

Inspection Report

Provided by:



ASAP Home Inspections LLC

Inspector: Robin Wheeler

InterNACHI Certified Home Inspector - California Compliant

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Property Address

10555 Sample Drive Truckee, CA 96161



Report Information

Client Information

| | |
|--------------|--------------------|
| Client Name | Mr. Sample |
| Client Phone | 555-555-5555 |
| Client Email | mrsample@yahoo.com |

Property Information

| | |
|----------------------------|-------|
| Approximate Year Built | 1982 |
| Approximate Square Footage | 1532 |
| Number of Bedroom | 3 |
| Number of Bath | 3 |
| Direction House Faces | West. |

Inspection Information

| | |
|----------------------|-----------------------------|
| Inspection Date | 5/5/23 |
| Inspection Time | 4:00pm |
| Weather Conditions | Mostly Sunny, partly cloudy |
| Outside Temperature | 70 |
| Price for Inspection | 400 |
| In attendance | Mr. Sample |

Report Summary Page

This is only a summary of the inspection report and is not a complete list of discrepancies.

Grounds

1.1 Driveway Conditions (Safety)

(Safety) Tripping hazards were observed. A 2" rise from garage to driveway was observed. These should be repaired for safety.

(Repair) Common cracks, major cracks and settlement were observed in the driveway making it an uneven surface. The major crack was 2" wide at the widest point. The driveway shows evidence of ponding. The driveway should be sloped to allow for proper drainage.

Recommend a qualified professional evaluate and repair or replace as needed.



Bulge in the driveway by the garage



Ponding in driveway



Large crack on side of driveway



Ground angle of the ponding noting the driveway height differences



Smaller cracks that were properly sealed



Trip hazard on the corner of the driveway and garage.



2" gap measured in the crack on side of driveway

1.3 Grading Conditions (Repair)

The grading slopes towards the South and East side of home/garage. The East side has a garage access door. This can allow water penetration. Recommend qualified professional evaluate and repair.



Slopes towards garage access door and East side of home.



Slopes towards South side of the home/garage.

1.4 Ground Clearance Conditions (Repair)

6-8" of ground clearance recommended. Earth/soil is in contact with wood siding which allows deterioration and moisture penetration. Recommend the wood siding be at least 6" from Earth/soil/ground.



East side of home



South Side of home



View of both East and South side exterior

Exterior

2.1 Front Entrance Conditions (Repair)

The front step was improperly constructed. The step is resting on the concrete landing with no other support or fastening.

Exposed nails, paint chipping and deterioration were observed on the front entrance deck. Scuffs and deterioration on the bottom of the front door was observed. The front entrance light was not operating at the time of inspection. The top of the deck railing was loose at the time of inspection.

It is suggested that a "Licensed General Contractor" be contacted for further evaluation and repair.



Nails exposed



Paint chipping and deterioration



Improper construction



The top part of the railing is loose



The top part of the railing is loose



Deterioration on railing



Front entrance light not operating

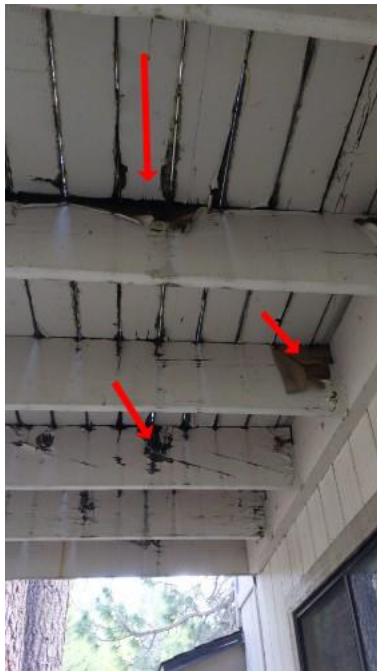


Scuffs and deterioration on front door

2.2 Back Entrance Conditions (Safety)

(Safety)The back deck railing (East) was loose at the time of inspection. This is a safety hazard. Multiple exposed nails raised above 1/4" were observed throughout the deck. These are a tripping hazard. It is suggested that a "Licensed General Contractor" be contacted for further evaluation and repair.

(Repair)The back deck railing had paint peeling and deterioration. The deck floor boards were weathered on top. Underneath the deck boards, multiple areas of paint peeling and deterioration were observed. Recommend qualified professionals re-paint and reseal these areas to prolong the life of the deck.



Paint peeling and deterioration under the deck



Paint peeling and deterioration under the deck



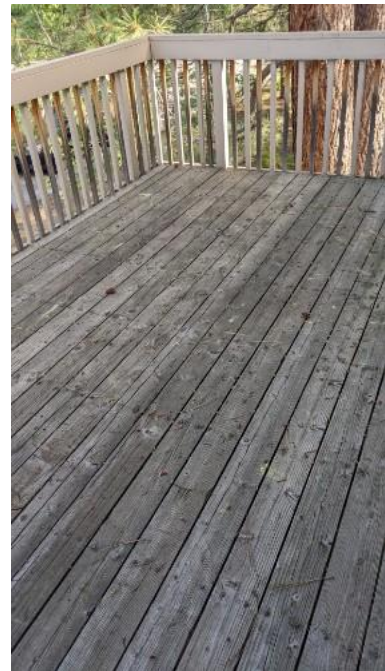
Paint peeling and deterioration under the deck



Back deck railing was loose



Paint peeling and deterioration on deck railing



Deck surface weathered



Exposed nails on deck floor surface



Exposed nails on deck floor surface



Exposed nails on deck floor surface



Exposed nails on deck floor surface



Weathered deck board cracking

2.3 Exterior Wall Conditions (Repair)

An exposed hole was observed on the East side of the home. This can allow moisture and pests to enter. Wood deterioration on the end of the wood beam on the South side of the home was observed. General paint chipping and deterioration was observed on the siding. It is suggested that a "Licensed General Contractor" be contacted for further evaluation and repair.

Holes made by animals or insects were observed on the South side of the home (above the garage). Recommend a pest inspector further evaluate.



Paint peeling and deterioration on East side of home



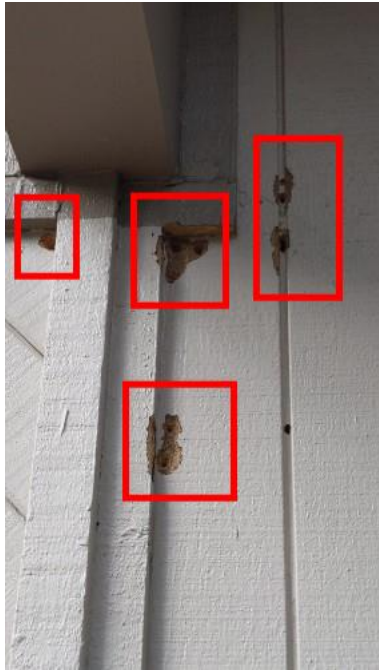
Paint peeling and deterioration exposed wood siding



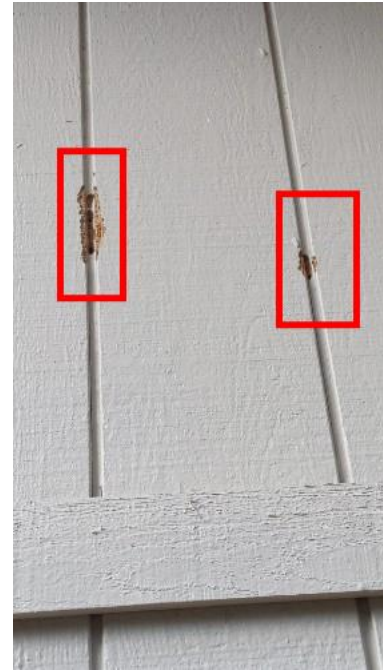
Exposed hole in siding (East side of home)



Paint cracking and deterioration on siding above garage (South side of home)



Holes in siding by animal or insects on (South side of home above garage)



Holes in siding by animal or insects on (South side of home above garage)



Wood beam deterioration



Paint peeling and deterioration



Paint peeling on siding

2.4 Window Conditions (Repair)

The window in the Southeast corner bedroom did not latch/lock at the time of inspection. It is suggested that a "Licensed General Contractor" be contacted for further evaluation and repair.



2.5 Faucet Conditions (Repair)

Two of the three outdoor faucets were not working at the time of the inspection. The one operable faucet was on the West side of the home closest to the garage. The operating faucet was not properly secured to the house. It is suggested that a "Licensed Plumbing Contractor" be contacted for further evaluation and repair.



This faucet was working but not properly attached



Faucet on back of home (East) not working

Roofing and Attic

3.2 Fascia Conditions (Repair)

One of the fascias on the West side of home is bending away from the home and the nails are starting to pull away from the home. Other fascia paint deterioration was observed. It is suggested that a "Licensed General Contractor" be contacted for further evaluation and repair.



Fascia not secured



View of fascia not secure from other side



Fascia paint is deteriorating



Fascia paint deterioration

Foundation - Crawl Space

4.1 Foundation Conditions (Repair)

No vapor barrier installed. This can result in unwanted moisture. Crawlspace vents were covered shut at the time of inspection which does not allow airflow. Recommend a qualified professional install vapor barrier and evaluate ventilation.

Falling and displaced insulation was observed. No insulation installed under flooring. Recommend qualified professionals correct and add insulation for energy efficiency.

A damp/wet spot was observed under a drain pipe where the soil has fallen about 1 foot from the rest of the crawlspace. No active leak was observed. It is suggested that a "Licensed Plumbing Contractor" be contacted for further evaluation and repair.



No insulation under flooring



Displaced insulation



Falling foam board insulation



Bare ground - no vapor barrier installed



Displaced insulation



No insulation under flooring



Wet/damp area under drain pipe and soil is lower



Another view of wet/damp area under drain pipe



Displaced insulation



Crawlspace vent damaged



Crawlspace vents sealed up - no ventilation



Crawlspace access in primary bedroom closet



2nd crawlspace access in Southeast corner bedroom

Garage

5.4 Floor Conditions (Safety)

Multiple cracks and settlement were observed to the concrete flooring. Some cracks were raised 1/4" or more which is considered a trip safety hazard. Recommend further evaluation by a masonry contractor.



Hairline crack



Hairline crack



Settlement - near 1/4" height in crack



Cracks in garage floor



Middle divider of the two car garage is raised nearly an inch



Largest crack in garge has 1 and 1/2" gap



Crack in garage floor



Garage floor crack raised 1/2"

5.6 Vehicle Door Conditions (Safety)

South side vehicle door is manual. North side vehicle door has mechanical opener. Both worked properly at the time of inspection.

The mechanical garage door has the door safety sensor mounted too high (25"). The recommended height of installation is 4-6" from the ground. This is a safety feature and should be corrected by a qualified professional.



5.7 Electrical Conditions (Repair)

A damaged outlet, a missing cover plate, and an incorrect cover plate was observed in the garage. Hot/neutral was reversed on one outlet. It is suggested that a "Licensed Electrical Contractor" be contacted for further evaluation and repair.



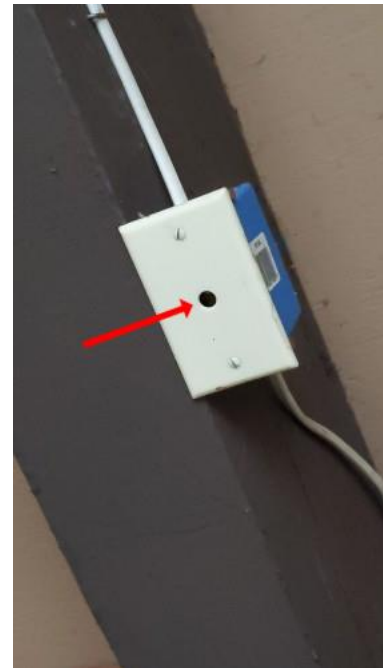
Damaged outlet



No cover plate



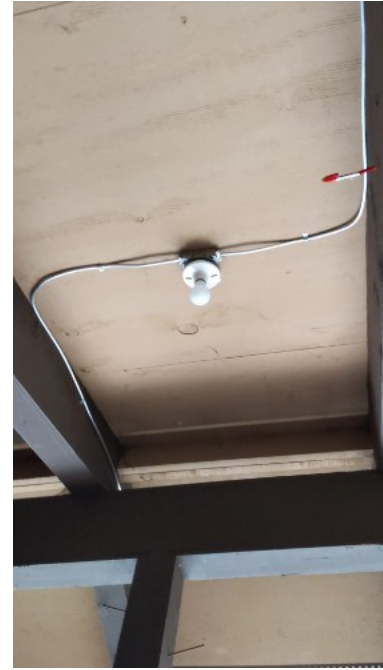
Hot/neutral reversed



Complete cover plate recommended

5.8 Lighting Conditions (Repair)

Lights not operating under normal controls. It is suggested that a "Licensed Electrical Contractor" be contacted for further evaluation and repair.



Heating

6.4 Thermostat Condition (Repair)

The thermostat on the first floor worked with normal operating procedures. The thermostat on the 2nd floor did not work with normal operation. It is suggested that a "Licensed Electrical Contractor" be contacted for further evaluation and repair.



2nd floor thermostat - not working



1st floor thermostat

Plumbing

8.2 Supply Line Conditions (Repair)

Since the pipes can be exposed to cold temperatures, recommend installation of insulation wrap at all valves and associated piping. Although insulation can be purchased at most hardware stores, client is advised to consult with a licensed plumber for information on piping within unheated areas.



8.3 Drain Line Conditions (Repair)

Minor gurgling was heard from the drain when the water was run. This is sometimes typical of an older house or if the house is not older, this condition may indicate a venting problem. Client should consult a licensed plumber for further information.

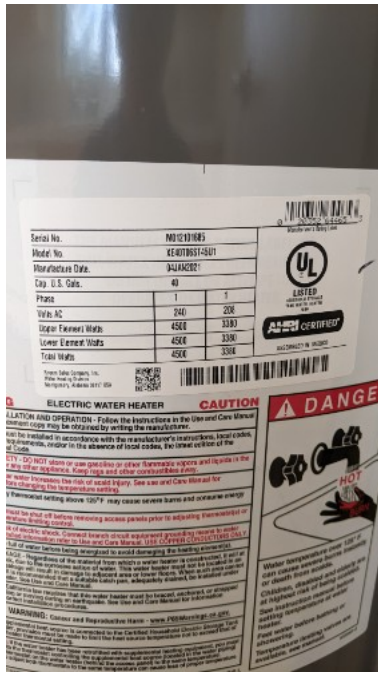


8.4 Water Heater Conditions (Repair)

No expansion tank installed. The expansion tank equalizes pressure throughout the plumbing system by providing a space for hot water to flow into. Without an expansion tank, pressure would be distributed to the entire plumbing system, straining it and decreasing its lifespan. It is suggested that a "Licensed Plumbing Contractor" be contacted for further evaluation and installation.



No expansion tank



Interiors

9.5 Stairway (Safety)

The stairway railing was loose at the time of inspection. It is suggested that a "Licensed General Contractor" be contacted for further evaluation and repair.



These bolts were loose

9.8 Electrical Conditions (Repair)

Damaged cover plates and outlets were observed throughout the home. A light control was missing a cover plate on the 1st floor. Bulbs were out in the downstairs bathroom and upstairs ceiling fan. No power to the upstairs ceiling lights. No power to the outlet by the wet bar and the outlets in the upstairs bathroom. It is suggested that a "Licensed Electrical Contractor" be contacted for further evaluation and repair.



No cover plate - 1st floor by stairway



These two switches by front door did not operate



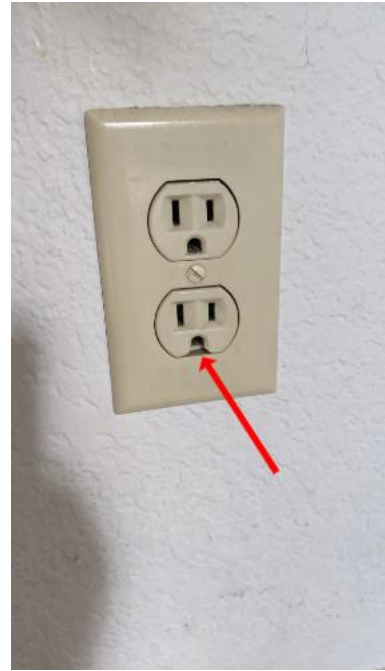
Bathroom bulbs out



Cracked cover plate



Damaged outlet



Damaged outlet



Cracked cover plate



Damaged outlet



Ceiling fan bulbs out



Damaged outlet



No power to outlet in upstairs bathroom



No power to outlet in upstairs bathroom



No power to this outlet by wet bar



Control to ceiling lights on 2nd floor not working



No power to ceiling lights on 2nd floor

9.10 Smoke Detector Conditions (Safety)

The smoke detector(s) did not respond to the test button in the primary bedroom. A smoke detector was missing or removed at the Southeast corner bedroom. Smoke detectors are required in all sleeping rooms. Recommend adding smoke detectors for safety.



Primary BR - no response when tested



Southeast corner BR - no smoke detector