poor	N/A	None
X				

Observations:
• 50 gallons

8. Gas Valve

Good	Fair	Poor	N/A	None
			X	

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: PVC

11. Strapping

Good	Fair	Poor	N/A	None
			X	

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.

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				

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				

11. Garage Door Condition

Good	Fair	Poor	N/A	None
X				

Materials: Roll-up door noted.

Observations:

- No deficiencies observed.

12. Garage Door Parts

Good	Fair	Poor	N/A	None
X				

Observations:

- The garage door appeared functional during the inspection.

13. Garage Opener Status

Good	Fair	Poor	N/A	None
X				

Observations:

- Chain drive opener noted.

14. Garage Door's Reverse Status

Good	Fair	Poor	N/A	None
X				

Observations:

- Eye beam system present and operating.



Electric beam functional at time of inspection.

15. Ventilation

Good	Fair	Poor	N/A	None
X				

Observations:

- Under eave soffit inlet vents noted.

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

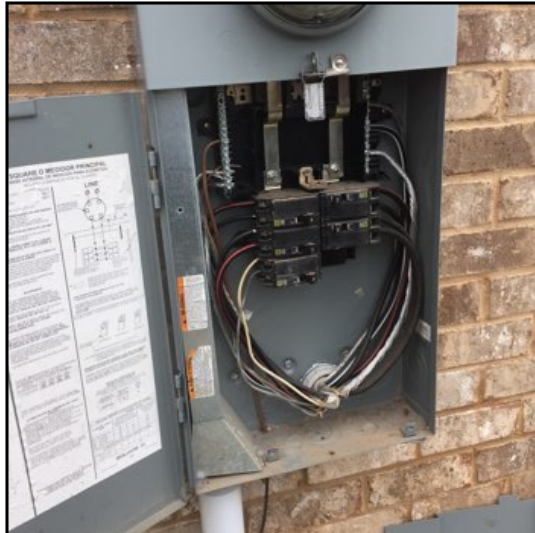
Good	Fair	Poor	N/A	None
X				

Location: Main Location:

Location: Sub Panel Location:

Observations:

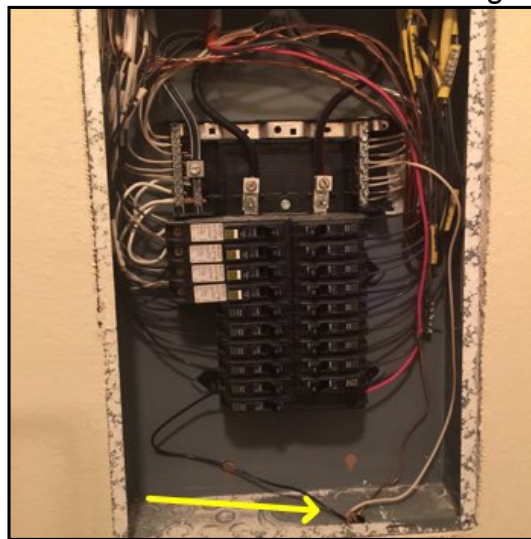
- Bushings missing from around branch wire(s) entering panel box.



Service Panel located on garage side.
Underground feed to panel.



Sub panel located in utility room. Recommend
qualified person identify breakers and update
general label names.



Recommend adding bushing.

2. Main Amp Breaker

Good	Fair	Poor	N/A	None
X				

Observations:

- 200 amp

3. Breakers in off position

Good	Fair	Poor	N/A	None
X				

Observations:

- 0

4. Cable Feeds

Good	Fair	Poor	N/A	None
X				

Observations:

- There is an underground service lateral noted.

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: Asphalt shingles noted.

Observations:

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

2. Flashing

Good	Fair	Poor	N/A	None
X				

3. Chimney

Good	Fair	Poor	N/A	None
X				

Observations:

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

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

Observations:

- No gutters or downspouts. Full installation recommended to keep water away from structure. Water can weaken the foundation and deteriorate the siding. Be sure to install splashblocks or extensions to carry water away, and keep water from areas such as driveways or walks where it can be an ice hazard in winter.



Recommend installing gutters to divert water from patio area and house.

Attic

1. Access

Good	Fair	Poor	N/A	None
X				

Observations:

- Garage ceiling.

2. Structure

Good	Fair	Poor	N/A	None
X				

3. Ventilation

Good	Fair	Poor	N/A	None
X				

Observations:

- Under eave soffit inlet vents noted.
- Ridge exhaust venting noted.



Soffit vents



Ridge vents

4. Vent Screens

Good	Fair	Poor	N/A	None
				X

5. Duct Work

Good	Fair	Poor	N/A	None
X				

6. Electrical

Good	Fair	Poor	N/A	None
	X			

Observations:

- Electrical Box Covers missing or damaged, which is a potential shock or electrocution hazard.
- Electrical Box Covers missing or damaged, which is a potential shock or electrocution hazard.



Recommend adding cover.

7. Attic Plumbing

Good	Fair	Poor	N/A	None
X				

Observations:

- No deficiencies noted in plumbing vent piping.
- Vent pipe does not extend to the exterior.



Dryer extension recommended.

8. Insulation Condition

Good	Fair	Poor	N/A	None
X				

Materials: Blown in fiberglass insulation noted.

Depth: Insulation averages about 6-8 inches in depth



Attic insulation depth within recommended threshold.

9. Chimney

Good	Fair	Poor	N/A	None
X				

10. Exhaust Vent

Good	Fair	Poor	N/A	None
	X			

Observations:

- Exhaust fan duct appears to terminate in attic. Have duct routed to exterior to minimize moisture an possible development of mold.

Exterior Areas

1. Doors

Good	Fair	Poor	N/A	None
X				

2. Window Condition

Good	Fair	Poor	N/A	None
	X			

Observations:

- Condensation present in some double-paned windows, indicating a broken gas seal.



Master Bathroom Window

3. Siding Condition

Good	Fair	Poor	N/A	None
			X	

4. Eaves & Facia

Good	Fair	Poor	N/A	None
X				

Observations:

- Soffits at the home appeared to be in serviceable condition at the time of the inspection.

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				

Observations:

- Concrete slab not visible due to floor coverings.

2. Foundation Perimeter

Good	Fair	Poor	N/A	None
X				

Observations:

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

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	

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. • Concrete sidewalk 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				

Observations:

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

4. Gate Condition

Good	Fair	Poor	N/A	None
				X

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				

8. GFCI

Good	Fair	Poor	N/A	None
X				

Observations:

- GFCI receptacles are in good condition.
- Reset is in the sub panel.

9. Main Gas Valve Condition

Good	Fair	Poor	N/A	None
X				

Materials: South side.

10. Plumbing

Good	Fair	Poor	N/A	None
X				

Materials: Copper piping noted.



Main Water Shutoff Valve

11. Water Pressure

Good	Fair	Poor	N/A	None
X				

12. Pressure Regulator

Good	Fair	Poor	N/A	None
				X

13. Exterior Faucet Condition

Good	Fair	Poor	N/A	None
X				

Location: Outside of garage.



Frost proof bib on exterior faucets.

14. Balcony

Good	Fair	Poor	N/A	None
X				

15. Patio Enclosure

Good	Fair	Poor	N/A	None
X				

Observations:

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

16. Patio and Porch Condition

Good	Fair	Poor	N/A	None
X				

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

Residential Earthquake Hazards Report

Yes	No	N/A	Don't Know
☐	☐	☐	☐

1. Is the water heater braced, strapped, or anchored to resist falling during an earthquake?

Yes	No	N/A	Don't Know
☐	☐	☐	☐

2. Is the house anchored or bolted to the foundation?

Yes	No	N/A	Don't Know
☐	☐	☐	☐

3. If the house has cripple walls:

a. Are the exterior cripple walls braced?

Yes	No	N/A	Don't Know
☐	☐	☐	☐

b. If the exterior foundation consists of unconnected concrete piers and posts, have they been strengthened?

Yes	No	N/A	Don't Know
☐	☐	☐	☐

4. If the exterior foundation, or part of it, is made of unreinforced masonry, has it been strengthened?

Yes	No	N/A	Don't Know
☐	☐	☐	☐

5. If the house is built on a hillside:

a. Are the exterior tall foundation walls braced?

Yes	No	N/A	Don't Know
☐	☐	☐	☐

b. Were the tall posts or columns either built to resist earthquakes or have they been strengthened?

Yes	No	N/A	Don't Know
☐	☐	☐	☐

6. If the exterior walls of the house, or part of them, are made of unreinforced masonry, have they been strengthened?

Yes	No	N/A	Don't Know
☐	☐	☐	☐

7. If the house has a living area over the garage, was the wall around the garage dooropening either built to resist earthquakes or has it been strengthened?

Yes	No	Don't Know
☐	☐	☐

8. Is the house outside an Alquist-Priolo Earthquake Fault Zone (zones immediately surrounding known earthquake faults)?

Yes	No	Don't Know
☐	☐	☐

9. Is the house outside a Seismic Hazard Zone (zone identified as susceptible to liquefaction or landsliding)?

EXECUTED BY:

(Seller)

(Seller)

Date

I acknowledge receipt of this form, completed and signed by the seller. I understand that if the seller has answered "No" to one or more questions, or if seller has indicated a lack of knowledge, there may be one or more earthquake weaknesses in this house.

(Buyer)

(Buyer)

Date

Glossary

Term	Definition
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.
TPR Valve	The thermostat in a water heater shuts off the heating source when the set temperature is reached. If the thermostat fails, the water heater could have a continuous rise in temperature and pressure (from expansion of the water). The temperature and pressure could continue to rise until the pressure exceeds the pressure capacity of the tank (300 psi). If this should happen, the super-heated water would boil and expand with explosive force, and the tank would burst. The super-heated water turns to steam and turns the water heater into an unguided missile. To prevent these catastrophic failures, water heaters are required to be protected for both excess temperature and pressure. Usually, the means of protection is a combination temperature- and pressure-relief valve (variously abbreviated as T&P, TPV, TPR, etc.). Most of these devices are set to operate at a water temperature above 200° F and/or a pressure above 150 psi. Do not attempt to test the TPR valve yourself! Most water heating systems should be serviced once a year as a part of an annual preventive maintenance inspection by a professional heating and cooling contractor. From Plumbing: Water Heater TPR Valves