



Residential Property Inspections

Ph:(707) 310-0206 www.pacificinspections.net

Property Condition Report for: 555 Anywhere Avenue, Santa Rosa CA

GROUNDS

Our inspection of the grounds is limited to the surface grade, walkways, driveways, planters, and other hardscaping which are immediately adjacent to the inspected structure(s). We do not address or include any geological conditions or site stability information. For information concerning these conditions, a geo-technical engineer should be consulted. We do not determine property line boundaries, nor do we inspect detached decks, out buildings, storage sheds, landscaping, grounds lighting or associated electrical. Common or shared fencing may be commented on, however we do not determine the responsible parties for any challenges present. Fire pits, BBQ's and other similar items are not inspected nor is the gas to them tested or lit.

DRIVEWAYS & WALKWAYS

DRIVEWAYS: Good to Fair condition. Concrete pavement with brick dividers
Normal settling cracks were noted. All concrete, asphalt, and masonry cracks (it's just a matter of degree), and the cracks observed appear to be normal. The life expectancy of driveway and sidewalk paving is about 40 to 50 years..

WALKWAYS: Good to Fair condition. Flagstone
Typical settling cracks were noted.

There were portions of the flagstone walkway where the flagstones are loose or missing. Recommend having this condition evaluated and corrected by the appropriate qualified trades person.



Walkway surfaces are noted to be raised or settled in some areas creating Potential Tripping Hazards.

LANDSCAPING & DRAINAGE

SAFETY NOTICE: The landscaping may include pre-cast concrete accessories, such as bird baths, fountains, statues, benches, etc. Although we do not inspect such items, many consist of heavy, stacked, and balanced components that can represent a safety hazard, and particularly to children. Therefore, they should be confirmed to be adequately secured to prevent accidental tipping or falling, or removed from the premises.

TREES & SHRUBS: Routine scheduled maintenance appears to have been lacking for a while.

FRONT LAWN: Fair condition.
Areas of the lawn are noted to be in need of watering, leveling, mowing, or typical yard maintenance.

REAR LAWN: Fair condition.
Areas of the lawn are noted to be in need of watering, leveling, mowing, or typical yard maintenance.

SIDE LAWNS: Fair condition.
Areas of the lawn are noted to be in need of watering, leveling, mowing, or typical yard



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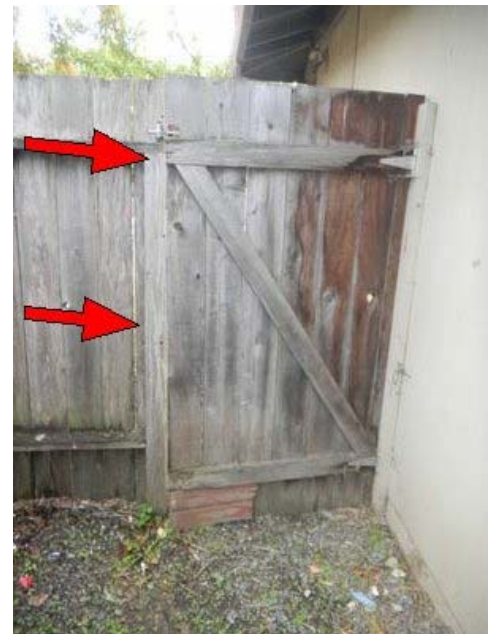
LANDSCAPE SPRINKLERS: maintenance.
Sprinkler system was not found.

LANDSCAPE LIGHTS: No landscape lighting was noted.

RETAINING WALLS: No retaining walls were noted.

FENCES: Poor condition.
Loose or rotted fence posts are noted in one or more locations. As a result of this condition, the fence is observed to be leaning in places.
Many deteriorated fence boards or rails are noted.
Vegetation is covering portions of the fencing, therefore limiting inspection in those areas.
Earth to wood contact is noted. This condition is common but will accelerate deterioration of wood components.

GATES: Fair condition
Right side gate is in need of repair or adjustment.



SITE GRADING: Gentle slope.
One or more down spouts do not have splash blocks or drain lines to carry water away from foundation. This condition will allow roof water to pool near the foundation which may lead to moisture challenges around the structure. We recommend that during periods of wet weather, some sort of splash blocks, or downspout extensions, etc. be installed to ensure that water will flow continuously away from the building.



There is a creek or drainage canal which crosses or borders this property. We have no knowledge as to whether this waterway overflows during heavy rains, and such determinations are beyond the scope of this inspection.



PATIO(S)

TYPE & CONDITION: Good to Fair Condition. Concrete and Square concrete paving type blocks.
Moss is growing on the patio surface(s) in some places. We recommend that the surface be cleaned of this growth with the appropriate cleaning solution as moss can be very slippery and potentially hazardous.

PORCH(S)

TYPE & CONDITION: Good to Fair Condition. Flagstone.
One or more flagstones are loose, or missing at the front porch. Recommend having this condition evaluated and corrected by the appropriate qualified trades person.



PORCH COVER: Open design, An extension of the main roof structure.

STAIRS, STOOPS, & LANDINGS:

CONDITION: Good to Fair Condition.
Improper and un-even rise and tread ratios were noted at the stairs at the front of the structure. This is a Potential Tripping Hazard. The height of the individual risers (the vertical portion of the steps) typically should not vary more than 3/8".



OUTBUILDING(S)

LOCATION: Did not evaluate any outbuilding(s).