

THIS IS YOUR
PACIFIC COAST INSPECTION SERVICES



HOME INSPECTION REPORT

PREPARED ESPECIALLY FOR

JOHN DOE 2420 ANYSTREET GREAT TOWN, CA 92219
--

PACIFIC COAST INSPECTION SERVICES 2171 CASITA CT. HEMET, CA 92545 PHONE: (951) 442-1358

INSPECTOR:

Gary Wickham

PACIFIC COAST INSPECTION SERVICES

DATE:

REPORT NUMBER:

CLIENT NAME AND MAILING ADDRESS

NAME

STREET ADDRESS

CITY

STATE AND ZIP CODE

INSPECTION ADDRESS: (IF DIFFERENT THAN ABOVE)

STREET ADDRESS

CITY

STATE AND ZIP CODE

TELEPHONE NUMBERS:

HOME/WORK:

MOBILE:

E-MAIL:

REAL ESTATE PROFESSIONAL:

NAME:

AGENCY:

PHONE NUMBER:

E-MAIL:

CLIENT/REALTOR PRESENT AT INSPECTION:

YES

NO

PROPERTY PROFILE

SQUARE FOOTAGE: AGE OF HOME:

SLAB ON GRADE FOUNDATION

WEATHER CONDITIONS COLD MILD HOT

RAIN IN PAST THREE DAYS: YES NO

SINGLE FAMILY RESIDENCE:

MULTI-FAMILY DWELLING: NUMBER OF UNITS:

CONDOMINIUM:

TOWNHOUSE:

MOBILE HOME

SPECIAL NOTES

PART A- INSPECTION INCLUSIONS

OUR INSPECTIONS INCLUDE BUT ARE NOT LIMITED A COMPLETE NON-INVASIVE INSPECTION OF THE HOME

- A COMPREHENSIVE, CONCISE AND IEASY TO UNDERSTAND REPORT LISTING ANY PROBLEMS WE DISCOVER OR THAT WE FEEL MAY BE A PROBLEM IN THE FUTURE
- PHOTOGRAPHS OF THE HOME AND A PHOTOGRAPHIC RECORD OF ANY PROBLEMS WE DISCOVER
- ROOF, VENTS, FLASHING AND TRIM
- GUTTERS AND DOWNSPOUTS
- DECKS, STOOPS, PORCHES, WALKWAYS, AND RAILINGS
- EAVES, SOFFITS, AND FACIAS
- GRADING AND DRAINAGE
- BASEMENT, FOUNDATION, AND CRAWLSPACE BENEATH THE HOME
- WATER PENETRATION
- FOUNDATION MOVEMENT
- HEATING, COOLING, AND VENTILATION SYSTEMS
- MAIN WATER SHUT-OFF VALVE
- INTERIOR PLUMBING FIXTURES, DRAINS, AND FAUCETS
- DRAINAGE SUMP PUMPS WITH ACCESSIBLE FLOATS
- ELECTRICAL SERVICE LINES AND METER BOX
- MAIN DISCONNECT AND SERVICE AMPERAGE
- ELECTRICAL PANES, BREAKERS, AND/OR FUSES
- GROUNDING AND BONDING
- FIREPLACE, FLUE, DAMPER,AND HEARTH
- BUILT-IN APPLIANCES
- ATTIC , SND CEILING CRAWLSPACE
- ATTIC INSULATION, AND VENTILATION
- WATER HEATERS
- INTERIOR WINDOWS, AND DOORS
- CHIMNEY
- SPARK ARRESTORS

NOTE: NOT ALL HOUSES ARE THE SAME. SOME DO NOT HAVE BASEMENTS OR CRAWLSPACES, SOME DO NOT HAVE ATTICS. WE MAKE EVERY EFFORT TO DO THE MOST COMPREHENSIVE AND COMPLETE INSPECTION AVAILABLE, AND WE DO IT AT THE LOWEST PRICE AVAILABLE.

“ANYONE ELSE IS JUST LOOKING AROUND”

PART B – REPORT SUMMARY

THE FOLLOWING SUMMARY IS BASED ON THE ITEMS LISTED IN THE VARIOUS SECTIONS RECORDED HERE-IN, AS WELL AS UPON THE EVALUATIONS OF THE OVERALL CONDITION OF THE PROPERTY. THIS WILL ALSO INCLUDE ANY OBSERVATION OF PROBLEMS THAT MAY BE DISCOVERED. THESE OBSERVATIONS ARE SUBJECTIVE AND BASED ON THE JUDGEMENT OF THE INSPECTOR AND ARE THE CONCLUSIONS OF HIS/HER MANY YEARS OF EXPERIENCE.

A large, empty rectangular box with a thin black border, occupying the majority of the page below the introductory text. It is intended for the inspector to write the report summary.

PART C – TABLE OF CONTENTS

INDIVIDUAL SECTIONS:

SECTION ONE.....GROUNDS

SECTION TWO.....ROOF

SECTION THREE.....UTILITIES

SECTION FOUR.....EXTERIOR

SECTION FIVE.....CRAWLSPACE

SECTION SIX.....ELECTRICAL

SECTION SEVEN.....PLUMBING

SECTION EIGHT.....ATTIC

SECTION NINE.....HEATING AND COOLING

SECTION TEN.....KITCHEN

SECTION ELEVEN.....INTERIOR

SECTION TWELVE.....BEDROOM(S)

SECTION THIRTEEN.....BATHROOM(S)

SECTION FOURTEEN.....GARAGE

SECTION FIFTEEN.....PHOTO GALLERY

ATTACHMENT A.....STANDARDS OF PRACTICE

NOTE* THE PHOTOS INCLUDED WITH THE REPORT MAY NOT APPEAR IN THE SAME ORDER AS THE SECTION THEY WERE TAKEN TO REPRESENT. THE PHOTOS SHALL BE CAPTIONED TO AS CLOSELY IDENTIFY THEM AS POSSIBLE AND TO REPORT ANY DEFECIENCIES THEY REPRESENT. NOT ALL PHOTOS ARE INDICATIVE OF DEFICIENCIES BUT ARE INTENDED TO PROVIDE A RECORD OF THE INSPECTION.

SECTION ONE: GROUNDS

THIS SECTION PRESENTS AN OVERVIEW OF THE INSPECTORS FIRST IMPRESSION UPON STARTING THE INSPECTION. THIS ONLY FOCUSES ON THE EXTERIOR OF THE PROPERTY AND IS BASED SOLELY ON THE INSPECTORS VISUAL OBSERVATIONS.

Water buildup can cause damage to the covering of exterior, eg; stucco, and may penetrate to the framing structure or the interior walls. This can cause the wood of the framing to rot or may cause mold. If there is evidence of such incursion of moisture the inspector may recommend a mold test or a consultation with a qualified contractor.

Is there adequate slope away from the house to provide drainage so that water will not build up around the perimeter and contribute to the conditions described above? Yes No

Driveway Condition: For the most part, this is determined by the extent of cracking in the concrete or asphalt. If it is rated good, there is no to very insignificant cracking. If the rating is fair, there may be significant but not serious cracking. If the rating is poor, there will be serious cracking, broken areas, holes or sinks.

Good Fair Poor

Walkways Condition: Much the same as the driveway, the condition is largely determined by cracking. The major difference is that a badly cracked, broken, or heaved walkway can be a substantial safety hazard. The conditions that are conveyed by a poor rating should be addressed immediately and either repaired or replaced.

Good Fair Poor

Porch Condition: The porch condition is far more critical, there for the criteria for judging condition if far more stringent. A good rating requires no cracking, no raised tiles or stones, handrails in place on any steps which must be fully anchored and immovable. A fair rating denotes some cracking or raising, the handrail must be firmly anchored in place. A poor rating would denote major cracking, raising of stones or tiles, loose or broken handrails. When a porch receives a poor rating, it usually carries with it the existence of unsafe conditions.

Good Fair Poor Unsafe * See Explanation Below

Patio/Deck Condition: Most patios or decks are poured in place concrete or a combination of concrete and elevated wood. The patio ratings are the same as for concrete. Wood is based on the moisture content, splitting or breaking, nail or screw heads raised and the condition of any concrete supports.

Good Fair Poor Inspect by Qualified Contractor

SECTION TWO: ROOF

IN ACCORDANCE TO THE INTERNACHI STANDARDS OF PRACTICE, THE INSPECTOR DOES NOT WALK THE ROOF. THIS IS TO PREVENT DAMAGE TO THE ROOF AND FOR THE INSPECTOR'S SAFETY. THE ROOF IS INSPECTED FROM THE EAVES WITH BINOCULARS.

THE ROOF IS INSPECTED FOR WEAR, DAMAGE, IMPROPER INSTALLATION. THE ROOF VENTS, TURBINES, POWER VENTS, FLASHINGS, GUTTERS AND DOWNSPOUTS ARE ALSO TESTED FOR PROPER OPERATION, IMPROPER INSTALLATION, BLOCKAGE AND OTHER PHYSICAL DEFICIENCIES. THE INSPECTOR CANNOT TEST FOR LEAKS.

Type of roof: There are several types of roof. Some examples are, shed, gable, gambrel, mansard: the fact is that they all have one common feature; they all have a pitch. With the exception of a flat roof, which is really a misnomer because even flat roofs have a slight pitch for drainage. Pitch is determined by the amount of rise from the eaves to the ridge. In this instance, the roof pitch is;

Flat Low Pitch Medium Pitch Steep Pitch

Material: There are many types of roofing material. All have their plusses and minuses. For example, slate or tile roofs are, without doubt, the most decorative and durable roofs. On the other hand, these roofs are much heavier and require different engineering designs. Wood shingles or shakes are more prone to fire. The material used in this roof is:

Wood Shingle/Shake Composition Composition Shingles Slate/Tile BuiltUp

The inspector will make an observation as to the general condition of the roof. This is based on the visual appearance of the roof and drawn on the inspector's experience in observing roofs. There are many factors considered: the estimated age of the roof, the amount of wear on the roof, appearance of the roof:

Estimated age of roof: 0-5 years 5-10 years more than 10 years

Estimated life remaining: 0-5 years 5-10 years more than 10 years

General roof condition: Good Fair Poor

Flashings: Flashings are metal connectors or transitional pieces that form a barrier against the incursion of water when properly installed and caulked in place. The inspector, through visual observation, inspects the flashings and makes the following determinations: Whether the flashings are in place and properly installed. Whether the flashings are properly caulked. This includes the proper flashings around the chimney(s) if applicable.

Flashings installed and properly installed. Flashings Properly Caulked

ROOF SHOULD BE CHECK BY LICENSED PROFESSIONAL CONTRACTOR

SECTION THREE: UTILITIES

WATER: PUBLIC UTILITY DEEP WELL WATER PRESSURE: PSI

MAIN WATER SHUTOFF LOCATION: TESTED AND PASSED YES NO

FUEL: PROPANE NATURAL GAS

WASTE DISPOSAL: SEWER SEPTIC TANK

ELECTRIC: OVERHEAD UNDERGROUND SERVICE AMPERAGE:

PROTECTION TYPE: FUSES CIRCUIT BREAKERS

GROUND TYPE: WATER PIPE GROUNDING ROD

THE INSPECTOR WILL CHECK THE MAIN ELECTRICAL PANEL FOR LOOSE OR FRAYED WIRES, PIGGY-BACKING OF WIRES, BURNING OR OTHER SIGNS OF ARCING WHICH MIGHT INDICATE SHORT-CIRCUITING.

CONDITION: GOOD FAIR POOR

IT IS NOT THE INSPECTORS RESPONSIBILITY TO CHECK FOR OR REPORT ELECTRICAL CODE VIOLATIONS UNLESS THE VIOLATIONS CONSTITUTE A CLEAR AND PRESENT SAFETY CONCERN. SAFETY IS OF PRIME CONCERN TO THE INSPECTOR AT ALL TIMES.

SAFETY VIOLATIONS TO REPORT: YES NO

THE INSPECTOR CANNOT PRESSURE TEST GAS LINES OR CHECK THEM FOR LEAKS. IF THERE ARE OBVIOUS DEFECTS SUCH AS THE ODOR OF GAS PRESENT, THIS SHALL BE REPORTED ALONG WITH A RECOMMENDATION THAT THE GAS SERVICE BE SHUTOFF.

COMMENTS OR RECOMMENDATIONS:

SECTION FOUR: EXTERIOR

UPON COMPLETION OF A VISUAL INSPECTION OF THE PROPERTY, THE INSPECTOR SHALL REPORT ON HIS/HER GENERAL IMPRESSION OF THE CONDITION. THIS SHALL BE, IN ADDITION TO THE INSPECTION OF INDIVIDUAL SEGMENTS OF THE EXTERIOR. IT SHALL REFLECT, AMONG OTHER FACTORS, HOW WELL THE PROPERTY HAS BEEN MAINTAINED.

GENERAL IMPRESSION: GOOD FAIR POOR

CONSTRUCTION TYPE: WOOD FRAMING METAL FRAMING MASONRY

COVERING TYPE: STUCCO WOOD SIDING METAL SIDING BRICK OR STONE

(FOR MULTI-COVERINGS, CHECK MULTI-CHOICES)

THE FACIA, SOFFITS AND TRIM ARE GENERALLY MADE OF WOOD. THE INSPECTOR DETERMINES IF THE WOOD IS ROTTING OR DETERIORATING AND RATES ITS CONDITION. THE INSPECTOR, IF THE WOOD IS IN GOOD CONDITION, WILL VISUALLY DETERMINE IF IT NEEDS MAINTENANCE (PAINTING, SCRAPING, ETC.)

CONDITION: GOOD FAIR POOR MAINTENANCE NEEDED: YES NO

THE INSPECTOR DETERMINES THE MATERIAL THAT WINDOWS ARE MANUFACTURED FROM. THE INSPECTOR SHALL RANDOMLY OPERATE WINDOWS TO DETERMINE THE FUNCTIONALITY:

MATERIAL: WOOD METAL VINYL (FOR MULTI-MATERIALS, CHECK MULTI-CHOICES)

TYPE: SLIDING DOUBLE HUNG SINGLE HUNG JALOUSIE HINGED

GUTTERS AND DOWNSPOUTS: PRESENT NOT PRESENT METAL PLASTIC

CONDITION: GOOD (NO SAGGING OR BREACHING. CLEAR AND UNBLOCKED) –

FAIR (NO SAGGING OR BREACHING, BUT CLEANING AND CLEARANCE NEEDED –

POOR (SAGGING OR BREACHING. NEEDS REPAIR OR REPLACEMENT) –

CHIMNEY: PRESENT NONE PRESENT MASONRY STUCCO METAL

SPARK ARRESTED: YES NO

COMMENTS OR RECOMMENDATIONS:

SECTION FIVE: CRAWLSPACE

NOT ALL HOUSES HAVE A CRAWLSPACE. SOME ARE BUILT ON A CONCRETE SLAB, WHICH IS USUALLY KNOWN AS A "SLAB ON GRADE." IN A "SLAB ON GRADE" HOME, THERE IS NOTHING UNDER THE HOUSE TO INSPECT. IF THERE IS A CRAWL SPACE BENEATH THE HOME, IT PRESENTS A UNIQUE SET OF CHALLENGES FOR THE INSPECTOR. USUALLY, THERE IS INSUFFICIENT ACCESS FOR THE INSPECTOR TO GET ENTIRELY UNDER THE HOUSE, SO THEY DO A HEAD AND SHOULDERS PENETRATION AND USE A POWERFUL LIGHT TO COMPLETE THE INSPECTION.

THE INSPECTOR SHOULD PAY PARTICULAR ATTENTION TO THE DIRT FLOOR BENEATH PIPES FOR SIGNS OF PAST OR PRESENT MOISTURE, WHICH COULD INDICATE THAT WASTE LINES OR WATER LINES ARE LEAKING. SIGNS OF MOISTURE MAY NOT ONLY INDICATE A LEAK, BUT COULD ALSO INDICATE THE POSSIBILITY OF MOLD GROWTH.

THE INSPECTOR ALSO EXAMINES THE FOUNDATION WALLS FOR EVIDENCE OF CRACKING OR SETTLING.

BEAMS AND FLOOR JOISTS ARE VISUALLY INSPECTED FOR SIGNS OF DETERIORATION, ROTTING OR SAGGING.

ALL PIERS AND SUPPORTS ARE INSPECTED FOR SIGNS OF DETERIORATION OR SETTLING INTO THE GROUND.

FOUNDATION VENTS ARE CHECKED FOR BLOCKAGE, SCREEN COVERINGS THAT ARE TORN, WHICH COULD ALLOW VERMIN OR VARMINTS TO GET UNDER THE HOUSE.

NONE OF THIS SECTION APPLIES TO HOUSES BUILT ON A "SLAB ON GRADE"

FOUNDATION SLAB ON GRADE

OVERALL CONDITION OF CRAWLSPACE: GOOD FAIR POOR

FOUNDATION WALLS: GOOD SIGNS OF CRACKING OR SETTLING

BEAMS AND JOISTS: GOOD SIGNS OF ROTTING, DETERIORATION, OR SAGGING

PIERS AND/OR PILLARS; GOOD FAIR POOR

SIGNS OF MOISTURE, PAST OR PRESENT: YES NO

ADEQUATE VENTILATION FROM FOUNDATION VENTS: YES NO

EVIDENCE OF VERMIN OR VARMINT INFESTATION: YES NO

ANY INDICATION OF THE PRESENCE OF MOLD: YES NO

COMMENTS OR RECOMMENDATIONS:

SECTION SIX: ELECTRICAL

LOCATION OF ELECTRICAL METER/SERVICE PANEL:

MAIN BREAKER AMPERAGE:

THIS SAME INFORMATION IS COVERED IN SECTION THREE: UTILITIES, BUT COVERS ONLY THE MAIN BREAKER PANEL. SINCE THE MAIN PANEL AND A SUB- PANEL FOR BREAKERS OR FUSES ARE SOMETIMES IN DIFFERENT LOCATIONS, THEY MUST BE EXAMINED AND REPORTED ON SEPARATELY.

PROTECTION TYPE: CIRCUIT BREAKERS FUSES

IN CHECKING THE BREAKER PANEL/FUSE BOX FOR DEFICIENCIES, THE INSPECTOR SHALL CHECK FOR FRAYED WIRES, PIGGY-BACKING OF WIRING, OPEN GROUNDS, BURNING OR SIGNS OF ARCING ON THE WIRES THEMSELVES, LOOSE CONNECTIONS THAT COULD PROMOTE SHORT-CIRCUITING OR ARCING.

CONDITION: GOOD FAIR POOR

ARC FAULT CIRCUIT INTERRUPTERS OR AFCI'S ARE A FAIRLY NEW REQUIREMENT. THEY ARE TO PROTECT OUTLETS IN THE BEDROOMS ONLY AND MAY NOT BE PRESENT. IF THE AFCI'S ARE PRESENT IN THE SYSTEM, THEY WILL BE TESTED FOR FUNCTIONALITY. AFCI: PRESENT NOT PRESENT

SECTION SEVEN: PLUMBING

THE PLUMBING IS INSPECTED IN SEVERAL DIFFERENT WAYS AND AT SEVERAL POINTS DURING THE INSPECTION. FOR INSTANCE, WATER FAUCETS, TOILETS, LAVATORIES, TUBS AND SHOWERS ARE CHECKED AT THEIR LOCATIONS. ON THE OTHER HAND, THE WATER HEATER IS INCLUDED IN THIS SECTION.

THE FIRST DETERMINATION IS THE TYPE OF PLUMBING (PIPES) USED IN THE CONSTRUCTION. THE REAL IMPORTANCE IS THE USE OF GALVANIZED PIPES RATHER THAN COPPER OR PLASTIC. GALVANIZED PIPES CAN REST AND OVER TIME WILL BECOME CLOGGED INSIDE. IF IT APPEARS THAT PIPES ARE CLOGGED, THE INSPECTOR MAY MAKE A RECOMMENDATION THAT A QUALIFIED PLUMBER CHECK THEM OUT:

PLUMBING TYPE: COPPER PLASTIC GALVANIZED

THE SECOND AREA OF CONCERN IN THIS SECTION IS THE WATER. IF THERE ARE PROBLEMS WITH THE WATER HEATER, IT CAN RESULT IN EXPENSIVE REPLACEMENT OR REPAIR. THE FUNCTIONALITY AND OVERALL CONDITION OF THE WATER HEATER ARE DETERMINED BY WHETHER THE BURNER COMES ON, WHETHER THERE ARE SIGNS OF LEAKAGE OR CORROSION AND WHETHER THE WATER RUNS HOT.

APPROXIMATE AGE OF UNIT: 0 TO 5 YEARS 5 TO 10 YEARS 10+ YEARS

CAPACITY OF UNIT: 20 GALS 30 GALS 40 GALS 50 GALS 60 GALS 80+ GALS

SIGNS OF CORROSION OR LEAKAGE: YES NO

CONDITION: GOOD FAIR POOR

THE OTHER DETERMINATION HAS TO DO WITH SAFETY:

PROPERLY EARTHQUAKE STRAPPED PROPERLY VENTED PROPERLY OVERFLOW PROTECTED

SECTION EIGHT: ATTIC

THERE ARE CERTAIN ITEMS IN THE ATTIC THAT ARE AN IMPORTANT PART OF ANY INSPECTION. THE INSPECTOR GENERALLY INSPECTS THE ATIC FROM THE ACCESS PANEL WITH HEAD AND SHOULDERS PENETRATION. IF THE ATTIC IS USED FOR STORAGE AND ACCESS IS BLOCKED OR VISION IS BLOCKED BY STORED ITEMS, THE INSPECTOR WILL NOT MOVE THEM. A NOTE WILL BE MADE OF THIS PROBLEM.

THE FIRST ITEM TO BE INSPECTED IS THE CONDITION OF THE FRAMING MEMBERS. ARE THEY SAGGING, CRACKED, OR REVEAL SIGNS OF MOISTURE WHICH COULD INDICATE A LEAKAGE PROBLEM AND THE POSSIBLE PRESENCE OF MOLD.

THE NEXT ITEM TO BE INSPECTED IS THE TYPE OF VENTILATION PROVIDED FOR THE ATTIC AND IF IT APPEARS TO BE ADEQUATE. THE INSPECTOR WILL THEN DETERMINE THE TYPE OF INSULATION IN THE ATTIC AND MAKE A VISUAL ASSESSMENT IF IT IS ADEQUATE FOR THE SQUARE FOOTAGE OF THE ATTIC.

CONDITION OF FRAMING MEMBERS GOOD FAIR POOR

VENTILATION TYPE SOFFIT VENTS (FREE FLOW) TURBINE VENT POWER VENT
ADEQUATE AIR FLOW YES NO

INSULATION TYPE LOOSE FILL BLOWN FIBERGLASS FIBERGLASS BATTS
ADEQUATE INSULATION YES NO

SIGNS OF MOISTURE RECENT : YES NO REMOTE PAST: YES NO

LOCATION OF ATTIC ACCESS:

SECTION NINE: HEATING AND AIR CONDITIONING

MOST HOUSES HAVE HEATERS, NOT ALL HAVE AIR CONDITIONING. WHENEVER POSSIBLE, THE INSPECTOR RUNS THE UNITS TO BE SURE THAT THEY ARE FUNCTIONING PROPERLY. AS THEY ARE OPERATING, THE INSPECTOR CHECKS THE TEMPERATURE OF THE AIR BEING DISCHARGE FROM THE VENTS WITH A LASER THERMOMETER.

HEATER TYPE; FLOOR FURNACE WALL HEATER FORCED AIR FURNACE OTHER (EXPLAIN IN COMMENTS)

COOLING TYPE: CENTRAL AIR EVAPORATIVE COOLER

DUCTING TYPE: FLEXIBLE GALVANIZED METAL INSULATION WRAPPED METAL FORMED INSULATION

AC UNIT CONDITION: GOOD FAIR POOR

HEATER CONDITION GOOD FAIR POOR

COMMENTS:

SECTION TEN: KITCHEN

THE FIRST ITEM CHECKED IN THE KITCHEN WILL BE THE ELECTRICAL OUTLETS. ARE THE OUTLETS CLOSEST TO THE SINK OR OTHER WATER SOURCE GFCI PROTECTED. IN SOME OLDER HOMES THIS IS NOT A CODE REQUIREMENT BUT THE INSPECTOR ALWAYS RECOMMENDS THAT IF THEY ARE NOT PRESENT, THEY BE INSTALLED.

GFCI INSTALLED: YES NO IF INSTALLED, TESTED AND PASSED: YES NO

KITCHEN FLOOR TYPE: CERAMIC TILE – VINYL TILE – SHEET VINYL – WOOD – LAMINATE –

FLOOR CONDITION: THE INSPECTOR SHALL MAKE AN ASSESSMENT OF THE FLOOR CONDITION. WHILE EVERY EFFORT IS MADE TO MAKE THIS AN OBJECTIVE OVERVIEW, IT IS STILL BASED ON THE INSPECTOR'S OPINION. SEVERAL FACTORS ARE TAKEN INTO CONSIDERATION, SUCH AS WEAR, GENERAL APPEARANCE, CRACKING, BREAKING, MISSING PIECES: GOOD FAIR POOR (IN SOME CASES, REPAIR OR REPLACEMENT MAY BE NECESSARY.) REPAIR REPLACE

COUNTERTOP TYPE: HARD SURFACE (GRANITE, CORIAN, ETC) LAMINATE CERAMIC TILE

COUNTERTOP CONDITION: (SEE ABOVE FOR FACTORS CONSIDERED, THEY ARE THE SAME AS FOR THE FLOOR) GOOD FAIR POOR (IN SOME CASES REPAIR OR REPLACEMENT MAY BE NECESSARY)

CABINETS: THERE ARE SEVERAL CLASSES OF CABINETS. WHILE RARE, CABINETS ARE SOMETIMES MADE OF METAL. GENERALLY, CABINETS ARE MADE OF WOOD AND STAINED OR PAINTED, OR THEY ARE LAMINATED WITH HIGH PRESSURE PLASTIC LAMINATE, MELAMINE OR VINYL OVER A SUBSTRATE SUCH AS PARTICLE BOARD OR MEDIUM DENSITY FIBERBOARD. THE INSPECTOR WILL IDENTIFY THE CABINET MATERIAL BUT CANNOT MAKE SUCH DETERMINATIONS AS WHETHER THEY ARE MODULAR OR CUSTOM MADE CABINETS.

CABINET TYPE: METAL STAINED WOOD PAINTED WOOD LAMINATED

CABINET CONDITION: IN DETERMINING THE CABINET CONDITION. THE INSPECTOR SHALL RANDOMLY OPEN DRAWERS AND DOORS TO MAKE SURE THEY WORK PROPERLY. THE OVERALL APPEARANCE SHALL ALSO BE A FACTOR CONSIDERED BY THE INSPECTOR. THIS IS A HIGHLY SUBJECTIVE EVALUATION BASED ON THE INSPECTOR'S JUDGEMENT AND EXPERIENCE. GOOD FAIR POOR

THE INSPECTOR SHALL RUN THE WATER FOR AT LEAST FIFTEEN MINUTES TO ASCERTAIN IF THE DRAINS ARE OPERATING PROPERLY. DRAINS OPERATING PROPERLY: YES NO

APPLIANCES: THE INSPECTOR SHALL ONLY INSPECT THOSE APPLIANCES THAT ARE BUILT-IN AND THEREFORE ARE CONSIDERED TO BE A PART OF THE HOUSE. THIS IS A PART OF THE PACIFIC COAST INSPECTION SERVICES STANDARDS OF PRACTICE WHICH ARE INCLUDED AS AN ATTACHMENT AT THE END OF THIS REPORT.

GARBAGE DISPOSER: TESTED AND PASSED TESTED AND DID NOT PASS

DISHWASHER: PASSED ONE CYCLE RUN TEST DID NOT PASS

RANGE HOOD: FAN:TESTED AND PASSED YES NO LIGHT: TESTED AND PASSED YES NO

BUILT-IN MICROWAVE: TESTED AND PASSED YES NO NOT APPLICABLE

BUILT-IN COOK TOP: GAS ELECTRIC ELECTRONIC IGNITION PILOT LIGHT
TESTED AND PASSED: YES NO

BUILT-IN OVEN: GAS ELECTRIC ELECTRONIC IGNITION PILOT LIGHT

TESTED AND PASSED: YES NO

THE INSPECTOR WILL ALSO CHECK THE KITCHEN FIXTURES/FAUCETS. IF THERE APPEARS TO BE TOO LITTLE WATER PRESSURE, EVEN THOUGH THE LINE PRESSURE IS SUFFICIENT, THE PROBLEM IS USUALLY ONE OF TWO CAUSES. IF THE WATER PIPES ARE GALVANIZED RATHER THAN PLASTIC OR COPPER, THEN IT IS POSSIBLE THEY ARE CLOGGED WITH RUST. THE FAR MORE COMMON PROBLEM IS VERY EASILY FIXED. THE FAUCET USUALLY HAS, UNLESS IT HAS BEEN REMOVED, A SCREW ON AERATOR WITH A SCREEN. THIS CAN BECOME CLOGGED AND SIMPLY NEEDS TO BE REMOVED AND CLEANED TO SOLVE THE PROBLEM.

THE INSPECTOR ALSO CHECKS UNDER THE SINK FOR SIGNS OF MOISTURE OR LEAKAGE. THIS CAN BE INDICATIVE OF MOLD AND THE INSPECTOR SHALL SO NOTE. IF THERE ARE INDICATIONS OF MOLD, THE INSPECTOR SHALL RECOMMEND A MOLD INSPECTION, THIS WOULD BE IN ADDITION TO THE HOME INSPECTION AND AN ADDITIONAL CHARGE WOULD APPLY. (A MOLD INSPECTION WILL ONLY BE RECOMMENDED IF THERE IS A STRONG INDICATION OF THE PRESENCE OF MOLD. IT SHALL BE SOLELY AT THE DISCRETION OF THE CLIENT IF THEY WISH THE ADDITIONAL INSPECTION CONDUCTED. MOLD MAY PRESENT A HEALTH HAZARD.)

COMMENTS:

SECTION ELEVEN: INTERIOR LIVING SPACE

THIS SECTION BASICALLY COVERS EVERYTHING WITHIN THE HOME THAT IS NOT SPECIFICALLY COVERED IN ANOTHER SECTION. THIS INCLUDES THE CONDITION OF WALLS, CARPETING, CEILINGS, FIREPLACE(S) STAIR RAILINGS, SMOKE DETECTORS (OTHER THAN THOSE IN BEDROOMS), OPERATION OF WINDOWS AND DOORS, ETC..

INTERIOR WALLS: DRYWALL OR PLASTER WOOD PANELING BLOCK OTHER

INTERIOR WALL COVERING: PAINT WALLPAPER CERAMIC TILE PANELING

WALL CONDITION: GOOD FAIR POOR

MORE THAN ONE ITEM MAY BE CHECKED. FOR INSTANCE, ONE WALL MAY BE DRYWALL OR PLASTER, ANOTHER MAY BE BLOCK. IN THAT SITUATION, A CHECK MARK WOULD BE MADE FOR BOTH. THE SAME IS TRUE OF THE WALL COVERING AND/OR THE WALL CONDITION. IN SUCH CASES, EXPLAIN AS FOLLOWS:

FIREPLACE(S) PRESENT YES NO WOOD BURNING YES NO

IF THERE ARE MULTIPLE FIREPLACES, PLEASE EXPLAIN BELOW:

DO THE DAMPERS OPERATE ON ALL FIREPLACES: YES NO ARE ALL FLUES CLEAR: YES NO

GAS FOR GAS LOGS OR LOG LIGHTERS YES NO IS THE CHIMNEY SPARK ARRESTED YES NO

SECTION TWELVE: BEDROOMS

NUMBER OF BEDROOMS: 1 2 3 4 5 6 INSPECTOR WILL CHECK EACH BEDROOM FOR CERTAIN ITEMS, AS WELL AS THE CONDITION OF OTHERS. FOR INSTANCE, THE WALLS AND FLOOR COVERINGS WILL BE CHECKED FOR THE GENERAL CONDITION. CLOSET DOORS SHALL BE CHECKED FOR CONDITION AND FOR THEIR FUNCTIONALITY. ITEMS SUCH AS SMOKE DETECTORS WILL BE TESTED FOR FUNCTIONALITY AND PERFORMANCE. IN NEWER HOMES, AN ARC FAULT INTERRUPTER SHOULD BE IN PLACE AND WORKING. IN OLDER HOMES, THIS IS NON APPLICABLE.

THE CONDITION IS DETERMINED BY VISUAL OBSERVATION. A GOOD RATING INDICATES PAINT OR WALLPAPER THAT CAN BE LEFT AS IS. A FAIR RATING IS INDICATIVE OF SMALL HOLES, SUCH AS THOSE LEFT BY PICTURE HANGERS OR MINOR CRACKING. A POOR RATING IS INDICATIVE OF LARGE HOLES, EVIDENCE OF MOISTURE EMBEDDED IN THE WALLS, MAJOR CRACKING. ETC.

OVERALL CONDITION: GOOD FAIR POOR

WALLS: PLASTER/DRYWALL OTHER

WALL COVERING: PAINT WALLPAPER PANELING OTHER

FLOOR COVERING: CARPET WOOD VINYL CERAMIC

FLOOR COVERING CONDITION: GOOD FAIR POOR

CLOSET DOOR TYPE: SWINGING SLIDING BI-FOLD

CLOSET DOOR CONDITION: GOOD FAIR POOR MISSING

WINDOW TYPE: MATERIAL SLIDING DOUBLE HUNG

SINGLE HUNG CASEMENT JALOUSIE

WINDOW CONDITION: GOOD FAIR POOR *NOTE

DOOR(S) CONDITION: GOOD FAIR POOR *NOTE

*NOTE: INSPECTOR WILL RANDOMLY OPERATE WINDOWS AND DOORS AS PART OF A DETERMINATION OF THEIR CONDITION.

SMOKE ALARM: PRESENT NOT PRESENT TESTED

PASSED DID NOT PASS

AFCI (ARC FAULT INTERRUPTER) THIS DEVICE IS LOCATED IN THE ELECTRICAL PANEL. IT IS ONLY REQUIRED IN THE BEDROOMS OF POST 2007 HOMES.

PRESENT NOT PRESENT TESTED AND PASSED DID NOT PASS

BEDROOM NUMBER

OVERALL CONDITION: GOOD FAIR POOR

WALLS: PLASTER/DRYWALL OTHER

WALL COVERING: PAINT WALLPAPER PANELING OTHER

FLOOR COVERING: CARPET WOOD VINYL CERAMIC

FLOOR COVERING CONDITION: GOOD FAIR POOR

CLOSET DOOR TYPE: SWINGING SLIDING BI-FOLD

CLOSET DOOR CONDITION: GOOD FAIR POOR MISSING

WINDOW TYPE: MATERIAL SLIDING DOUBLE HUNG

SINGLE HUNG CASEMENT JALOUSIE

WINDOW CONDITION: GOOD FAIR POOR *NOTE

DOOR(S) CONDITION: GOOD FAIR POOR *NOTE

*NOTE: INSPECTOR WILL RANDOMLY OPERATE WINDOWS AND DOORS AS PART OF A DETERMINATION OF THEIR CONDITION.

SMOKE ALARM: PRESENT NOT PRESENT TESTED

PASSED DID NOT PASS

AFCI (ARC FAULT INTERRUPTER) THIS DEVICE IS LOCATED IN THE ELECTRICAL PANEL. IT IS ONLY REQUIRED IN THE BEDROOMS OF POST 2007 HOMES.

PRESENT NOT PRESENT TESTED AND PASSED DID NOT PASS

BATHROOM NUMBER:

Upon entering the bathroom, the inspector will first turn on all water faucets and let them run for at least fifteen minutes. This is not only to determine if the faucets are operating properly, it will help to ascertain that the drains are working properly.

The inspector shall also flush the toilet in each bathroom several times to check for function and, once again to check the drain.

The inspector shall also determine if there are GFCI outlets and check to see if they are working properly.

Drains working normally: Yes No Toilet flushing properly Yes No

GFCI Present: Yes No Tested and Passed Tested and Did Not Pass

Shower Tub Shower and Tub Toilet and Sink Only

Cabinet and Counter Condition: Good Fair Poor

Floor: Vinyl Ceramic Other

Floor Condition: Good Fair Poor

Walls: Paint Wallpaper Ceramic Tile

Walls Condition: Good Fair Poor

Exhaust Fan: Yes No Operating Properly: Yes No

Are there any signs of mold: Yes No

If there are signs of mold, describe briefly below:

Mold Test Recommended: Yes No

**THANK YOU FOR CHOOSING
PACIFIC COAST INSPECTION SERVICES
FOR
YOUR INSPECTION NEEDS**

RESPECTFULLY SUBMITTED

GARY WICKHAM CPI

OWNER PCIS

PHOTO GALLERY

THE FOLLOWING GALLERY OF PHOTOS CONTAINS PICTURES TAKEN DURING THE INSPECTION AND DO NOT NECESSARILY DENOTE ANY DEFICIENCY. THEY ARE INTENDED AS A RECORD OF THE INSPECTION.

WE DO CAPTION THE PHOTOS AND WILL INDICATE IF A PARTICULAR PICTURE DEPICTS ANY SORT OF PROBLEM.

PLACE
PHOTO
HERE

PLACE
PHOTO
HERE

PLACE
PHOTO
HERE

PLACE
PHOTO
HERE

PLACE
PHOTO
HERE

PLACE
PHOTO
HERE

PLACE
PHOTO
HERE

PLACE
PHOTO
HERE

PLACE
PHOTO
HERE

PLACE
PHOTO
HERE

PLACE
PHOTO
HERE

PLACE
PHOTO
HERE

PLACE
PHOTO
HERE

PLACE
PHOTO
HERE

PLACE
PHOTO
HERE

PLACE
PHOTO
HERE

PLACE
PHOTO
HERE

PLACE
PHOTO
HERE

PLACE
PHOTO
HERE

PLACE
PHOTO
HERE

PLACE
PHOTO
HERE

PLACE
PHOTO
HERE

PLACE
PHOTO
HERE