

Idaho Building Inspectors

Property Inspection Report



Inspection prepared for:
Date of Inspection: 5/14/2018 Time: 10 AM
Age of Home: 2013 (5yrs) Size: 1736
Weather: 70F sunny

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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.

Garage		
Page 20 Item: 6	Electrical	• Recommend Securing electrical cable and outlet box to wall, sleeve electrical cable in conduit North wall
Page 20 Item: 7	GFCI	• No GFCI protection present, suggest installing GFCI protected receptacles for safety.
Roof		
Page 24 Item: 2	Flashing	• Recommend sealing all nail penetrations in exposed flashing to prevent water intrusion
Grounds		
Page 31 Item: 2	Grading	• One area noted to slope into the foundation, recommend adding additional backfill to create the proper slope away from the foundation.
Page 33 Item: 15	Steps	• Slate stairs noted recommend securing with adhesive to prevent wobbling or moving when stepping on steps

Inspection Details

INTRODUCTION:

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

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

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

1. Attendance

In Attendance: Selling Agent present • Seller present

2. Home Type

Home Type: Detached • Single Family Home

3. Occupancy

Occupancy: Occupied - Furnished

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

2. Cabinets

3. Ceiling Fans

Observations:

- None present.

4. Closets

Observations:

- The closet is in serviceable condition.

5. Door Bell

Observations:

- Operated normally when tested.

6. Doors

Observations:

- Doors were functional and in satisfactory condition at time of inspection

7. Electrical

Observations:

- Some outlets not accessible due to furniture and or stored personal items.
- Electrical systems that were tested were functional and operational at the time of inspection

8. Security Bars

9. Smoke Detectors

Observations:

- Operated when tested.

10. Stairs & Handrail

11. Window-Wall AC or Heat

12. Ceiling Condition

Materials: There are drywall ceilings noted.

Observations:

- Appeared in satisfactory condition at time of inspection

13. Patio Doors

14. Screen Doors

15. Wall Condition

Materials: Drywall walls noted. • Painted finish noted.

Observations:

- Appeared in satisfactory condition at time of inspection

16. Fireplace

Materials: Family Room

Materials: Free standing style pellet burning stove noted.



Informational: Quadra Fire pellet stove, refer to information on back of fireplace for clearances.

17. Window Condition

Materials: Vinyl framed single hung window noted.

Observations:

- Operated when tested appeared functional and in serviceable condition at time of inspection
- Recommendation: caulk around window and door trims as needed

Bedrooms

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

1. Locations

Locations: Master S.W. #1 • Bed S.E #2 • Bed South #3

2. Cabinets

3. Ceiling Fans

Observations:

- None present.

4. Closets

Observations:

- The closet is in serviceable condition.

5. Doors

Observations:

- In satisfactory condition

6. Electrical

Observations:

- All bedroom circuits are now required to be AFCI protected.
- AFCI operational when tested

7. Fireplace

8. Floor Condition

Flooring Types: Carpet is noted.

Observations:

- Appears to be in satisfactory condition

9. Security Bars

10. Smoke Detectors

Observations:

- The smoke detectors operated during the inspection.

11. Wall Condition

Materials: Drywall walls noted. • Painted finish noted.

Observations:

- Appeared in satisfactory condition at time of inspection

12. Window-Wall AC or Heat

13. Window Condition

Materials: Vinyl framed single hung window noted.

Observations:

- Operable and in satisfactory condition



Recommend light caulking around windows and doors as needed

14. Ceiling Condition

Materials: There are drywall ceilings noted.

Observations:

- In satisfactory condition at time of inspection

15. Patio Doors

16. Screen Doors

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

Locations: Master Bathroom • Hall bathroom

2. Cabinets

Observations:

- No deficiencies observed.

3. Ceiling Condition

Materials: There are drywall ceilings noted.

Observations:

- No deficiencies noted

4. Counters

Observations:

- Plastic laminate tops noted.

5. Doors

Observations:

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

6. Electrical

Observations:

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

7. GFCI

Observations:

- **GFCI** in place and operational

8. Exhaust Fan

Observations:

- The bath fan was operated and no issues were found.

9. Floor Condition

Materials: Sheet vinyl flooring is noted.

Observations:

- Appeared in satisfactory condition at time of inspection

10. Heating

Observations:

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

11. Mirrors

Observations:

- No deficiencies at time of inspection

12. Plumbing

Observations:

- Functional at time of inspection, no discrepancies noted

13. Security Bars

14. Showers

Observations:

- functional
- Functional
- Shower curtain noted

15. Shower Walls

Observations:

- Fiberglass surround noted.

16. Bath Tubs

17. Enclosure

Observations:

- The shower enclosure was functional at the time of the inspection.

18. Sinks

Observations:

- Operated normally, at time of inspection.

19. Toilets

Observations:

- Operated when tested. No deficiencies noted.

20. Window Condition

Materials: Vinyl framed single hung window noted.

Observations:

- Operated normally at time of inspection

Kitchen

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

1. Cabinets

Observations:

- No deficiencies observed.
- No deficiencies observed on all kitchen cabinets.

2. Counters

Observations:

- Plastic laminate tops noted.
- No discrepancies noted.

3. Dishwasher

Observations:

- Operated.

4. Doors

Observations:

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

5. Garbage Disposal

6. Microwave

Observations:

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

7. Cook top condition

Observations:

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

8. Oven & Range

Observations:

- Oven(s): Electric
- Oven(s) operated when tested.

9. Sinks

Observations:

- In satisfactory condition, no leaks observed
- Supply lines in satisfactory condition no leaks observed

10. Drinking Fountain

11. Spray Wand

12. Hot Water Dispenser

13. Soap Dispenser

14. Trash Compactor

15. Vent Condition

Materials: Exterior Vented

Observations:

- Exhaust fan is inoperable.

16. Window Condition

Materials: Vinyl framed single hung window noted.

Observations:

- Operated and in satisfactory condition recommend caulking around windows as needed

17. Floor Condition

Materials: Sheet vinyl flooring is noted.

Observations:

- Laminate flooring in satisfactory condition no defects noted

18. Plumbing

Observations:

- No deficiencies noted at time of inspection

19. Ceiling Condition

Materials: There are drywall ceilings noted.

Observations:

- Finished ceilings are in satisfactory condition no deficiencies noted

20. Security Bars

21. Patio Doors

Observations:

- The sliding patio door was functional during the inspection.

22. Screen Doors

Observations:

- Sliding door screen is functional.

23. Electrical

Observations:

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

24. GFCI

Observations:

- GFCI in place and operational.

25. Wall Condition

Materials: Drywall walls noted. • Painted finish noted.

Observations:

- Walls are in satisfactory condition no deficiencies noted

Laundry

1. Locations

Locations: Hall

2. Cabinets

Observations:

- No deficiencies observed.

3. Counters

4. Dryer Vent

Observations:

- The dryer is in satisfactory condition and does extend to the exterior.

5. Electrical

Observations:

- Electrical components in this room are in satisfactory condition

6. GFCI

Observations:

- GFCI in place and operational

7. Exhaust Fan

Observations:

- The exhaust fan was operated and no issues were found.

8. Gas Valves

9. Wash Basin

10. Floor Condition

Materials: Sheet vinyl flooring is noted.

Observations:

- Vinyl flooring is in satisfactory condition

11. Plumbing

Observations:

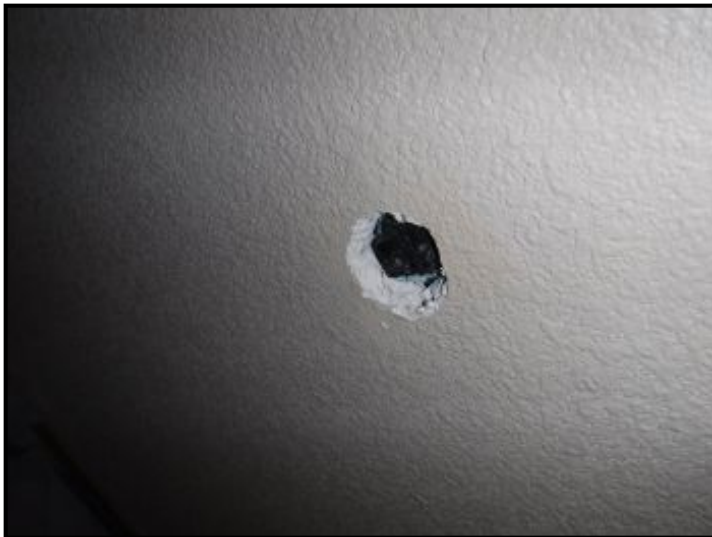
- Plumbing components, lines and fixtures are operating as intended no leaks or deficiencies found

12. Wall Condition

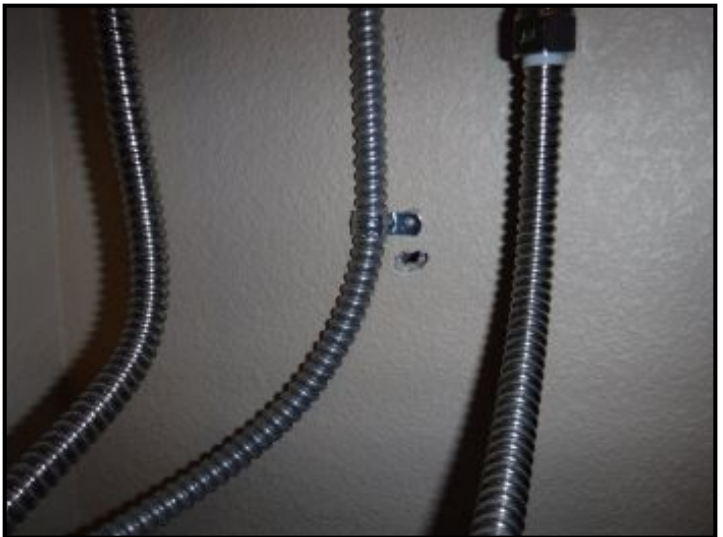
Materials: Drywall walls noted. • Painted finish noted.

Observations:

- Walls are in satisfactory condition



Recommend installing access cover plate



Recommend caulking holes



Recommend caulking around conduit

13. Ceiling Condition

Materials: There are drywall ceilings noted.

Observations:

- Ceiling finish is in satisfactory condition

14. Security Bars

15. Doors

16. Window Condition

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.

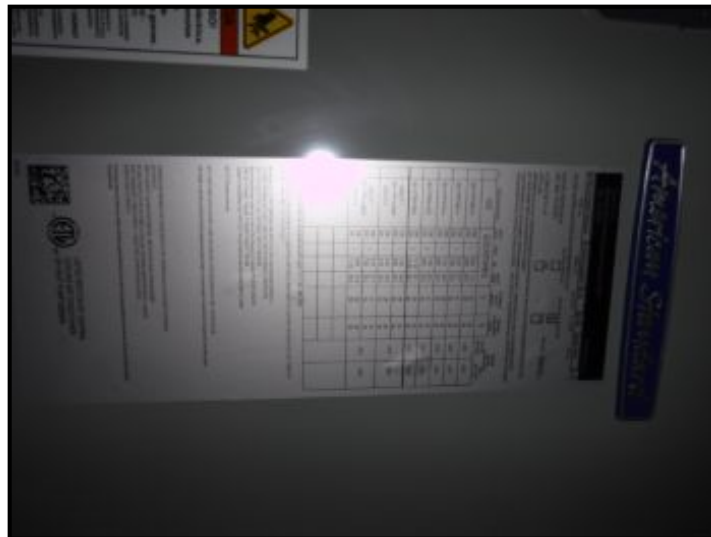
1. Heater Condition

Materials: The furnace is located in the attic

Materials: Electric forced hot air.

Observations:

- Electric Furnace: Last service date is over one year ago, or is unable to be determined. Although this unit appears to be operating properly from controls, there are areas which cannot be seen without specialized equipment and training. Furnace specialists recommend a complete inspection annually; consider having unit inspected by certified HVAC technician.



Informational

2. Heater Base

Observations:

- The heater base appears to be functional.

3. Enclosure

4. Venting

5. Gas Valves

6. Refrigerant Lines

Observations:

- No defects found.

7. AC Compress Condition

Compressor Type: Electric Heat Pump noted

Location: The compressor is located on the exterior west.

Observations:

- Appeared functional at the time of inspection.



Heat Pump Information

8. Air Supply

Observations:

- The return air supply system appears to be functional.

9. Registers

Observations:

- The return air supply system appears to be functional.

10. Filters

Location: Located inside ductwork near furnace cabinet in attic

Observations:

- **MAINTENANCE:** The air filter(s) should be inspected at least monthly and cleaned or replaced as required. There are two types of filters commonly used: (1) Washable filters, (constructed of aluminum mesh, foam, or reinforced fibers) these may be cleaned by soaking in mild detergent and rising with water. Or (2) Fiberglass disposable filters that must be REPLACED before they become clogged. Remember that dirty filters are the most common cause of inadequate heating or cooling performance.



Filter screen located in attic next to electric furnace recommend service of filter

11. Thermostats

Observations:

- Digital - programmable type. located in hallway

8. Gas Valve

9. Plumbing

Materials: Aquapex

Observations:

- No deficiencies observed at the visible portions of the supply piping.

10. Overflow Condition

Materials: PVC

Observations:

- The discharge tube discharges above six inches from slab, this should be lowered due to the possibility of scalding should a discharge situation happen.
- Appears to be in satisfactory condition -- no concerns.

11. Strapping

Observations:

- The water heater is not strapped.

Garage

1. Roof Condition

Materials: Roof was visually inspected from accessible points on the interior and/or exterior. If a roof is too high, is too steep, is wet, or is composed of materials which can be damaged if walked upon, the roof is not mounted. Therefore, client is advised that this is a limited review and a licensed roofer should be contacted if a more detailed report is desired.

Materials: Metal standing seam roofing noted.

Observations:

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

2. Walls

Observations:

- Appeared satisfactory, at time of inspection.
- Concrete exterior block walls noted



Recommend patching hole in block wall to prevent moisture or insect intrusion

3. Anchor Bolts

4. Floor Condition

Materials: Bare concrete floors noted.

Observations:

- Appears in satisfactory condition for the age of the garage/ shop

5. Rafters & Ceiling

Observations:

- Dimensional lumber wood ceiling joists.
- Rafter construction noted.
- Wood Joists noted.
- No deficiencies observed at the visible portions of the roof structure.

6. Electrical

Observations:

- Some outlets not accessible due to items being in the way
 - Recommend Securing electrical cable and outlet box to wall, sleeve electrical cable in conduit
- North wall



Recommend protecting exposed NM cable by installing electrical conduit and secure conduit and outlet box to block wall with fasteners

7. GFCI

Observations:

- No GFCI protection present, suggest installing GFCI protected receptacles for safety.



Recommend GFCI protection in shop for 120 volt service receptacles

8. 240 Volt

Observations:

- The 240 volt outlets tested functional.

9. Exterior Door

Observations:

- Appeared functional, at time of inspection.

10. Fire Door

11. Garage Door Condition

Materials: Two - single 7', steel panel, sectional roll-up doors.

Observations:

- No deficiencies observed.

12. Garage Door Parts

Observations:

- The garage door appeared functional during the inspection.

13. Garage Opener Status

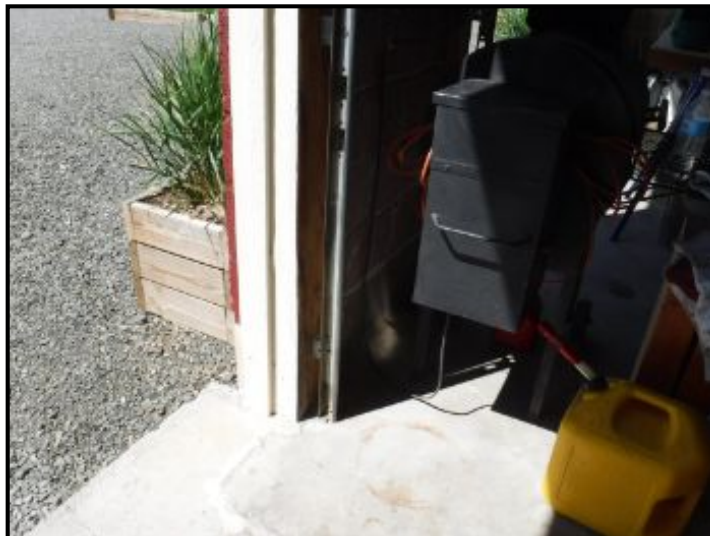
Observations:

- Chain drive opener noted.
- The garage door opener is functional, safety features are built in.

14. Garage Door's Reverse Status

Observations:

- No eye beam system present. This appears to be an older unit when these safety features were not included with openers. We recommend upgrading to a newer model with all safety features included.



Recommend installing garage door photo eye sensors for safety

15. Ventilation

Observations:

- Gable louver vents noted.

16. Vent Screens

Observations:

- Vent screens noted as functional.

17. Cabinets

Observations:

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

18. Counters

Observations:

- No discrepancies noted.

19. Wash Basin

Electrical

This report describes the amperage and voltage rating of the service, the location of the main disconnect and any sub panel(s), the presence of solid conductor aluminum branch circuit wiring, the presence or absence of smoke detectors and wiring methods. Inspectors are required to inspect the viewable portions of the service drop from the utility to the house, the service entrance conductors, cables and raceways, the service equipment and main disconnects, the service grounding, the interior components of the service panels and sub panels, the conductors, the over-current protection devices (fuses or breakers), ground fault circuit interrupters and a representative number of installed lighting fixtures, switches and receptacles. All issues or concerns listed in this Electrical section should be construed as current and a potential personal safety or fire hazard. Repairs should be a priority, and should be made by a qualified, licensed electrician.

1. Electrical Panel

Location: Main Service panel located at exterior wall on N.E. corner of garage/ shop

Location: Located in garage/ shop at N.E. corner • Located at North side exterior wall of residence • Located at well house S.E. side of property in well house

Observations:

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

2. Main Amp Breaker

Observations:

- 200 amp

3. Breakers in off position

Observations:

- 0

4. Cable Feeds

Observations:

- There is an overhead service drop noted.

5. Breakers

Materials: Copper non-metallic sheathed cable noted.

Observations:

- All of the circuit breakers appeared serviceable.

6. Fuses

Roof

As with all areas of the house, we recommend that you carefully examine the roof immediately prior to closing the deal. Note that walking on a roof voids some manufacturer's warranties. Adequate attic ventilation, solar / wind exposure, and organic debris all affect the life expectancy of a roof. Always ask the seller about the age and history of the roof. On any home that is over 3 years old, experts recommend that you obtain a roof certification from an established local roofing company to determine its serviceability and the number of layers on the roof. We certainly recommend this for any roof over 5 years of age. Metal roofs in snow areas often do not have gutters and downspouts, as there is a concern that snow or ice cascading off the roof may tear gutters from the house. Likewise, be advised that such cascading may cause personal injury or even death. If this house has a metal roof, consult with qualified roofers or contractors regarding the advisability of installing a damming feature which may limit the size and amount of snow / ice sliding from the roof.

1. Roof Condition

Materials: Inspected from ladder.

Materials: Asphalt architectural type shingles noted.

Observations:

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

2. Flashing

Observations:

- Recommend sealing all nail penetrations in exposed flashing to prevent water intrusion



Recommend sealing all exposed nails in flashing materials with approved sealant

3. Chimney

4. Sky Lights

5. Spark Arrestor

6. Vent Caps

7. Gutter

Observations:

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



Recommend installing splash blocks to help drain water away from foundation wall

Attic

This report describes the method used to inspect any accessible attics; and describes the insulation and vapor retarders used in unfinished spaces when readily accessible and the absence of insulation in unfinished spaces at conditioned surfaces. Inspectors are required to inspect insulation and vapor retarders in unfinished spaces when accessible and passive/mechanical ventilation of attic areas, if present.

1. Access

Observations:

- Access in master closet

2. Structure

Observations:

- Attic structure components in satisfactory condition at time of inspection
- Manufactured trusts noted

3. Ventilation

Observations:

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

4. Vent Screens

Observations:

- Vent screens noted as functional.

5. Duct Work

Observations:

- Appeared functional and in satisfactory condition at time of inspection.
- Air supply duct and return ducting are present in attic

6. Electrical

Observations:

- No defects detected during inspection

7. Attic Plumbing

Observations:

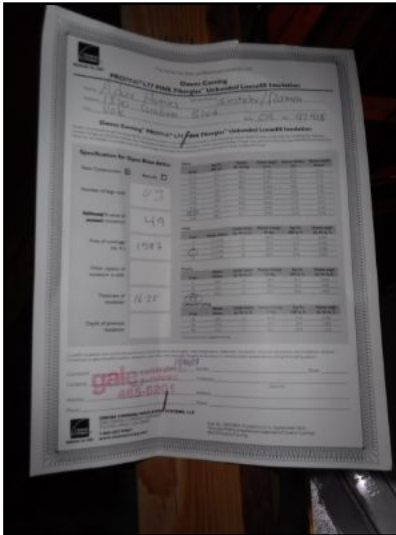
- **ABS** plumbing vents

8. Insulation Condition

Depth: Insulation averages about 14-16 inches in depth

Observations:

- Insulation appears adequate.
- Insulation on hatch door noted



Informational

9. Chimney

10. Exhaust Vent

Observations:

- **Functional.**

Exterior Areas

This section describes the exterior wall coverings and trim. Inspectors are required to inspect the exterior wall coverings, flashing, trim, all exterior doors, the stoops, steps porches and their associated railings, any attached decks and balconies and eaves, soffits and fascias accessible from ground level.

1. Doors

Observations:

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

2. Window Condition

Observations:

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

3. Siding Condition

Materials: Composition wood or composition cement siding ("Hardi-Board" etc.), wood frame construction, concrete / block foundation

Observations:

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

4. Eaves & Facia

Observations:

- Appears in satisfactory condition at time of inspection, recommend caulking areas as needed on a routine basis

5. Exterior Paint

Observations:

- Appears in good condition at time of inspection
- Suggest caulking around doors and windows as necessary.

6. Stucco

Foundation

This report describes the foundation, floor, wall, ceiling and roof structures and the method used to inspect any accessible under floor crawlspace areas. Inspectors inspect and probe the structural components of the home, including the foundation and framing, where deterioration is suspected or where clear indications of possible deterioration exist. Probing is not done when doing so will damage finished surfaces or when no deterioration is visible or presumed to exist. Inspectors are not required to offer an opinion as to the structural adequacy of any structural systems or components or provide architectural services or an engineering or structural analysis of any kind. Despite all efforts, it is impossible for a home inspection to provide any guaranty that the foundation, and the overall structure and structural elements of the building is sound.

1. Slab Foundation

Observations:

- Concrete slab not visible due to floor coverings.

2. Foundation Perimeter

Observations:

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

3. Foundation Walls

Observations:

- Normal settlement.

4. Cripple Walls

Observations:

- Concrete footing and 2x4 cripple walls support floor above

5. Ventilation

Observations:

- Vents in place, operated and appeared functional at time of inspection

6. Vent Screens

Observations:

- Vent screens noted as functional.

7. Access Panel

8. Post and Girders

9. Sub Flooring

Observations:

- OSB (Oriented Strand Board) sheathing sub floor
- Prefabricated Wood I-Joists

10. Anchor Bolts

Observations:

- The anchor bolts were not visible.

11. Foundation Electrical

Observations:

- No wiring issues at time of inspection

12. Foundation Plumbing

Observations:

- 3/4 Inch Pex
- Appears Functional at time of inspection.
- Water shut off location in 12" PVC ground well between shop and house in rock areas

13. Sump Pump

14. Ducting

Grounds

Inspectors shall inspect adjacent or entryway walkways, patios, and driveways; vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building.

1. Driveway and Walkway Condition

Materials: Gravel driveway noted. • Gravel sidewalk noted. • Wood and stone walkways noted.

Observations:

- Driveway in good shape for age and wear. No deficiencies noted.

2. Grading

Observations:

- Lot grading and drainage have a significant impact on the building, simply because of the direct and indirect damage that moisture can have on the foundation. It is very important, therefore, that surface runoff water be adequately diverted away from the home. Lot grading should slope away and fall a minimum of one (1) inch every foot for a distance of six (6) feet around the perimeter of the building.
- One area noted to slope into the foundation, recommend adding additional backfill to create the proper slope away from the foundation.



Recommend adding soil backfill at foundation wall to create grade slope away from foundation wall

3. Vegetation Observations

Observations:

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

4. Gate Condition

5. Patio and Porch Deck

Observations:

- Appeared functional at time of inspection.

6. Stairs & Handrail

Observations:

- Appeared functional at time of inspection.

7. Grounds Electrical

Observations:

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

8. GFCI

Observations:

- GFCI receptacles are in good condition.

9. Main Gas Valve Condition

10. Plumbing

Materials: Aquapex piping noted.



Clean out location front of home S.E corner below window

Main water shut off location: 12" PVC ground well in rock area between garage and house

11. Water Pressure

Observations:

- 65



Informational

12. Pressure Regulator

Observations:

- Pressure regulator noted.

13. Exterior Faucet Condition

Location: East side of house. • West side of house.

Observations:

- Appears Functional.

14. Pad

Observations:

- Concrete Pad noted

15. Steps

Observations:

- Slate stairs noted recommend securing with adhesive to prevent wobbling or moving when stepping on steps



Recommend securing slate slab steps to prevent movement when walking on.

16. Fence Condition

Materials: Wood

Observations:

- Retaining wall appear functional at time of inspection

17. Sprinklers

Observations:

- Sprinkler system noted; client is advised to seek advice of the seller or a landscape specialist in evaluating this system before use.

Basement/Crawlspace

1. Walls

Materials: Crawlspace noted.

Observations:

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

2. Insulation



Recommend reinstalling insulation material where it came loose

3. Windows

4. Plumbing Materials

Materials: Appears Functional.

Observations:

- ABS

5. Basement Electric

6. GFCI

7. Access

Materials: Crawl space access located in master closet

Observations:

- No deficiencies noted

8. Stairs

9. Railings

10. Slab Floor

11. Finished Floor

12. Drainage

13. Sump Pump

14. Framing

Observations:

- I Joist noted, floor framing members appears functional and in satisfactory condition

15. Subfloor

Observations:

- OSB noted

16. Columns

17. Piers

18. Basement/Crawlspace Ductwork

Well

1. Well Electrical

Materials: Well pump noted, requested information from seller about depth of well and depth pump set at. Well depth 180' pump depth 160' according to seller. recommend verifying well information with seller. • Well located in well house at S.E. corner of property. Verify location with seller • Pressure regulator set at 60 PSI

Observations:

- Electrical service receptacle noted
- Electrical panel and pump disconnect noted
- Pump control box noted
- Service light and switch noted



Informational: well location and equipment noted. recommend communicating with seller on operating procedures and information on contractor installation for future use

Residential Earthquake Hazards Report

Yes	No	N/A	Don't Know
	X		

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

Yes	No	N/A	Don't Know
			X

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

Yes	No	N/A	Don't Know
			X

3. If the house has cripple walls:

a. Are the exterior cripple walls braced?

Yes	No	N/A	Don't Know
			X

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

Yes	No	N/A	Don't Know
			X

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
			X

5. If the house is built on a hillside:

a. Are the exterior tall foundation walls braced?

Yes	No	N/A	Don't Know
			X

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

Yes	No	N/A	Don't Know
			X

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
			X

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
		X

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

Yes	No	Don't Know
		X

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