

Belladonna Home Inspections

Property Inspection Report



3435 Somewhere St., Gainesville, GA 30506

Inspection prepared for: Sample Sampler

Date of Inspection: 6/11/2015 Time: 2:00

Age of Home: 41 Size: 2146

Weather: Partly Cloudy

Inspector: Tony Belladonna

License #

2581 Parker Trail, Gainesville, GA 30506

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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 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.

Kitchen		
Page 18 Item: 1	Cabinets	• Most not accessible due to stored personal items.
Page 18 Item: 2	Counters	• Some of the areas not visible due to stored personal items.
Page 20 Item: 9	Sinks	• Stains from presumed past leaks noted.
Roof		
Page 36 Item: 1	Roof Condition	• Clean roof areas: Significant amounts of organic debris evident.
Attic		
Page 40 Item: 2	Structure	• Evidence of past leaking noted. The area tested dry with a moisture meter. Recommend monitoring for future leaking.
Page 42 Item: 6	Electrical	• Open junction boxes were observed, which is a safety concern. Recommend installing proper covers, as needed, for safety.
Exterior Areas		
Page 44 Item: 2	Window Condition	• One window glass cracked - Maureen said she was going to replace all the windows.
Page 45 Item: 3	Siding Condition	• West side showed some evidence of swelling or blistering. Recommend licensed contractor to check. This was under window on west side of house - when you replace the windows, have someone check the jams beneath the window for water damage.
Grounds		
Page 51 Item: 5	Patio and Porch Deck	• Floor boards rotted.
Page 53 Item: 8	GFCI	• None.
Page 54 Item: 14	Balcony	• Evidence that some floor boards have rotting at end of board.
Basement/Crawlspace		
Page 59 Item: 6	GFCI	• There is no GFCI protection. There is the potential for an electric shock hazard. Recommend a licensed electrician to provide an estimate on installing GFCI protection. • There is no GFCI protection at the kitchen, garage, bathrooms and exterior. These areas are now required to have GFCI protection. Recommend a licensed electrician evaluate installing GFCI'S.

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 GFI 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 - Sample Sampler

2. Home Type

Home Type: Single Family Home

3. Occupancy

Occupancy: Moderate to heavy personal and household items observed.

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
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

2. Cabinets

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

3. Ceiling Fans

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



Functioned properly during inspection

4. Closets

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

5. Door Bell

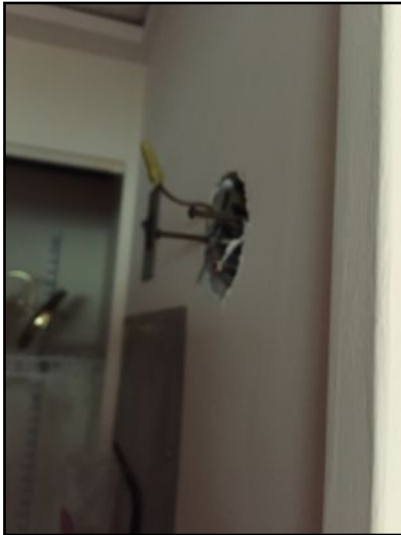
Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

6. Doors

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

7. Electrical

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



A couple of places had exposed wire/missing fixture - recommend having this fixed as soon as possible to prevent safety hazard.



All outlets checked seem to be working properly

8. Security Bars

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

9. Smoke Detectors

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

10. Stairs & Handrail

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



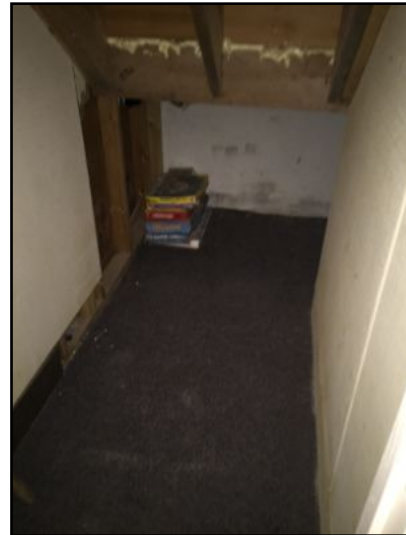
Functioned during inspection



Look to be in good condition



Look to be in good shape



Underneath view of stairs



Underneath stair - structure looks good - no defects noted



Stairs leading up from basement - obvious where carpet was removed exposing small nail strip

11. Window-Wall AC or Heat

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

12. Ceiling Condition

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

13. Patio Doors

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

14. Screen Doors

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

15. Wall Condition

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

16. Fireplace

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

17. Window Condition

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



Windows functioned properly



I had two windows that would not come up - probably due to fresh paint causing it to stick



This window worked properly

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
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

3. Ceiling Fans

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



Ceiling fan and light functional

4. Closets

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



This closet looked good

5. Doors

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

6. Electrical

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



Electrical outlets functioning properly



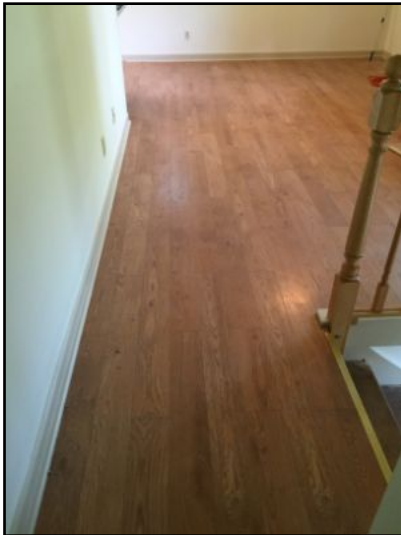
All but one light worked in this downstairs room - could be bad light bulb.

7. Fireplace

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

8. Floor Condition

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



Hard wood floors noted - seem to be in good condition



Hard wood floor in good shape



This room did not have flooring in place



Unfinished flooring

9. Security Bars

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

10. Smoke Detectors

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

11. Wall Condition

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

12. Window-Wall AC or Heat

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



Wall unit AC working at time of inspection

13. Window Condition

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



This window has crack running length of window

14. Ceiling Condition

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



Extra room still has a lot of personal items in room - note plastic covering ceiling.

15. Patio Doors

Good	Fair	Poor	N/A	None

16. Screen Doors

Good	Fair	Poor	N/A	None

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
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

3. Ceiling Condition

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

4. Counters

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

5. Doors

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

6. Electrical

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



Need light fixture

7. GFCI

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

8. Exhaust Fan

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



Exhaust fan working at time of inspection

9. Floor Condition

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

10. Heating

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

11. Mirrors

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

12. Plumbing

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

13. Security Bars

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

14. Showers

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



Showers worked at time of inspection



Shower functioning at time of inspection

15. Shower Walls

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

16. Bath Tubs

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



Tubs worked at time of inspection



Bath tub working at time of inspection

17. Enclosure

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

18. Sinks

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



Sinks worked at time of inspection



Possible past leakage or just dirty, no leaks noted at time of inspection



Drainage somewhat slow in downstairs sink - may need plumber to check for blockage



Sink was functioning at time of inspection

19. Toilets

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



All toilets worked at time of inspection



Toilets worked at time of inspection

20. Window Condition

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

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:

- Most not accessible due to stored personal items.



Cabinets look in good shape.



Cabinets look good, note clutter/bedroom furniture occupying kitchen area

2. Counters

Good	Fair	Poor	N/A	None
X				

Observations:

- Plastic laminate tops noted.
- Some of the areas not visible due to stored personal items.

3. Dishwasher

Good	Fair	Poor	N/A	None

4. Doors

Good	Fair	Poor	N/A	None
X				

Observations:

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

5. Garbage Disposal

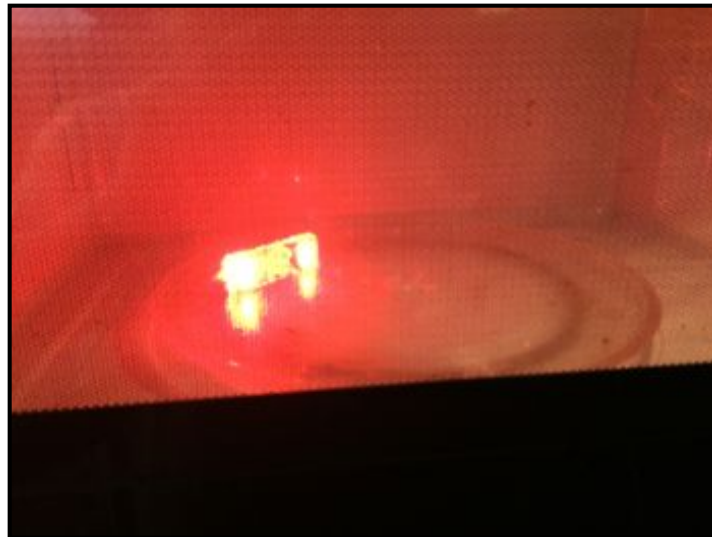
Good	Fair	Poor	N/A	None

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.



Microwave seemed to function properly.

7. Cook top condition

Good	Fair	Poor	N/A	None
X				

Observations:

- Electric cook top noted.
- All heating elements operated when tested.



Stove eyes seemed to work ok.

8. Oven & Range

Good	Fair	Poor	N/A	None
X				

Observations:

- Oven(s): Electric
- All heating elements operated when tested.



Oven heating up

9. Sinks

Good	Fair	Poor	N/A	None
	X			

Observations:

- Stains from presumed past leaks noted.



Kitchen sink seen working at time of inspection



Warm water noted during inspection - possible water heater had not warmed up completely during inspection



Underneath sink shows signs of past leakage - did not see any water leaking at time of inspection

10. Drinking Fountain

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

11. Spray Wand

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

12. Hot Water Dispenser

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

13. Soap Dispenser

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

14. Trash Compactor

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

15. Vent Condition

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

16. Window Condition

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

17. Floor Condition

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

18. Plumbing

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

19. Ceiling Condition

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



Some ceiling tiles bowing throughout house

20. Security Bars

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

21. Patio Doors

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

22. Screen Doors

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

23. Electrical

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

24. GFCI

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



Electrical outlets working at time of inspection - covered so did not check to see if GFCI, but if not I recommend them to be replaced with GFCI receptacle

25. Wall Condition

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

Laundry

1. Locations

2. Cabinets

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

3. Counters

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

4. Dryer Vent

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



Dryer vent appears functional

5. Electrical

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

6. GFCI

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

7. Exhaust Fan

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

8. Gas Valves

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

9. Wash Basin

Good	Fair	Poor	N/A	None

10. Floor Condition

Good	Fair	Poor	N/A	None

11. Plumbing

Good	Fair	Poor	N/A	None

12. Wall Condition

Good	Fair	Poor	N/A	None

13. Ceiling Condition

Good	Fair	Poor	N/A	None

14. Security Bars

Good	Fair	Poor	N/A	None

15. Doors

Good	Fair	Poor	N/A	None

16. Window Condition

Good	Fair	Poor	N/A	None

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 attic
 Materials: Electric forced hot air.



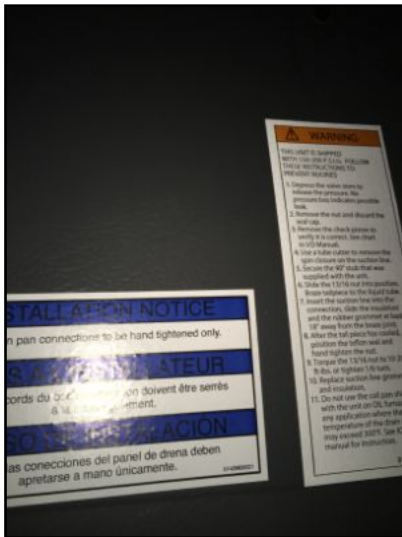
Heater in attic appears to be in good condition

2. Heater Base

Good	Fair	Poor	N/A	None

3. Enclosure

Good	Fair	Poor	N/A	None



Enclosure looks good - documentation on side of unit
 Drip pan was not wet at time of inspection - seems to be functioning properly



Water pan connected to PVC drain pipe

4. Venting

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



AC vents working at time of inspection



Vent working properly

5. Gas Valves

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

6. Refrigerant Lines

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

7. AC Compress Condition

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

Compressor Type: Electric
 Location: The compressor is located on the exterior north.
 Observations:
 • Appeared functional at the time of inspection.



Heat pump functional at time of inspection - looks to be in good condition - looks fairly new.



Information on side of Heat Pump



Goodman Heat pump functioning correctly at time of inspection

8. Air Supply

Good	Fair	Poor	N/A	None
X				

Observations:

- The return air supply system appears to be functional.

9. Registers

Good	Fair	Poor	N/A	None
X				

Observations:

- The return air supply system appears to be functional.

10. Filters

Good	Fair	Poor	N/A	None



Look like they could use changing

11. Thermostats

Good	Fair	Poor	N/A	None
X				

Observations:

- Digital - programmable type.
- Location: Middle of 1st floor after entering house.



Thermostat worked correctly.

Water Heater

1. Base

Good	Fair	Poor	N/A	None
X				

Observations:

- The water heater unit is stained/dirty. We recommend cleaning.

2. Heater Enclosure

Good	Fair	Poor	N/A	None



Water presure relief valve - shows some signs of past leakage.

3. Combusion

Good	Fair	Poor	N/A	None

4. Venting

Good	Fair	Poor	N/A	None

5. Water Heater Condition

Good	Fair	Poor	N/A	None
X				

Heater Type: Electric

Location: The heater is located in the bonus room.

Observations:

- Tank appears to be in satisfactory condition -- it is a Whirlpool with Lifetime warranty on side - shows some sign of age.



Clutter and some corrosion noted at top of tank - worked at time of inspection - comes with Lifetime warranty - suggest getting in touch with Whirlpool to get terms of warranty.

6. TPRV

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

7. Number Of Gallons

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

8. Gas Valve

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

9. Plumbing

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

Materials: Copper

Observations:

- No deficiencies observed at the visible portions of the supply piping - shows some minor corrosion around some fittings -

10. Overflow Condition

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

11. Strapping

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

Garage

1. Roof Condition

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

2. Walls

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

3. Anchor Bolts

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

4. Floor Condition

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

5. Rafters & Ceiling

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

6. Electrical

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

7. GFCI

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

8. 240 Volt

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

9. Exterior Door

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

10. Fire Door

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

11. Garage Door Condition

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

12. Garage Door Parts

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

13. Garage Opener Status

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

14. Garage Door's Reverse Status

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

15. Ventilation

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

16. Vent Screens

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

17. Cabinets

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

18. Counters

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

19. Wash Basin

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

Electrical

1. Electrical Panel

Good	Fair	Poor	N/A	None
X				

Location: Main Location: Hallway other side of bathroom in upper floor.

Observations:

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



Main breaker worked properly at time of inspection



Wires above electrical panel

2. Main Amp Breaker

Good	Fair	Poor	N/A	None

3. Breakers in off position

Good	Fair	Poor	N/A	None

4. Cable Feeds

Good	Fair	Poor	N/A	None

5. Breakers

Good	Fair	Poor	N/A	None
X				

Observations:

- All of the circuit breakers appeared serviceable.

6. Fuses

Good	Fair	Poor	N/A	None

Roof

1. Roof Condition

Good	Fair	Poor	N/A	None
X				

Materials: Metal standing seam roofing noted.

Observations:

- No major system safety or function concerns noted at time of inspection.
- **Clean roof areas: Significant amounts of organic debris evident.**



Roof condition looks good - gutters need cleaning



Overall condition of roof looks good

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

4. Sky Lights

Good	Fair	Poor	N/A	None
X				

Observations:

- No signs of present or past leaking around the skylight were discovered at time of inspection.



Sky Lights look good and properly installed from what I see - flashing in place



Sky Light looks good - remove debris from roof

5. Spark Arrestor

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

6. Vent Caps

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



Shows sign of rust and some degradation around boot - consider replacing in the future

7. Gutter

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

Observations:

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



Down spouts appear to be in good working order.



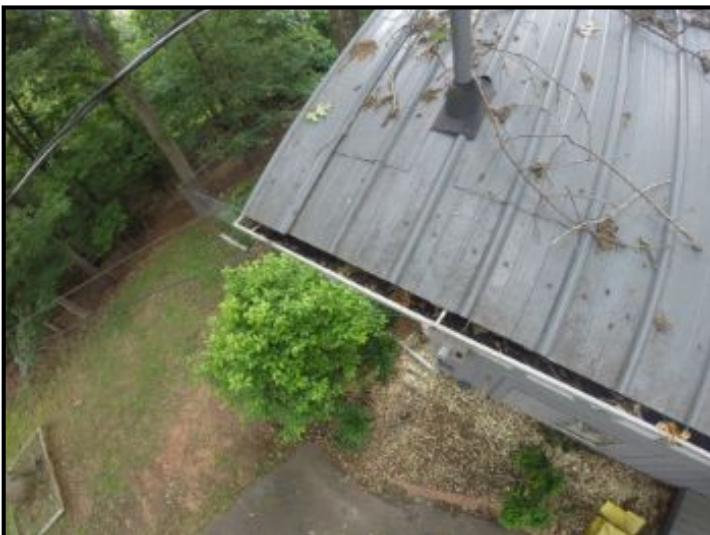
Gutter drainage is away from the house - appear to be functioning properly



Gutter going into drain pipe away from house



Gutter with splash block at down spout - looks to be working correctly



Gutters had debris - needs to be cleaned



Gutters need cleaning



another pic of debris in gutter



Gutter drain almost clogged because of debris

Attic

1. Access

Good	Fair	Poor	N/A	None
X				

Observations:
 • Access at hallway ceiling.

2. Structure

Good	Fair	Poor	N/A	None
X				

Observations:
 • Evidence of past leaking noted. The area tested dry with a moisture meter. Recommend monitoring for future leaking.



Obvious past leak noted in attic roof



Wood supports look good with no defects noted



Looks to be where past leak occurred - black tar-like substance (probably Black Jack) used to seal area



Looks like leak was sealed with Black Jack sealer



Metal gusset plate used to hold beams to joists.

3. Ventilation

Good	Fair	Poor	N/A	None
X				

Observations:

- Ridge exhaust venting noted.
- Gable louver vents noted.



Gable vent at end of house - attic was cool

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				

Observations:

- Functional.



Ductwork in attic appears to be in good shape - seemed to function correctly at time of inspection



Ductwork looks to be in good shape in attic - note support beams in good shape and anchored with metal gusset plates.



Ductwork condition looks good in attic

6. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:

- Open junction boxes were observed, which is a safety concern. Recommend installing proper covers, as needed, for safety.

7. Attic Plumbing

Good	Fair	Poor	N/A	None
X				

Observations:

- PVC plumbing vents

8. Insulation Condition

Good	Fair	Poor	N/A	None
X				

Materials: fiberglass batts noted.

Depth: Insulation averages about 6-8 inches in depth

Observations:

- Insulation appears adequate.



Insulation batts looked adequate during inspection - note ductwork condition

9. Chimney

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

10. Exhaust Vent

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

Observations:
• Functional.

Exterior Areas

1. Doors

Good	Fair	Poor	N/A	None
X				

Observations:

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



Windows and doors functioned correctly at time of inspection

Doors worked properly at time of inspection

2. Window Condition

Good	Fair	Poor	N/A	None
X				

Observations:

- Components appeared in satisfactory condition at time of inspection.
- One window glass cracked - Maureen said she was going to replace all the windows.



Back of house windows look to be brand new.

Back of house windows are in new condition



Note crack running length of this window

3. Siding Condition

Good	Fair	Poor	N/A	None
X				

Materials: Wood siding, wood frame construction, concrete / block foundation

Observations:

- No major system safety or function concerns noted at time of inspection.
- West side showed some evidence of swelling or blistering. Recommend licensed contractor to check. This was under window on west side of house - when you replace the windows, have someone check the jams beneath the window for water damage.



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



Siding looks good. Eaves and fascia board in good condition. Note gable vent in attic.



Siding looks good - someone cut an access area in bottom flooring probably to access/run electrical cable - I did not verify function.



Siding beneath windows showing some swelling - should have this checked when replacing windows - make sure seals are properly installed when new windows are in place.

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.



Eaves and facia boards look to be in good shape.



Eaves and facia in good shape - note spider web - not damage.



Eave and fascia look good - note missing light bulb Some chipping damage on this fascia board - does not look like water damage

5. Exterior Paint

Good	Fair	Poor	N/A	None
X				

6. Stucco

Good	Fair	Poor	N/A	None

Foundation

1. Slab Foundation

Good	Fair	Poor	N/A	None
X				

2. Foundation Perimeter

Good	Fair	Poor	N/A	None
X				

Observations:

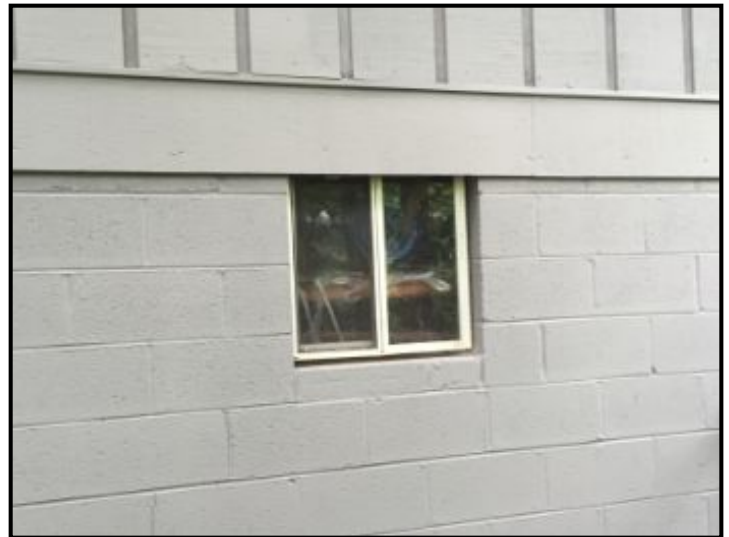
- No deficiencies were observed at the visible portions of the structural components of the home.

3. Foundation Walls

Good	Fair	Poor	N/A	None
X				



Block foundation walls look to be in good condition at time of inspection



Another shot of foundation wall. Note good condition of siding.



Looks to be in very good condition.

4. Cripple Walls

Good	Fair	Poor	N/A	None

5. Ventilation

Good	Fair	Poor	N/A	None

6. Vent Screens

Good	Fair	Poor	N/A	None

7. Access Panel

Good	Fair	Poor	N/A	None

8. Post and Girders

Good	Fair	Poor	N/A	None

9. Sub Flooring

Good	Fair	Poor	N/A	None

10. Anchor Bolts

Good	Fair	Poor	N/A	None

11. Foundation Electrical

Good	Fair	Poor	N/A	None

12. Foundation Plumbing

Good	Fair	Poor	N/A	None

13. Sump Pump

Good	Fair	Poor	N/A	None

14. Ducting

Good	Fair	Poor	N/A	None

Grounds

1. Driveway and Walkway Condition

Good	Fair	Poor	N/A	None



Asphalt driveway noted - normal wear for age, some cracks noted.

2. Grading

Good	Fair	Poor	N/A	None
X				

Observations:

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



Grading appears to slope away from the house



Grading appears to slope away from the house - no sign of problems with drainage.

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				

Materials: Aluminum



Gate looks to be in good shape. Note condition of block foundation wall.



Both gate doors functioned properly at time of inspection



Gate appears to be in good shape

5. Patio and Porch Deck

Good	Fair	Poor	N/A	None
	X			

Observations:
 • Floor boards rotted.



Railing has cracks where nails are used to attach to the porch - recommend replacing with new wooden rails



Structure supports on porch seem to be in good condition



Porch base beams in good condition

6. Stairs & Handrail

Good	Fair	Poor	N/A	None
X				

Observations:

- Appeared functional at time of inspection.



Appeared functional at time of inspection.

7. Grounds Electrical

Good	Fair	Poor	N/A	None
X				

Observations:

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



Power main location at front of house. Also phone service. Downspouts look to be in good condition and functional. Siding also appears to be in good shape.

8. GFCI

Good	Fair	Poor	N/A	None
				X

Observations:

- None.



For safety, an external outlet needs to be GFCI - recommend replacing

9. Main Gas Valve Condition

Good	Fair	Poor	N/A	None
				X

10. Plumbing

Good	Fair	Poor	N/A	None
	X			

Materials: Copper piping noted.

11. Water Pressure

Good	Fair	Poor	N/A	None

12. Pressure Regulator

Good	Fair	Poor	N/A	None

13. Exterior Faucet Condition

Good	Fair	Poor	N/A	None

14. Balcony

Good	Fair	Poor	N/A	None
	X			

Observations:

- Evidence that some floor boards have rotting at end of board.

15. Patio Enclosure

Good	Fair	Poor	N/A	None

16. Patio and Porch Condition

Good	Fair	Poor	N/A	None

Materials: Metal standing seam roofing noted.

Observations:

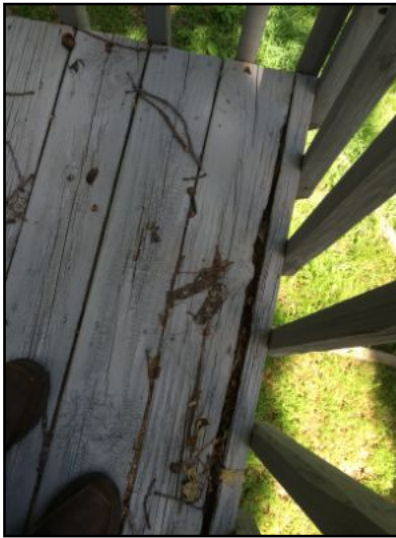
- No major system safety or function concerns noted at time of inspection.



Front porch looks to be almost new condition



Some damage/rotting noted at edge of porch



Some damage/rotting noting at end of porch

17. Fence Condition

Good	Fair	Poor	N/A	None
X				

Materials: Chain link

18. Sprinklers

Good	Fair	Poor	N/A	None
				X

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. Gate & Fence Condition

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

4. Filter

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

5. Skimmer and Basket

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

6. Pool Heater Condition

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

7. Lights

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

8. Pressure Gauge

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

9. Pumps

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

10. Jets

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

11. Structure Condition

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

12. Tile

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

13. Timer

Good	Fair	Poor	N/A	None

14. Water Condition

Good	Fair	Poor	N/A	None

15. Water Fill Unit

Good	Fair	Poor	N/A	None

16. Electrical

Good	Fair	Poor	N/A	None

17. GFCI

Good	Fair	Poor	N/A	None

Basement/Crawlspace

1. Walls

Good	Fair	Poor	N/A	None
X				

Materials: Partly finished, full basement noted.

Observations:

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

2. Insulation

Good	Fair	Poor	N/A	None

Observations:

- Full view of foundation insulation was not available due to lack of access.



Underneath stairs some insulation batts need fixing/replacement

3. Windows

Good	Fair	Poor	N/A	None
X				

Materials: Vinyl framed single hung window noted.

4. Plumbing Materials

Good	Fair	Poor	N/A	None
X				

Materials: Appears Functional.

Observations:

- Copper



Water cut on/off located in wall of basement - My concerns are obvious past leakage and could be the source of moldy smell

5. Basement Electric

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

6. GFCI

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

Observations:

- There is no GFCI protection. There is the potential for an electric shock hazard. Recommend a licensed electrician to provide an estimate on installing GFCI protection.
- There is no GFCI protection at the kitchen, garage, bathrooms and exterior. These areas are now required to have GFCI protection. Recommend a licensed electrician evaluate installing GFCI'S.

7. Access

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

8. Stairs

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

9. Railings

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

10. Slab Floor

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

11. Finished Floor

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

12. Drainage

Good	Fair	Poor	N/A	None

13. Sump Pump

Good	Fair	Poor	N/A	None
X				

Observations:
• Functional at time of inspection.

14. Framing

Good	Fair	Poor	N/A	None
X				

Observations:
• Appears Functional.

15. Subfloor

Good	Fair	Poor	N/A	None

16. Columns

Good	Fair	Poor	N/A	None

17. Piers

Good	Fair	Poor	N/A	None

18. Basement/Crawlspace Ductwork

Good	Fair	Poor	N/A	None
X				

Residential Earthquake Hazards Report

Yes	No	N/A	Don't Know	
<input 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 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 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 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 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 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 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 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 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