

Blue Palmetto Home Inspection

Property Inspection Report



123 Dream Home Lane, Summerville SC, 29483
Inspection prepared for: Julia Sample & Julia Sample
Inspection Date: 1/4/2011 Time: 3:45 pm
Age: 8 years Size: 1500 sf + -
Weather: Partly Sunny 60 degrees
This is just a test report.

Inspector: Ray Thornburg
License # rbb 22399
1325 Sandy Run Circle, Summerville, SC 29483
Phone: 843-688-4945 Fax: 843-688-5409

Email: rthornburg@homesc.com
www.summerville-home-inspector.com

We here at Blue Palmetto Home Inspection would like to thank you for the opportunity to serve you! If you have any questions or just need more clarification please don't hesitate to call us. We are happy to help and we want you to be successful in your endeavors.

This report has two parts - a **summary** and an **inspection details** list. The **summary** consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expenses to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all of the pages of the report as the summary alone does not explain all the issues. All repairs should be done by a qualified licensed tradesmen or professionals. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

The **inspection details** lists items that were inspected and any comments that are relevant. Whenever possible I try to include pictures to better illustrate any areas of concern.

In this report you will find in **Red** a brief summary of **Critical** concerns of the inspection as they relate to safety and function. Examples would be bare electrical wires or active drain leaks. They could also be problems that if not repaired would cause further damage. The complete list of items noted is found throughout the body of the report including normal maintenance items. Not all deficiencies are typefaced in **Red** so read the entire report. This report is prepared in conjunction with a signed inspection agreement.

Report Summary

Home Exterior		
Page 8 Item: 1	Trim Condition	<ul style="list-style-type: none"> In the rear of house the facial needs to be secured to prevent water intrusion.
Page 8 Item: 2	Siding Condition	<ul style="list-style-type: none"> In the rear of house the facial needs to be secured to prevent water intrusion.
Page 9 Item: 6	Other Exterior Doors	<ul style="list-style-type: none"> The door on the side of the house needs to be replaced. Water intrusion at this site has also damaged the door sill, sub floor, and has caused some minor joist damage.
Page 10 Item: 8	Porches	<ul style="list-style-type: none"> Hand rails are loose or rotted at the attachment points. This is a dangerous situation because someone might lean against them and fall. The Lattice under the front porch near the ground has some rotted sections. An access hatch is not provided for the under porch area. We suggest adding one.
Page 10 Item: 9	Patio and Porch Deck	<ul style="list-style-type: none"> No flashing present. Lag bolts not present Poor quality workmanship.
Page 11 Item: 10	Stairs & Handrail	<ul style="list-style-type: none"> Handrail should be installed at a height of no less than 34" and no higher than 38". There should be an 1 1/2" space between handrail and wall. Center stringer is missing. Space between the steps and the wall is too great and present a safety hazard. Open risers present a safety concern.
Basement/Crawlspace/Slab		
Page 14 Item: 5	Floor Framing O/Crawlspace	<ul style="list-style-type: none"> There is a moisture damaged joist under the exterior side door. There is evidence of minor sub floor moisture damage under the tub.
General Interior		
Page 28 Item: 2	Ceiling Condition	<ul style="list-style-type: none"> There is a crack in the living room ceiling which we believe to be caused by natural shrinkage of the wood where ceiling joists and a beam are located above. We suggest evaluation by a qualified contractor. We noted that the lvl above has a space at that location. Possibly filling the space and lagging it together would be advisable.

Inspection Details

About our Rating System

We have a five tiered rating system for reporting the general condition of many items in our report. These ratings are the opinion of the inspector and may generally be defined as below.

GOOD- Items marked as *good* generally means - adequate, appears sufficient, it is in good condition for its age, it was performing its intended function at the time of the inspection. Items marked thusly can still have a deficiency... for example - vinyl siding marked as good can have a hole that needs repair but because the siding encompasses the whole house a minor repair wouldn't lower its overall rating in the eyes of the inspector.

FAIR - Items marked as *fair* generally means - that some wear and deterioration was observed.

POOR - Items marked *poor* generally means - that some repairs or replacement may be recommended.

N/A - Items marked *N/A* means that the item did not apply for example - an electric water heater would not need an exhaust vent so it would be marked N/A. It could also mean not present.

N/I- Items marked *N/I* generally means not inspected.

Always read the whole report and any comments that are noted.

1. Attendance

In Attendance: Client present

2. Home Type

Home Type: Single Family Home

3. Occupancy

Occupancy: Occupied - Furnished • Moderate storage was observed. • Access to some items such as: electrical outlets/receptacles, windows, wall/floor surfaces, and cabinet interiors may be restricted by furniture or personal belongings. Any such items are excluded from this inspection report.

4. general description

general description This is a single story wood framed house with vinyl siding resting on a concrete block foundation wall. It has a gable roof and a wood framed front porch with a hip roof above that section.

Attic

1. Attic Access

Good	Fair	Poor	N/A	None
X				

access#1 Pull down stairs noted. • Entered.
access # 2 Not applicable.

Observations:

- The rope for the pull down stairs is missing.

2. Insulation Condition

Good	Fair	Poor	N/A	None
X				

Materials: Fiberglass batts with kraft paper facing noted.
Depth: Insulation averages about 10-12 inches in depth

Observations:

- Insulation appears adequate.

3. Ventilation

Good	Fair	Poor	N/A	None
X				

4. Vent Screens

Good	Fair	Poor	N/A	None
X				

5. Whole House Fan

Good	Fair	Poor	N/A	None
			X	

present/not No whole house fan present.

6. Framing/structure

Good	Fair	Poor	N/A	None
X				

Materials: Engineered trusses present. • Elements of trusses and stick framing present.

Observations:

- Recommend adding collar ties at 4' O.C. spacing at ridge of roof structure. A collar tie is a piece of 2x4 or similar material approximate 4' long which are nailed to and connect the rafters on both sides of the ridge board.
- In the absence of engineered drawings we recommend installing collar ties.



Recommend adding collar ties at 4' O.C. spacing at ridge of roof structure. A collar tie is a piece of 2x4 or similar material approximate 4' long which are nailed to and connect the rafters on both sides of the ridge board.

7. Leaks?

Good	Fair	Poor	N/A	None
X				

previous/existing No leaks detected at time of inspection.

8. Duct Work

Good	Fair	Poor	N/A	None
X				

Observations:
• functional

9. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:

- Exposed electrical wiring observed. This is a safety concern if used where it could be subject to "Physical Damage". Exposed electrical wires are normally encased in conduit or hidden in wall cavities to ensure safety. Client should consult with a licensed electrician prior to closing for repairs/replacement as needed to ensure safety.
- The exposed wiring on the attic floor needs to be protected from physical damage.
- There is an unsecured junction box laying on the attic floor.

10. Attic Plumbing

Good	Fair	Poor	N/A	None
X				

11. Chimney

Good	Fair	Poor	N/A	None
			X	

12. Exhaust Vent

Good	Fair	Poor	N/A	None
X				

Observations:
• functional

Roofing, Guttering & Other Components

About the Roof Inspection Report

Every effort is made to carefully evaluate the roof covering and find all areas of concern. While it may be possible to ascertain the general condition of a roof covering it is sometimes virtually impossible to detect a leak except as it is occurring or by specific tests which is beyond the scope of a home inspection. Even water stains may not confirm an active leak without other evidence. In addition sometimes evidence of a leak has been concealed. For this reason we do not guarantee that a roof will not leak. Most roof coverings are not designed to be waterproof only water resistant. They rely on gravity to channel water off the roof. With this in mind the flatter the roof the more problematic.

1. Roof Covering

Good	Fair	Poor	N/A	None
X				

How Inspected With Binoculars
Materials: architect shingle

2. Roof Style

Roof Style Gable

3. House Style

House Style one story
Description House is on raised on a concrete block curtain wall and Piers with wood floor system installed.

4. Visible Flashing

Good	Fair	Poor	N/A	None
X				

Observation: Yes

5. Sky lights

Good	Fair	Poor	N/A	None
X				

Presence? No skylight present.

6. Roof Penetrations

Good	Fair	Poor	N/A	None
X				

observations: Acceptable

7. Fireplace Condition

Good	Fair	Poor	N/A	None
				X

Type: not present

8. Chimney Condition

Good	Fair	Poor	N/A	None
				X

Materials: NA

9. gutters and downspouts

Good	Fair	Poor	N/A	None
				X

Presence? not present

10. Driveway and Walkway Condition

Good	Fair	Poor	N/A	None
X				

Type Concrete driveway noted.

11. Grading

Good	Fair	Poor	N/A	None
X				

Observations:

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

12. Vegetation Observations

Good	Fair	Poor	N/A	None
X				

Observations:

- Prune or remove any plants that are in contact or proximity to home to eliminate pathways of wood destroying insects.
- The morning glories growing around the electric meter need no be trimmed back to prevent future problems.



The morning glories growing around the electric meter need no be trimmed back to prevent future problems.

13. Spark Arrestor

Good	Fair	Poor	N/A	None
			X	

14. Gate Condition

Good	Fair	Poor	N/A	None
			X	

Material None present.

Home Exterior

1. Trim Condition

Good	Fair	Poor	N/A	None
X				

Materials: Vinyl

Observations:

- In the rear of house the facial needs to be secured to prevent water intrusion.



In the rear of house the facial needs to be secured to prevent water intrusion.

2. Siding Condition

Good	Fair	Poor	N/A	None
X				

Materials: vinyl

Observations:

- In the rear of house the facial needs to be secured to prevent water intrusion.



In the rear of house the facial needs to be secured to prevent water intrusion.

3. Paint/caulk/deficiencies

Good	Fair	Poor	N/A	None
X				

Materials: unknown paint type noted

Observations:

- The paint is generally in good condition for its age except for the handrails on the front porch which need some attention.

4. Window Condition

Good	Fair	Poor	N/A	None
X				

Observations: vinyl
Screens: screens present
Deficiencies:

- The windows and screens tested are in good working order.

5. Front Door

Good	Fair	Poor	N/A	None
X				

Observations:
• Front door is working properly.

6. Other Exterior Doors

Good	Fair	Poor	N/A	None
		X		

Observations:
• The door on the side of the house needs to be replaced. Water intrusion at this site has also damaged the door sill, sub floor, and has caused some minor joist damage.



Door needs replacement

7. Storm Windows/Doors

Good	Fair	Poor	N/A	None
			X	

Observations: no storm windows noted

8. Porches

Good	Fair	Poor	N/A	None
	X			

Description: wood porch with roof over
Observations:

- Hand rails are loose or rotted at the attachment points. This is a dangerous situation because someone might lean against them and fall.
- The Lattice under the front porch near the ground has some rotted sections.
- An access hatch is not provided for the under porch area. We suggest adding one.



Hand rails are loose or rotted at the attachment points. This is a dangerous situation because someone might lean against them and fall.



Hand rails are loose or rotted at the attachment points. This is a dangerous situation because someone might lean against them and fall.



The Lattice under the front porch near the ground has some rotted sections.

9. Patio and Porch Deck

Good	Fair	Poor	N/A	None
		X		

Observations:

- No flashing present.
- Lag bolts not present
- Poor quality workmanship.

10. Stairs & Handrail

Good	Fair	Poor	N/A	None
		X		

Observations:

- Handrail should be installed at a height of no less than 34" and no higher than 38".
- There should be an 1 1/2" space between handrail and wall.
- Center stringer is missing.
- Space between the steps and the wall is too great and present a safety hazard.
- Open risers present a safety concern.



Handrail should be installed at a height of no less than 34" and no higher than 38".

11. Main Gas Valve Condition

Good	Fair	Poor	N/A	None
			X	

Materials: No gas meter present.

12. Exterior Electrical

Good	Fair	Poor	N/A	None
X				

Materials: No concerns noted at this time.

garage

1. deficiencies

Good	Fair	Poor	N/A	None
				X

Style: No garage is present.

2. Garage Door Condition

Good	Fair	Poor	N/A	None
			X	X

3. Opener Deficiencies

Good	Fair	Poor	N/A	None
			X	X

Electrical

About the Electrical Report

Home owners should pay particular attention to any deficiencies listed in this section. Everyone should note the location of the Main Service Disconnects. The service disconnects are where the circuit breakers or fuses are. Sometimes there are other disconnects usually located near air handlers and outdoor air conditioning equipment. Every homeowner should know how a GFI circuit breaker works. Not all houses have GFI breakers because homes are built at different times and codes vary by jurisdiction. A GFI is an electrical outlet that prevents electrical shock by shutting off current when it detects that the current improperly passes to ground. GFI's are used in damp locations. A GFI will protect all circuits downstream of the device. This means that a GFI breaker located in the bathroom might control an outlet located on the front porch for example.

1. Over Current Protection

Good	Fair	Poor	N/A	None
X				

location Underground service lateral noted on the right side of the house.

Type: circuit breakers

Observations:

- 200 amp main breakers
- Main disconnect located in hallway by the side entrance.

2. Service Cable

Materials: Copper

Materials: Copper

3. Incoming Service

Good	Fair	Poor	N/A	None
X				

location Underground service lateral noted on the right side of the house.

observations ok

Observations:

- Recommend removing vines around the electric meter.

4. Fixtures & Outlets

Good	Fair	Poor	N/A	None
X				

doorbell: No doorbell present.

Outlets All outlets that were tested appear to be wired correctly.

5. GFCI

Good	Fair	Poor	N/A	None
X				

Materials: all tested

Observations:

- All tested GFCI's are satisfactory.

6. Smoke Detectors

Good	Fair	Poor	N/A	None
X				

presence?: present

Basement/Crawlspace/Slab

1. Basement/Crawlspace/Slab

Good	Fair	Poor	N/A	None
X				

specifics: Crawlspace noted.

2. Crawl Space

Good	Fair	Poor	N/A	None
X				

specifics: Access is located in rear of the house.

Observations:

- Crawl space ventilation is adequate.
- The under floor system is insulated.

3. Under FF Wall Framing

Good	Fair	Poor	N/A	None
			X	

selections: There is no under first floor wall framing.

4. Foundation Walls & Piers

Good	Fair	Poor	N/A	None
X				

Materials: Foundation walls are visible. • Continuous block foundation wall.

Observations:

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

5. Floor Framing O/Crawlspace

Good	Fair	Poor	N/A	None
X				

Materials: 2x10 joists noted.

Observations:

- There is a moisture damaged joist under the exterior side door.
- There is evidence of minor sub floor moisture damage under the tub.



There is a moisture damaged joist under the exterior side door.



There is evidence of minor sub floor moisture damage under the tub.

6. Sump Pump

Good	Fair	Poor	N/A	None
			X	

Drainage: No sump pump present.

7. Exposed Ductwork

Good	Fair	Poor	N/A	None
			X	

Materials: There is no exposed ductwork in the crawlspace.

8. Basement Stairs

Good	Fair	Poor	N/A	None
			X	

9. Basement Railings

Good	Fair	Poor	N/A	None
			X	

10. Foundation Plumbing

Good	Fair	Poor	N/A	None
X				

Observations:
• Pex water lines noted.
• PVC waste lines noted.

11. Anchor Bolts

Good	Fair	Poor	N/A	None
X				

Observations:
• Anchor straps noted.

Plumbing

About the Plumbing System Report

The plumbing system includes the water distribution pipes, drainage system, water heater and associated fixtures like toilets and sinks. Every home owner should take note of the location of the various water cut off valves. In the event of a leak be aware that there is usually a water disconnect valve located close to most fixtures (behind the toilet and under the sinks for example). Fuel shut off valves for gas appliances are usually located within six feet of an appliance. Also note the location of the main water disconnect. Home inspectors are not required to inspect or evaluate any underground or concealed piping systems.

1. Visible Water Piping

Good	Fair	Poor	N/A	None
X				

Materials: polyethylene (pex)(red- blue)

2. Visible Waste Piping

Good	Fair	Poor	N/A	None
X				

Specifics: PVC

3. Waste Disposal System

Good	Fair	Poor	N/A	None
X				

Materials: This house is serviced by a municipal waste treatment system.

4. Water Supply

Good	Fair	Poor	N/A	None
X				

Observations: Water is supplied to this house by a municipality.

5. location/size/fuel type

Materials: The water heater is located in the attic. • Electric water heater noted.
 • Capacity 80 gallons.
 Materials: Brand Name is RUUD.

6. W H Condition

Good	Fair	Poor	N/A	None
X				

Observations:
 • Tank appears to be in satisfactory condition -- no concerns.

7. Base

Good	Fair	Poor	N/A	None
X				

8. Heater Enclosure

Good	Fair	Poor	N/A	None
X				

9. Combusion

Good	Fair	Poor	N/A	None
			X	

10. Venting

Good	Fair	Poor	N/A	None
			X	

11. TPRV

Good	Fair	Poor	N/A	None
X				

Observations:

- Appears to be in satisfactory condition -- no concerns.

12. Overflow Condition

Good	Fair	Poor	N/A	None
X				

Materials: pex

Observations:

- Appears to be in satisfactory condition -- no concerns.

13. Strapping

Good	Fair	Poor	N/A	None
X				

Observations:

- Strapping although present is not proper by todays standards. A horizontal strap in the upper and lower 1/3 is proper.



straps should be horizontal

AC/Heat

About the HVAC System Report

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. Regular maintenance is essential to its proper operation. We recommend having annual checkups and cleaning by qualified personnel. Take a note of the size and type of filters your unit needs and understand how to change them regularly. Proper maintenance will improve efficiency and prolong the equipment lifespan. Be aware that mechanical failure can occur at any time even the day after the inspection and that the home inspection in no way lessens the risk or likelihood of repairs or replacements being needed at any time in the future. Also be aware that the home inspector does not determine adequacy of any system. If your system has been shut down for a season it may take more than several hours to achieve a comfortable level especially during extremely hot summer days for instance. Because the inspector is there for only a short period he will usually take a temperature reading at the registers to determine if the system is performing within accepted parameters.

1. General HVAC Information

Good	Fair	Poor	N/A	None
X				

Materials: This house has a forced air heat pump.
Materials: The air handler is in the attic.



2. HVAC Information

Good	Fair	Poor	N/A	None
X				

thermostat: operational
filters: 16x25x1

3. Heater Condition

Good	Fair	Poor	N/A	None
X				

Materials: Heat pump noted

4. Heater Base

Good	Fair	Poor	N/A	None
X				

5. Enclosure

Good	Fair	Poor	N/A	None
X				

6. Venting

Good	Fair	Poor	N/A	None
			X	

7. Gas Valves

Good	Fair	Poor	N/A	None
			X	

8. Refrigerant Lines

Good	Fair	Poor	N/A	None
X				

9. AC Compress Condition

Good	Fair	Poor	N/A	None
X				

Compressor Type: electric
Location: The compressor is located on the left side of the house.



located left side of house

10. Cooling Only

Good	Fair	Poor	N/A	None
			X	

Laundry Room

1. Washer & Dryer

Good	Fair	Poor	N/A	None
X				

Materials: Connections are located by the side entrance.
Observations:
• not tested

2. Dryer Vent

Good	Fair	Poor	N/A	None
X				

Concerns
• Inspection of the lower portion of the dryer vent was not possible because a dryer was still hooked up. We suggest that you carefully examine the pipe at the location before installing a dryer.

3. Laundry Tub

Good	Fair	Poor	N/A	None
			X	

Materials: No laundry Tub noted.

Kitchen Area

1. Sinks

Good	Fair	Poor	N/A	None
X				

2. Garbage Disposal

Good	Fair	Poor	N/A	None
X				

Observations:

- Operated - appeared functional at time of inspection.

3. Cook top condition

Good	Fair	Poor	N/A	None
X				

4. Oven & Range

Good	Fair	Poor	N/A	None
X				

5. Trash Compactor

Good	Fair	Poor	N/A	None
			X	

6. Vent Condition

Good	Fair	Poor	N/A	None
X				

Materials: Exterior Vented

7. Floor Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Tile noted.

Observations:

- There is at least one cracked tile on the kitchen floor.



cracked tile

8. Counters

Good	Fair	Poor	N/A	None
X				

9. Cabinets

Good	Fair	Poor	N/A	None
X				

Observations:

- Most not accessible due to stored personal items.

Bathroom Area #1

1. Leaks?

Good	Fair	Poor	N/A	None
X				

Materials: Whole bath.
Materials: Master#1

2. Counters

Good	Fair	Poor	N/A	None
X				

Observations:
• Plastic laminate tops noted.

3. Exhaust Fan

Good	Fair	Poor	N/A	None
X				

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

4. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: Ceramic tile is noted.

5. Heating

Good	Fair	Poor	N/A	None
X				

6. Mirrors

Good	Fair	Poor	N/A	None
X				

7. Showers

Good	Fair	Poor	N/A	None
X				

8. Shower Walls

Good	Fair	Poor	N/A	None
X				

9. Bath Tubs

Good	Fair	Poor	N/A	None
X				

10. Enclosure

Good	Fair	Poor	N/A	None
X				

11. Sinks

Good	Fair	Poor	N/A	None
X				

12. Toilets

Good	Fair	Poor	N/A	None
X				

13. Walls

Good	Fair	Poor	N/A	None
X				

14. Ceiling

Good	Fair	Poor	N/A	None
X				

Bathroom Area # 2

1. Leaks?

Good	Fair	Poor	N/A	None
X				

Materials: Half bath.
Materials: Hall

2. Counters

Good	Fair	Poor	N/A	None
X				

Observations:
• Plastic laminate tops noted.

3. Exhaust Fan

Good	Fair	Poor	N/A	None
X				

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

4. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: Ceramic tile is noted.

5. Heating

Good	Fair	Poor	N/A	None
X				

6. Mirrors

Good	Fair	Poor	N/A	None
X				

7. Showers

Good	Fair	Poor	N/A	None
X				

8. Shower Walls

Good	Fair	Poor	N/A	None
X				

9. Bath Tubs

Good	Fair	Poor	N/A	None
X				

10. Enclosure

Good	Fair	Poor	N/A	None
X				

11. Sinks

Good	Fair	Poor	N/A	None
X				

12. Toilets

Good	Fair	Poor	N/A	None
X				

13. Walls

Good	Fair	Poor	N/A	None
X				

14. Ceiling

Good	Fair	Poor	N/A	None
X				

Bedroom Areas

1. Observations

Good	Fair	Poor	N/A	None
X				

Locations Master bedroom and all other bedrooms inspected.

2. Ceiling Fans

Good	Fair	Poor	N/A	None
			X	

3. Closets

Good	Fair	Poor	N/A	None
X				

4. Doors

Good	Fair	Poor	N/A	None
X				

5. Floor Condition

Good	Fair	Poor	N/A	None
X				

Flooring Types: Carpet is noted.

6. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: Drywall walls noted.

7. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

General Interior

1. Wall Condition

Good	Fair	Poor	N/A	None
X				

2. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.
 Observations:

- There is a crack in the living room ceiling which we believe to be caused by natural shrinkage of the wood where ceiling joists and a beam are located above. We suggest evaluation by a qualified contractor. We noted that the lvl above has a space at that location. Possibly filling the space and lagging it together would be advisable.



There is a crack in the living room ceiling which we believe to be caused by natural shrinkage of the wood where ceiling joists and a beam are located above. We suggest evaluation by a qualified contractor. We noted that the lvl above has a space at that location. Possibly filling the space and lagging it together would be advisable.

There is a crack in the living room ceiling which we believe to be caused by natural shrinkage of the wood where ceiling joists and a beam are located above. We suggest evaluation by a qualified contractor. We noted that the lvl above has a space at that location. Possibly filling the space and lagging it together would be advisable.

3. Floor Condition

Good	Fair	Poor	N/A	None
X				

Flooring Types: Carpet is noted.

4. Observations

Good	Fair	Poor	N/A	None
X				

5. Stairs

Good	Fair	Poor	N/A	None
			X	

6. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: Vinyl framed double hung window noted. • Insulated glass noted.

Photos





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 type="checkbox"/> | <input checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" 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 | N/A | Don't Know | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 8. Is the house outside an Alquist-Priolo Earthquake Fault Zone (zones immediately surrounding known earthquake faults)? |
| Yes | No | N/A | Don't Know | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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