

"The Difference is Experience"

Exterior

Areas hidden from view by finished walls or stored items can not be judged and are not a part of this inspection. Minor cracks are typical in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer.

All exterior grades should allow for surface and roof water to flow away from the foundation.

All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined.

SIDING

Material: Stucco.

	SAT	FAIR	POOR	N/A	N/I
Condition:	p

1.) Cracks noted are typical, 2.) Irrigation water has damaged and/or stained siding. Sprinklers should be relocated/redirected to prevent further damage.



OTHER SIDING

Material: Stone and/or cultured stone.

Condition:	p
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FOUNDATION

Visible Foundation Condition:

	p
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SOFFITS AND FASCIA

Type: Metal

Condition:	p
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EXTERIOR ENTRY DOOR(S)

Main Entry Door Condition:

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1.) Damaged Weatherstrip, 2.) Deadbolts with double cylinder locks (locks that require a key on each side of the door) are considered hazardous. Unless keys are left in the doors continually, egress from the home in the event of an emergency may not be possible resulting in injury or death. Many insurance companies will not insure homes

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with double cylinder locks.

Other Exterior Door/s-Location 1:

Rear door.
Family Room.
SAT FAIR POOR N/A N/I

Other Exterior Door Condition:

p

Other Exterior Door/s-Location 2:

Side door, Master Bedroom.

Other Exterior Door Condition:

p

WINDOWS

Conditions:

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Seal(s) between panes of glass are compromised at dining room. Replacement of double glazed units is required to correct failed or defective vacuum seals. Fortunately, the insulation value is usually not significantly reduced. Replacement time frame may be discretionary; however, conditions will deteriorate over time.

WATER PRESSURE

The water pressure at the hose bib tested at the pressure listed below. Normal range is between 30-80 PSI (Pounds per square inch) for residential water supply systems. The water pressure was tested at the hose bib only and may not reflect the pressure at other fixtures and appliances within the home. Testing of water pressure at each fixture is beyond the scope of this inspection.

Water pressure changes as the demand for water in the area increases/decreases. Use the pressure measured only as a guideline.
Tested pressure was 40-50 PSI.

HOSE FAUCETS

Operation:

p

EXTERIOR ELECTRICAL

Electrical Outlets-Condition:

Ground Fault Circuit Interrupter(s) - (GFCI) is operable. Waterproof Cover should be installed.

Exterior Ceiling Fan/s Conditions:

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Appears to be out of balance. In cases of minor imbalance small weights can be added to the blades to make it run smoothly. Major imbalance may require replacement of blades/brackets or the entire fan.