

Home Inspector Pro

Property Inspection Report



1221 N. Harvest Walk Dr, La Puente CA
Inspection prepared for: Elizabeth Felix
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Report Summary

Interior		
Page 3 Item: 14	Smoke Detectors	Two of the interior smoke detectors did not operate.
Kitchen		
Page 8 Item: 4	Dishwasher	Some water discharged out of the air gap during operation.
Page 8 Item: 5	Doors	The door did not have a latch to the exterior.
Page 9 Item: 17	Spray Wand	The spray was irregular, it should be replaced.
Heating		
Page 13 Item: 1	Heater Condition	The unit does not have proper clearance. The walls to it's side are too close
Page 13 Item: 7	Filters	Filters were dirty. I recommend replacing the filters to ensure proper function of the heating system
Waterheater		
Page 15 Item: 3	Water Heater Condition	Evidence of leaking was seen on the water heater base.
Page 15 Item: 7	Plumbing	The water heater shut off handle was missing. This should be repaired by a licensed plumber.
Garage		
Page 17 Item: 13	Fire Door	Fire door did not self close per code. This is a safety issue., Door should be repaired before house is purchased.
Electrical		
Page 18 Item: 1	Electrical Panel	Corrosion was present on the edges of the electrical panel., There was evidence of water within the panel., I recommend having a licensed electrician evaluate.
Page 18 Item: 7	Main Gas Valve Condition	No seismic shut off present., I recommend having the Gas Company evaluate the valve.
Attic		
Page 20 Item: 7	Attic Plumbing	Several of the vent pipes terminate in the attic. This can cause a buildup of moisture and eventually mold in the attic.

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.

Interior

1. Bar

Good	Fair	Poor	N/A	None
				X

2. Cabinets

Good	Fair	Poor	N/A	None
X				

Observations: All cabinets were functional.

3. Ceiling Fans

Good	Fair	Poor	N/A	None
				X

4. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: drywall

5. Closets

Good	Fair	Poor	N/A	None
X				

Observations: The closets were functional.

6. Door Bell

Good	Fair	Poor	N/A	None
X				

Observations: The door bell operated normally.

7. Doors

Good	Fair	Poor	N/A	None
X				

Observations: All interior doors were functional.

8. Electrical

Good	Fair	Poor	N/A	None
X				

Observations: Some of the outlets in the interior were not accessible.

9. Fireplace

Good	Fair	Poor	N/A	None
X				

Materials: Living Room
Materials: prefabricated
Observations: The fireplace is gas only.

10. Floor Condition

Good	Fair	Poor	N/A	None
	X			

Materials: carpet, tile
Observations: The interior carpeting and tile is stained and worn.

11. Security Bars

Good	Fair	Poor	N/A	None
				X

12. Sliding Doors

Good	Fair	Poor	N/A	None
				X

13. Screen Doors

Good	Fair	Poor	N/A	None
				X

14. Smoke Detectors

Good	Fair	Poor	N/A	None
X				

Observations: Two of the interior smoke detectors did not operate.

15. Stairs & Handrail

Good	Fair	Poor	N/A	None
				X

16. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: drywall

Observations: Some areas of the wall were not visible due to personal items.

17. Window-Wall AC or Heat

Good	Fair	Poor	N/A	None
				X

18. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: aluminum, stationary

Observations: The interior windows are functional.

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.

Bedroom

1. Locations

Materials: Master, South#2, North#3

2. Bar

Good	Fair	Poor	N/A	None
				X

3. Cabinets

Good	Fair	Poor	N/A	None
				X

4. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: drywall

5. Ceiling Fans

Good	Fair	Poor	N/A	None
				X

6. Closets

Good	Fair	Poor	N/A	None
X				

Observations: The closets are fully functional.

7. Doors

Good	Fair	Poor	N/A	None
X				

Observations: The doors are fully functional.

8. Electrical

Good	Fair	Poor	N/A	None
X				

Observations: Some of the outlets in the bedroom were not accessible. All other outlets were functional.

9. Fireplace

Good	Fair	Poor	N/A	None
				X

10. Floor Condition

Good	Fair	Poor	N/A	None
	X			

Materials: carpet
Observations: The bedroom floors were stained and worn.

11. Security Bars

Good	Fair	Poor	N/A	None
				X

12. Sliding Doors

Good	Fair	Poor	N/A	None
				X

13. Screen Doors

Good	Fair	Poor	N/A	None
				X

14. Smoke Detectors

Good	Fair	Poor	N/A	None
X				

Observations: The smoke detector operated properly.

15. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: drywall

Observations: Some areas of the wall were not accessible due to personal items.

16. Window-Wall AC or Heat

Good	Fair	Poor	N/A	None
				X

17. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: aluminum

Observations: All bedroom windows were functional.

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, walpaper 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..

Bathroom

1. Locations

Materials: Master#1, Hall#2

2. Cabinets

Good	Fair	Poor	N/A	None
X				

Observations: All cabinets in the home are fully functional.

3. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: drywall

4. Counters

Good	Fair	Poor	N/A	None
X				

Observations: The counters had some normal wear and tear.

5. Doors

Good	Fair	Poor	N/A	None
X				

Observations: All doors in the home are fully functional.

6. Electrical

Good	Fair	Poor	N/A	None
X				

7. GFCI

Good	Fair	Poor	N/A	None
X				

Observations: The GFCI tested and operated properly. The reset is located in the master bathroom.

8. Exhaust Fan

Good	Fair	Poor	N/A	None
X				

Observations: The exahaust fan operated normally.

9. Floor Condition

Good	Fair	Poor	N/A	None
	X			

Materials: carpet, tile
Observations: The carpets were worn and stained in several areas.

10. Heating

Good	Fair	Poor	N/A	None
			X	

Observations: Heating is controlled via central unit. Please see the Heating & Air Conditioning page.

11. Mirrors

Good	Fair	Poor	N/A	None
X				

Observations: Bathroom mirrors were fully functional. No chipping or fading was found.

12. Plumbing

Good	Fair	Poor	N/A	None
X				

13. Security Bars

Good	Fair	Poor	N/A	None
				X

14. Showers

Good	Fair	Poor	N/A	None
X				

Observations: The shower, including the drain and all its hardware is fully functional.

15. Shower Walls

Good	Fair	Poor	N/A	None
X				

Observations: The shower walls showed normal wear due to slight moisture.

16. Bath Tubs

Good	Fair	Poor	N/A	None
X				

Observations: The tub showed normal wear.

17. Enclosure

Good	Fair	Poor	N/A	None
			X	

Observations: The enclosure consisted of a curtain.

18. Sinks

Good	Fair	Poor	N/A	None
X				

Observations: All bathroom sinks were fully functional.

19. Toilets

Good	Fair	Poor	N/A	None
X				

Observations: The toilet had worn hardware.

20. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: drywall

21. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: aluminum
 Observations: The hall window is missing.
 All other windows are functional.

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

Kitchen

1. Cabinets

Good	Fair	Poor	N/A	None
X				

Observations: All kitchen cabinets were functional, and had no missing hardware.

2. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: drywall

3. Counters

Good	Fair	Poor	N/A	None
X				

Observations: There was normal wear on the tile counters.

4. Dishwasher

Good	Fair	Poor	N/A	None
	X			

Observations: The dishwasher operated.
Some water discharged out of the air gap during operation.

5. Doors

Good	Fair	Poor	N/A	None
	X			

Observations: The door did not have a latch to the exterior.

6. Electrical

Good	Fair	Poor	N/A	None
X				

Observations: Some of the kitchen outlets were not accessible due to appliances.

7. GFCI

Good	Fair	Poor	N/A	None
X				

Observations: The GFCI tested operational.

8. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: tile

9. Garbage Disposal

Good	Fair	Poor	N/A	None
X				

Observations: The disposal operated normally.

10. Microwave

Good	Fair	Poor	N/A	None
				X

11. Cook top condition

Good	Fair	Poor	N/A	None
X				

Observations: The gas cooktop operated normally.
All burners worked.

12. Oven & Range

Good	Fair	Poor	N/A	None
X				

Observations: The gas oven was operational.

13. Plumbing

Good	Fair	Poor	N/A	None
X				

14. Security Bars

Good	Fair	Poor	N/A	None
				X

15. Sinks

Good	Fair	Poor	N/A	None
	X			

Observations: The sinks were functional.
The fixtures and the surface of the sink were worn.
Rust was found on the sink fixtures.
There were several chips in the sink itself.

16. Drinking Fountain

Good	Fair	Poor	N/A	None
X				

Observations: The fresh water dispenser operated normally.

17. Spray Wand

Good	Fair	Poor	N/A	None
	X			

Observations: The spray wand operated.
The spray was irregular, it should be replaced.

18. Hot Water Dispenser

Good	Fair	Poor	N/A	None
				X

19. Soap Dispenser

Good	Fair	Poor	N/A	None
				X

20. Sliding Doors

Good	Fair	Poor	N/A	None
				X

21. Screen Doors

Good	Fair	Poor	N/A	None
				X

22. Trash Compactor

Good	Fair	Poor	N/A	None
				X

23. Vent Condition

Good	Fair	Poor	N/A	None
X				

Materials: self filtering with vent to the exterior
Observations: The vent operated normally.

24. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: drywall

25. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: aluminum

Observations: The windows were functional and in good condition.

Laundry

1. Locations

Materials: In the garage area

2. Cabinets

Good	Fair	Poor	N/A	None
				X

3. Counters

Good	Fair	Poor	N/A	None
				X

4. Ceiling Condition

Good	Fair	Poor	N/A	None
			X	

Materials: drywall

5. Dryer Vent

Good	Fair	Poor	N/A	None
X				

Observations: The dryer vent was functional.

6. Electrical

Good	Fair	Poor	N/A	None
X				

7. GFCI

Good	Fair	Poor	N/A	None
				X

8. Exhaust Fan

Good	Fair	Poor	N/A	None
				X

9. Doors

Good	Fair	Poor	N/A	None
				X

10. Floor Condition

Good	Fair	Poor	N/A	None
			X	

Materials: concrete

11. Gas Valves

Good	Fair	Poor	N/A	None
X				

Observations: The dryer gas valves were functional. No leaks were detected.

12. Plumbing

Good	Fair	Poor	N/A	None
X				

Observations: The plumbing was not tested.

13. Wall Condition

Good	Fair	Poor	N/A	None
			X	

 Materials: drywall

14. Wash Basin

Good	Fair	Poor	N/A	None
				X

15. Window Condition

Good	Fair	Poor	N/A	None
				X

16. Security Bars

Good	Fair	Poor	N/A	None
				X

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.

Heating

1. Heater Condition

Good	Fair	Poor	N/A	None
X				

Materials: Location: , attic
 Materials: gas, forced, split system
 Observations: The water heater was functional. **The unit does not have proper clearance. The walls to it's side are too close**

2. Heater Base

Good	Fair	Poor	N/A	None
				X

3. Enclosure

Good	Fair	Poor	N/A	None
			X	

4. Gas Valves

Good	Fair	Poor	N/A	None
X				

Observations: The water heater gas valves were functional

5. Thermostats

Good	Fair	Poor	N/A	None
X				

Observations: The thermostat operated normally

6. Venting

Good	Fair	Poor	N/A	None
X				

Observations: The vent could not be fully inspected due to personal items in way

7. Filters

Good	Fair	Poor	N/A	None
	X			

Observations: **Filters were dirty. I recommend replacing the filters to ensure proper function of the heating system**

8. Air Supply

Good	Fair	Poor	N/A	None
X				

Observations: The air supply was functional and in a good location

9. Registers

Good	Fair	Poor	N/A	None
X				

Observations: The air registers were functional

10. Refrigerant Lines

Good	Fair	Poor	N/A	None
X				

Observations: Refrigerant lines could not be fully inspected due to inaccessability. The lines were functional

11. AC Compress Condition

Good	Fair	Poor	N/A	None
X				

Materials: electric

Materials: patio area

Observations: A/C Compressor operated at 49 degrees

Waterheater

1. Base

Good	Fair	Poor	N/A	None
X				

Observations: Water heater base had damaged drywall.

2. Combusion

Good	Fair	Poor	N/A	None
X				

Observations: Combustion operated normally.

3. Water Heater Condition

Good	Fair	Poor	N/A	None
X				

Materials: gas

Materials: garage

Observations: Water heater operated normally., Evidence of leaking was seen on the water heater base.

4. Heater Enclosure

Good	Fair	Poor	N/A	None
X				

5. Gas Valve

Good	Fair	Poor	N/A	None
X				

Observations: The gas valve operated normally.

6. Overflow Condition

Good	Fair	Poor	N/A	None
X				

Materials: copper

7. Plumbing

Good	Fair	Poor	N/A	None
X				

Materials: copper

Observations: Insulation was present around the plumbing., The water heater shut off handle was missing. This should be repaired by a licensed plumber.

8. Strapping

Good	Fair	Poor	N/A	None
X				

9. TPRV

Good	Fair	Poor	N/A	None
X				

Observations: TPRV functioned normally.

10. Venting

Good	Fair	Poor	N/A	None
X				

Observations: The vent could not be fully inspected due to limited space.

11. Number of Gallons

Materials: 40 gallons

Garage

1. Cabinets

Good	Fair	Poor	N/A	None
				X

2. Counters

Good	Fair	Poor	N/A	None
				X

3. Electrical

Good	Fair	Poor	N/A	None
X				

4. GFCI

Good	Fair	Poor	N/A	None
X				

Observations: The GFCI in the garage operates normally.

5. 220 Volt

Good	Fair	Poor	N/A	None
			X	

Observations: A 220 volt socket could not be found.

6. Flooring Condition

Good	Fair	Poor	N/A	None
X				

7. Garage Door Condition

Good	Fair	Poor	N/A	None
X				

Materials: sectional door
Observations: Garage door functions normally.

8. Garage Door Parts

Good	Fair	Poor	N/A	None
X				

Observations: functional

9. Garage Opener Status

Good	Fair	Poor	N/A	None
X				

Observations: operated

10. Garage Door's Reverse Status

Good	Fair	Poor	N/A	None
X				

Observations: operated, eye beam system present

11. Roof Condition

Good	Fair	Poor	N/A	None
			X	

Materials: same as the main structure

12. Exterior Door

Good	Fair	Poor	N/A	None
X				

Observations: Garage exterior doors were functional.

13. Fire Door

Good	Fair	Poor	N/A	None
X				

Observations: The garage has a fire door into the house., **Fire door did not self close per code. This is a safety issue., Door should be repaired before house is purchased.**

14. Rafters & Ceiling

Good	Fair	Poor	N/A	None
X				

Observations: Garage rafters were not designed for heavy storage.

15. Wash Basin

Good	Fair	Poor	N/A	None
				X

16. Walls

Good	Fair	Poor	N/A	None
X				

17. Anchor Bolts

Good	Fair	Poor	N/A	None
			X	

Observations: Anchor bolts were not accesible.

18. Vent Screens

Good	Fair	Poor	N/A	None
X				

Observations: Vent screens were functional. No holes were seen.

19. Windows

Good	Fair	Poor	N/A	None
				X

Electrical

1. Electrical Panel

Good	Fair	Poor	N/A	None
X				

Materials: Main Location: , east side

Observations: Corrosion was present on the edges of the electrical panel., There was evidence of water within the panel., I recommend having a licensed electrician evaluate.

2. Main Amp Breaker

Good	Fair	Poor	N/A	None
X				

Observations: 100 amp

3. Breakers in off position

Good	Fair	Poor	N/A	None
X				

Observations: 0

4. Breakers

Good	Fair	Poor	N/A	None
X				

Materials: copper

Observations: All breakers were functional.

5. Fuses

Good	Fair	Poor	N/A	None
				X

6. Cable Feeds

Good	Fair	Poor	N/A	None
			X	

Observations: Electrical cable feeds were located underground.

7. Main Gas Valve Condition

Good	Fair	Poor	N/A	None
X				

Materials: east side

Observations: Main gas into the house is natural gas., No seismic shut off present., I recommend having the Gas Company evaluate the valve.

Roof

1. Roof Condition

Good	Fair	Poor	N/A	None
X				

Materials: tile
 Observations: The roof was not access due to type of roofing materials
 The roof was inspected from ground only.

2. Chimney

Good	Fair	Poor	N/A	None
			X	

Observations: The chimney was accessible due to type of roofing material
 The chimeney was inspected from the ground only.

3. Flashing

Good	Fair	Poor	N/A	None
			X	

Observations: The flashing was not accessible.

4. Gutter

Good	Fair	Poor	N/A	None
				X

Observations: There were no rain gutters attached to the roof.
 Rain gutters are recommended to prevent damage to the structure.

5. Sky Lights

Good	Fair	Poor	N/A	None
			X	

6. Spark Arrestor

Good	Fair	Poor	N/A	None
X				

Observations: The spark arrestor was present.

7. Vent Caps

Good	Fair	Poor	N/A	None
X				

Observations: The vent caps were functional.

Attic

1. Access

Good	Fair	Poor	N/A	None
X				

Observations: The attic was accesible through the master bedroom closet.

2. Chimney

Good	Fair	Poor	N/A	None
			X	

Observations: The home does not have a chimney.

3. Duct Work

Good	Fair	Poor	N/A	None
X				

Observations: The duct work appeared functional.
For a thorough inspection I recommend an evaluation by a Heating & A/C contractor.

4. Electrical

Good	Fair	Poor	N/A	None
X				

Observations: Most of the attic electrical was not accessible due to insulation.

5. Exhaust Vent

Good	Fair	Poor	N/A	None
X				

Observations: The exhaust vent was functional.

6. Insulation Condition

Good	Fair	Poor	N/A	None
X				

Materials: fiberglass batts
Materials: 6, inches

7. Attic Plumbing

Good	Fair	Poor	N/A	None
X				

Observations: Most of the plumbing was not accessible due to insulation.
Several of the vent pipes terminate in the attic. This can cause a buildup of moisture and eventually mold in the attic.

8. Structure

Good	Fair	Poor	N/A	None
X				

9. Ventilation

Good	Fair	Poor	N/A	None
X				

Observations: There is proper ventilation in the attic.

10. Vent Screens

Good	Fair	Poor	N/A	None
X				

Observations: All the vent screens in the attic are present and in good condition.

Exterior

1. Doors

Good	Fair	Poor	N/A	None
X				

Observations: All exterior doors were functional.
No water damage was noticed.

2. Eaves & Facia

Good	Fair	Poor	N/A	None
X				

Observations: The facia had several small cracks., Boards appeared to be weathered.

3. Exterior Paint

Good	Fair	Poor	N/A	None
X				

Observations: Exterior paint was peeling in several places.

4. Siding Condition

Good	Fair	Poor	N/A	None
				X

5. Stucco

Good	Fair	Poor	N/A	None
X				

Observations: Stains and small cracks were found.,

6. Window Condition

Good	Fair	Poor	N/A	None
X				

Observations: All exterior windows functioned normally.

Foundation

1. Slab Foundation

Good	Fair	Poor	N/A	None
			X	

Observations: Part of the slab not visible due to floor coverings. The slab is only made from concrete.

2. Foundation Perimeter

Good	Fair	Poor	N/A	None
X				

Observations: The foundation perimeter is partially visible.

3. Ventilation

Good	Fair	Poor	N/A	None
				X

4. Vent Screens

Good	Fair	Poor	N/A	None
				X

5. Access Panel

Good	Fair	Poor	N/A	None
				X

6. Post and Girders

Good	Fair	Poor	N/A	None
				X

7. Sub Flooring

Good	Fair	Poor	N/A	None
				X

8. Foundation Walls

Good	Fair	Poor	N/A	None
				X

9. Cripple Walls

Good	Fair	Poor	N/A	None
				X

10. Anchor Bolts

Good	Fair	Poor	N/A	None
			X	

Observations: No anchor bolts were visible. The foundation was not accessible.

11. Chimney Hearth

Good	Fair	Poor	N/A	None
				X

12. Foundation Electrical

Good	Fair	Poor	N/A	None
				X

13. Foundation Plumbing

Good	Fair	Poor	N/A	None
			X	

Observations: The foundation plumbing could not be accessed.

14. Ducting

Good	Fair	Poor	N/A	None
				X

Grounds

1. Driveway and Walkway Condition

Good	Fair	Poor	N/A	None
X				

Materials: concrete, dirt, pavers
 Observations: There are quite a few oil stains on the driveway.
 There were small cracks in the driveway.
 The sidewalk was elevated in several places which is a trip hazard.

2. Patio and Porch Condition

Good	Fair	Poor	N/A	None
X				

Materials: same as main structure, wood type material
 Observations: The patio was functional.
 Some weathering of the patio was seen.

3. Balcony

Good	Fair	Poor	N/A	None
				X

4. Patio Enclosure

Good	Fair	Poor	N/A	None
				X

5. Patio and Porch Deck

Good	Fair	Poor	N/A	None
X				

Observations: Small cracks were seen on the porch.
 The sidewalk was elevated in several places which is a trip hazard.

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: The GFCI was tested and operated normally.
 The reset switch for the GFCI is located in the garage.

9. Fence Condition

Good	Fair	Poor	N/A	None
	X			

Materials: block, wood
 Observations: Some weathering was noticed on the fence.
 There is contact between the earth and wood. This can cause termite problems.
 The fence could not be fully inspected due to plant growth.

10. Gate Condition

Good	Fair	Poor	N/A	None
X				

Materials: wood
 Observations: The gate was fully functional.
 The hardware was a bit old and worn.

11. Grading

Good	Fair	Poor	N/A	None
X	X			

Observations: No drains were visible in the area.
 Signs of poor drainage were present.
 The grading was elevated in several places which is a trip hazard.

12. Plumbing

Good	Fair	Poor	N/A	None
X				

 Materials: copper

13. Sprinklers

Good	Fair	Poor	N/A	None
			X	

 Observations: The sprinklers are on a timer system.
The system was tested and no problems were seen.

14. Water Pressure

Good	Fair	Poor	N/A	None
X				

 Observations: 75, psi

15. Pressure Regulator

Good	Fair	Poor	N/A	None
X				

 Observations: The pressure regular was present, but not tested.

16. Water Shut-off Valve Condition

Good	Fair	Poor	N/A	None
X				

 Materials: garage

Pool

1. Air Booster Pump

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

2. Deck Condition

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

3. Electrical

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

4. GFCI

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

5. Gate & Fence Condition

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

6. Filter

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

7. Skimmer and Basket

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

8. Pool Heater Condition

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

9. Lights

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

10. Pressure Gauge

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

11. Pumps

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

12. Jets

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

13. Structure Condition

Good	Fair	Poor	N/A	None

14. Tile

Good	Fair	Poor	N/A	None

15. Timer

Good	Fair	Poor	N/A	None

16. Water Condition

Good	Fair	Poor	N/A	None

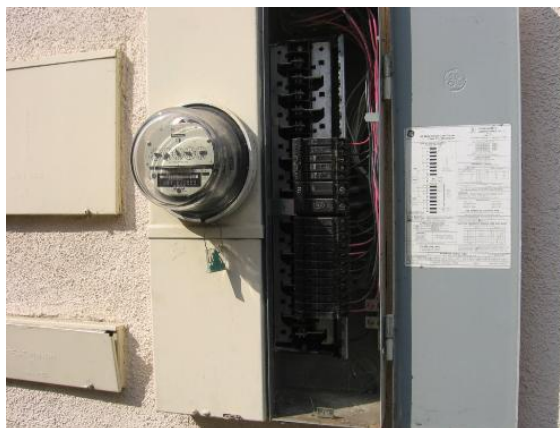
17. Water Fill Unit

Good	Fair	Poor	N/A	None

Photos



Exterior - Main Gas



Electrical - Service Panel



Waterheater - View



Heating - AC Compressor



Heating - View



Attic - View

Residential Earthquake Hazards Report

Yes	No	N/A	Don't Know	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1. Is the water heater braced, strapped, or anchored to resist falling during an earthquake?
Yes	No	N/A	Don't Know	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2. Is the house anchored or bolted to the foundation?
Yes	No	N/A	Don't Know	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	3. If the house has cripple walls: a. Are the exterior cripple walls braced?
Yes	No	N/A	Don't Know	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	b. If the exterior foundation consists of unconnected concrete piers and posts, have they been strengthened?
Yes	No	N/A	Don't Know	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	4. If the exterior foundation, or part of it, is made of unreinforced masonry, has it been strengthened?
Yes	No	N/A	Don't Know	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	5. If the house is built on a hillside: a. Are the exterior tall foundation walls braced?
Yes	No	N/A	Don't Know	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	b. Were the tall posts or columns either built to resist earthquakes or have they been strengthened?
Yes	No	N/A	Don't Know	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	6. If the exterior walls of the house, or part of them, are made of unreinforced masonry, have they been strengthened?
Yes	No	N/A	Don't Know	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	7. If the house has a living area over the garage, was the wall around the garage dooropening either built to resist earthquakes or has it been strengthened?
Yes	No	Don't Know		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		8. Is the house outside an Alquist-Priolo Earthquake Fault Zone (zones immediately surrounding known earthquake faults)?
Yes	No	Don't Know		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		9. Is the house outside a Seismic Hazard Zone (zone identified as susceptible to liquefaction or landsliding)?

EXECUTED BY:

 (Seller) (Seller) Date

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

 (Buyer) (Buyer) Date