

Habben's Home Inspections

1107 E. Lincoln Avenue Suite 104

Orange, CA 92865

714-292-6117

INSPECTION AGREEMENT

THIS IS INTENDED TO BE A LEGALLY BINDING CONTRACT. PLEASE READ IT CAREFULLY.

PROPERTY ADDRESS: 1 Summershade Drive

Larada, Ca 90638

DATE: 6/6/09 TIME: 3pm REPORT # 16309

CUSTOMER(S): My customer

Generalist Inspection Fee _____ = 290.00

Additional Fees: _____ = _____

Paid Cash Ck# _____ TOTAL: 290.00

CUSTOMER (named above) hereby requests an inspection of the primary building(s) at the above address, to be conducted by the above inspection company, herein to be referred to as the "INSPECTOR," for "CUSTOMER'S" sole use and benefit. "CUSTOMER" warrants that they will carefully read the entire inspection report when they receive it and promptly call the "INSPECTOR" with any questions they may have. "CUSTOMER" understands that they are bound by all the terms of this agreement.

SCOPE OF INSPECTION

THE SCOPE OF THIS INSPECTION IS TO REPORT THE GENERAL CONDITION OF VISIBLE PORTIONS OF PRIMARY BUILDING(S) ON THE PROPERTY AND TO INFORM THE "CUSTOMER" OF MAJOR VISIBLE DEFICIENCIES AS THEY EXIST ON THE DATE OF THE INSPECTION. Minor deficiencies are reported as a courtesy only. The inspection will be performed in accordance with the Standards of Practice of the following organization(s): CREIA

Copies of these standards will be provided upon request.

This inspection is limited to a visual examination of the exposed and readily accessible surfaces of the building, and to this extent includes an evaluation of the following major components:

Foundation	Electrical	Roof	Walls
Sub-floor Framing	Plumbing	Attic	Doors
Site Drainage	Heating	Garage	Windows
Fireplaces	Venting	Exterior	Ceilings

The inspection to be performed is a visual inspection only and does not contemplate or involve the dismantling or moving of any object or portion of the premises. Latent and concealed defects and deficiencies are excluded from the inspection. "CUSTOMER" AGREES TO ASSUME ALL THE RISK FOR CONDITIONS WHICH ARE CONCEALED FROM VIEW OR INACCESSIBLE TO THE "INSPECTOR." THE INSPECTION AND REPORT THEREON IS NOT A WARRANTY, GUARANTEE, INSURANCE POLICY OR SUBSTITUTE FOR REAL ESTATE TRANSFER DISCLOSURES WHICH MAY BE REQUIRED BY LAW.

A random sampling of items such as anchor bolts, window operation, safety glass, cabinetry, and electrical outlets are checked. No representation is made as to how long any equipment will continue to function. This inspection is limited to the real property and does not include personal property unless so indicated in this inspection report. Maintenance and other items may be discussed, but they are not a part of our inspection.

OUTSIDE THE SCOPE OF THIS INSPECTION:

(Some of the following services may be contracted for an additional fee)

- Code or zoning violations; permit research.
- Detached ancillary buildings (with the exception of parking structures).
- Latent or concealed defects.
- Systems or component installation.
- Adequacy or efficiency of any component or system.
- Conditions that are located in concealed or inaccessible portions of the premises, such as items that are underground or contained within fixtures, walls, or within other closed portions of the building, or concealed by furnishings, floors, personal property or vegetation.
- Termites, dry rot, fungus, other pests, organisms, or rodents. By law, only a licensed pest control operator can inspect for these conditions.
- Structural, geological, and hydrological stability or soils conditions; wave action reporting; any form of engineering analysis.
NOTE: Only licensed engineers can conduct such evaluations.
- Technically complex systems or devices such as self-cleaning ovens, heat exchangers, radiant heating or components, alarm systems, fire detection systems, solar systems, air quality control systems, radio or computer controlled devices, automatic timer controls, elevators and dumbwaiters, satellite dishes, automatic gates.
- Gas appliances such as fire pits, barbecues and heaters.
- Main gas shutoff valve. Any gas leaks.
- Free standing portable equipment.
- Electrical load calculations; notification of product recalls.
- Window or wall mount air conditioning units. Also gas-powered A/C units.
- Low voltage electrical systems, including but not limited to TV antenna, TV signal cables, telephones, intercoms, security systems, speaker wires, automated equipment, landscape lighting.
- Easements, rights of way, boundaries, condition of title, previous use or occupancy determination.
- Requirements of Americans with Disabilities Act (A.D.A).
- Proximity to railroad tracks or airplane routes.
- Environmental hazards, including but not limited to, asbestos, lead, radon gas, formaldehyde, electromagnetic fields, underground storage tanks, PCB's, water quality, air quality or other toxins.
- Private water or private sewage systems or related equipment, such as wells, septic systems, sewage pumps, water softeners, water purification systems.
- Building or property measurement and value appraisal. Prediction of life expectancy; cost estimates for corrective work.
- Swimming pools, hot tubs, spas, waterfalls, ponds, fountains, saunas, steam baths, or similar fixtures and related equipment.
- Cosmetic finishes and conditions; landscaping and foliage.
- Noise transmission; determination of odors.
- Items specifically noted as excluded in the inspection report.
- Any adverse condition that may affect the desirability of the property.

Inspection Agreement

----- Contract Continued -----

CONFIDENTIALITY OF REPORT

The inspection report is for the exclusive private use of the "CUSTOMER." This report is confidential and is not to be copied or disseminated to any other party without the expressed written consent of the "INSPECTOR." Use of all disclosures contained in the report is specifically restricted to the transaction for which the inspection was performed. USE OF OR RELIANCE UPON THE REPORT BY OTHER PARTIES, OR FOR OTHER TRANSACTIONS, IS STRICTLY PROHIBITED.

Note: This report is copyrighted.

SEVERABILITY

"CUSTOMER" and "INSPECTOR" agree that should a court of competent jurisdiction determine that any portion of this contract is void or unenforceable, the remaining provisions and portions shall remain in full force and effect.

DISPUTE RESOLUTION

CONTACT: "CUSTOMER" understands and agrees that any claim for Inspector's failure to accurately report the visually discernible conditions of the subject property, as limited herein above, shall be made in writing and reported to the "INSPECTOR" within 10 business days of discovery. "CUSTOMER" further agrees that "CUSTOMER" or "CUSTOMER'S" agents, employees or independent contractors will make no alterations, repairs or replacements to the claimed discrepancy prior to a reinspection by the "INSPECTOR." "CUSTOMER" agrees to hold the "INSPECTOR" harmless for any and all claims relating to conditions that are altered or repaired without said notice or inspection.

ARBITRATION: Any dispute, controversy, interpretation or claims including claims for, but not limited to, breach of contract, any form of negligence, fraud or misrepresentation arising out of, from or related to the inspection and inspection report shall be submitted to final and binding arbitration under the Rules and Procedures of the Expedited Arbitration of Home Inspection Disputes of Construction Arbitration Services, Inc. The "ARBITRATOR" shall be knowledgeable in the business of building inspections, shall have at least five (5) years experience as a home and building inspector, and be a member in good standing of _____, as evidenced by his/her date of full membership. An arbitrator must be selected within one (1) month's time. The accepted standard against which the inspection shall be judged is the "Standard of Practice" of the Association named above. The decision of the "ARBITRATOR" shall be final and binding, and judgement on the award may be entered in any Court of competent jurisdiction. I understand that I am giving up my right to a jury trial.

STATUTE OF LIMITATIONS: The parties agree that no action may be brought to recover damages against the "INSPECTOR" or Inspection Company, or its officers, agents or employees more than one year after the date of the subject inspection. Time is expressly of the

essence herein. This time period is shorter than otherwise provided by law in some states.

The fee for this inspection is due at the time of the inspection. If "CUSTOMER" does not attend the inspection, the fee is due upon receipt of the report. If the "CUSTOMER" has not signed this agreement, the acceptance of this report shows agreement with all of the terms of this contract. The written report to be prepared by "INSPECTOR" shall be considered the final and exclusive findings of the "INSPECTOR" regarding the inspection of the property. Customer shall not rely on any oral statements made by the "INSPECTOR" prior to issuance of the written report.

GENERALIST VISUAL INSPECTION

"CUSTOMER" understands that the "INSPECTOR" is a generalist, that the "GENERALIST" type inspection and report is an UNBIASED OPINION BASED UPON THE EXPERIENCE OF the individual "GENERALIST" INSPECTOR, and that the "INSPECTOR" is NOT AN EXPERT IN ANY CRAFT OR PROFESSION. If your inspector recommended consulting other specialized experts, "CUSTOMER" must do so at "CUSTOMER'S" expense.

LIQUIDATED DAMAGES: In the event the "INSPECTOR" fails to fulfill the obligations under this agreement, "CUSTOMER'S" exclusive remedy at law or inequity against the "INSPECTOR" is limited to:

Since the parties understand that "CUSTOMER'S" actual damages would be extremely difficult or impracticable to determine, "CUSTOMER" and "INSPECTOR" agree that this is a reasonable amount.

I/We request a "Generalist Visual Inspection" as described above.

Initials

This agreement shall be binding upon and inure to the benefit of the parties hereto, their heirs, successors, assigns, agents, and representatives of any kind whatsoever.

This agreement constitutes the entire integrated agreement between the parties hereto pertaining to the subject matter hereof, and may be modified only be a written agreement signed by all of the parties hereto. No oral agreements, understandings or representations shall change, modify, or amend any part of this agreement.

I/WE HAVE READ, UNDERSTAND AND AGREE TO ALL OF THE ABOVE TERMS AND CONDITIONS. I/WE ALSO AGREE TO CAREFULLY READ THE ENTIRE INSPECTION REPORT. I/WE ALSO AGREE TO PAY THE FEES LISTED.

DATED: _____

CUSTOMER(S): _____

INSPECTOR: _____

INTRODUCTION

We have inspected the major structural components and mechanical systems for signs of major defects, excessive or unusual wear and general condition. The following report is a list of the conditions observed on the date of the inspection. When repair or replacement is recommended, the determination of appropriate corrective action must necessarily be left to the professionals retained for detailed evaluation and repair. Minor deficiencies, provided as a courtesy only, are reported to provide a better understanding of the structure(s) and to give some direction for ongoing maintenance needed.

In this report, there may be specific notes regarding areas or items that were inaccessible. We can make no representations regarding conditions that may be present but were concealed or inaccessible at the time of our inspection. If inspection of the inaccessible areas is desired, it will be performed upon arrangement at an additional cost after access is provided.

The POWER INSPECTOR™ Report lists the components and systems inspected by this company. Components not found in this report are considered beyond the scope of this inspection. Items found in "functional" or "satisfactory" condition are defined as capable of being used, although they may show wear and tear. Items needing repair and/or further evaluation are checked in the report where applicable. PLEASE READ THE ENTIRE REPORT FOR ALL ITEMS CHECKED. It should be noted that some items listed on this report only apply to specific regions of the country and may not be applicable in your area.

NOTE: This report contains technical information that may not be easily understandable to the lay person. THEREFORE, A VERBAL CONSULTATION WITH THE INSPECTOR IS ESSENTIAL. If you choose not to consult with the inspector, the inspection company cannot be held liable for your uninformed interpretation of the report's contents. If you were not present during the inspection please call the office for your verbal consultation.

The following "Legend" explains how repair or maintenance items are classified.

LEGEND READ CAREFULLY

Items followed by A, B, C, D, E, F, G, and H designate the following:

- A Health and Safety Item.** Recommend evaluation and repair as needed by a qualified licensed contractor or specialty tradesperson dealing with that specific component or system PRIOR TO CLOSE OF TRANSACTION.
- B Defect or Functional Concern.** Recommend evaluation and repair as needed by a qualified licensed contractor or specialty tradesperson dealing with that specific component or system PRIOR TO CLOSE OF TRANSACTION.
- C Routine Maintenance Item.** This work can be performed by a knowledgeable home owner or handyman.
- D Recommend Upgrade to Increase Safety or Improve Function.** Present condition may have been standard at time of installation but does not meet the latest building or safety standards. Upgrade is suggested but not required.
- E Recommend Evaluation by Structural and/or Geotechnical Engineer Prior to Close of Transaction.**
- F Recommend Evaluation by a Certified Asbestos Specialist.** An Asbestos Specialist should determine the presence of asbestos and make recommendations for remediation PRIOR TO CLOSE OF TRANSACTION.
- G Recommend Evaluation of the Entire Property by a Licensed Pest Control Operator Prior to Close of Transaction.** By law, only licensed pest control operators can determine the presence of wood destroying organisms.
- H Refer Condition to the Homeowner's Association Prior to Close of Transaction.** Such conditions are typically the responsibility of the Homeowner's Association and any comments regarding such conditions have been made as a courtesy only. This company will not be responsible for any communal components, systems, or areas.

I have read and understand the Legend to the Power Inspector™ Report.

Client's Initials _____

Representative / Agent's Initials _____

Client not present

LEGEND: A B C D E F G H - See Legend Page
For Recommendation / Expert Needed

Site

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Areas specific to unit inspected, not other common areas.^H

FENCES & GATES

- Appears Functional
- Repairs Needed as Noted
- Not applicable

Fences on acreage not inspected

25 % overgrown with foliage (uninspected)

Few / many rotted / loose posts^C

Repair latch at:^C _____

Apparent insect damage^C

Few broken boards^C

Gate needs repair at:^C left side

Fence leaning / needs rebuilding at:^C _____

Cracked blocks at:^C rear

Moderate / excessive corrosion of metal at:^B _____

Notes: _____

▲ Wood

△ Wrought Iron

△ Bamboo

▲ Chain Link

▲ Block

△ _____

△ Wire

△ Stucco

Few / many loose / missing boards noted^C

Typical / large^C cracks in stucco up to ____ "

Damaged stucco at:^C _____

Tree / root damage at:^C _____

Fence / latch height insufficient at pool / spa / pond area^{*A}

Self-closing device(s) needed for pool / spa / pond area^{*A}

* Requirements for pool safety fences and gates vary from location to location - Check with your local municipality for requirements.

VISUAL GRADE

- Appears Functional
- Improvements Needed as Noted
- Recommend Further Evaluation
- Not applicable

Yard drains observed / not tested

Erosion control needed at:^B _____

Apparent faulty grade at:^B _____

Recommend monitoring site drainage during / after heavy rains

Concrete swale recommended at:^C _____

Yard drain too high for proper drainage at:^B _____

Grade soil to slope away from foundation^C _____

Notes: _____

△ Near Level

△ Stairstepped pad

△ Bank at: _____

▲ Gentle Slope

△ Moderate Slope

△ _____

△ Steep Slope

Excavate soil 4 in. below stucco screed / siding at:^C _____

Poor drainage noted at:^C _____

Recommend installation of drainage system by a drainage specialist^B

Recommend installing vent wells at:^B _____

Recommend clearing drain(s) / swale(s) of debris / foliage as needed^C

Recommend review by geotechnical engineer^E

• Consult geologist / soils engineer for information on geological conditions / site stability. This inspection does not address these issues.

RETAINING WALLS

- Appears Functional
- Repairs Needed as Noted
- Recommend Further Evaluation
- Not applicable

_____ % overgrown with foliage (uninspected)

Walls on acreage not inspected

Recommend review by geotechnical engineer^E

Common cracks noted

Large cracks up to 1/4 " at:^B rear

Severe / moderate leaning of wall at:^B _____

Evidence of past / active water seepage at: _____

Moisture damage to stucco / wood at:^C _____

Substandard retaining wall at:^B _____

Notes: Rear fence block has several cracks that have been patched. C

△ Poured Concrete

△ Wood

△ Sea Wall

△ Concrete Block

△ Masonry

△ _____

△ Stucco

Displacement up to ____ " ^B

Apparent failure of wall at:^B _____

No apparent weepholes at: _____

Recommend creating weepholes at:^C _____

Safety rails missing / substandard at:^A _____

- Appears Functional
- Repairs Needed as Noted
- Not applicable

SIDEWALKS

Common cracks

Large cracks up to ____ "

Lifting / settling up to ____ "

Damaged / missing wood spacers^C

Recommend sealing large cracks to minimize differential settlement^C

Notes: 1: un-level masonry alongside of driveway, right side

▲ Concrete

△ Wood

Refer to local municipality for repairs to public sidewalks

Trip hazard(s) at:^A see 1

Poor drainage / slopes towards structure^B _____

▲ Masonry

△ Flagstone

△ Tile

△ Asphalt

△ Gravel

△ _____

LEGEND: A B C D E F G H - See Legend Page
For Recommendation / Expert Needed

Areas specific to unit inspected, not other common areas.^H

Exterior I

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- Appears Functional
- Repairs Needed as Noted
- Not applicable

DRIVEWAY

▲ Concrete △ Asphalt △ Gravel △ Tile

▲ Brick △ Sand/Shell △ _____

- Common cracks noted
- Large cracks up to _____ " Asphalt eroded in places^C Advise resealing asphalt^C
- Trip hazards noted^A Lifting / settling up to _____ " ^C Recommend sealing large cracks to minimize differential settlement^C
- Oil stains noted^C Potholes at: ^C _____ Poor drainage / ponding / driveway slopes towards structure^B

Notes: Damaged masonry at right side of driveway. B

- Appears Functional
- Repairs Needed as Noted
- Not applicable

PATIO

▲ Concrete ▲ Masonry △ Tile

△ Flagstone △ Epoxy △ _____

- Common cracks noted
- Large cracks up to _____ " ^C
- Damaged / missing wood spacers^C Lifting / settling up to _____ "
- Some / all covered by carpet, could not inspect
- Trip hazard(s) at: ^A _____

Notes: _____

- Appears Functional
- Repairs Needed as Noted
- Not applicable

DECK/PATIO COVER

▲ Open design △ Same as house (see roof pg.)

△ Covered Roof / Type: _____

- Weathering noted^C
- Earth to wood contact^G Evidence of leakage at: ^B _____
- Recommend additional support at connections^C Apparent moisture / insect damage to posts / framing^G

Notes: Does not appear to be properly secured to structure for seismic safety. B

- Appears Functional
- Repairs Needed as Noted
- Not applicable

DECK(S)

△ Wood △ Tile △ Waterproof Coating

△ Concrete △ Masonry △ _____

- Recommend resealing wood^C
- Popped nails / loose boards^C
- No or low clearance / Surface covered / Cannot fully inspect
- Missing guardrail at: ^A _____
- Openings not to current standards at some / all handrails^A
- Guardrail / balusters loose at: ^A _____
- Low guardrail at: ^A _____
- Earth to wood contact at: ^G _____
- Inadequate drainage at: ^B _____
- Moisture / insect damage at: ^G _____
- Cracked / deteriorated membrane at: ^B _____

Notes: _____

- Appears Functional
- Repairs Needed as Noted
- Not applicable

PORCH/BALCONY

▲ Concrete △ Wood △ Tile △ Masonry

△ Waterproof Coating △ _____

- Common cracks noted
- Gaps need proper sealant^C
- Surface covered / cannot fully inspect at: _____
- Openings not to current standards at some / all handrails^D
- Missing guardrail at: ^A _____
- Guardrail / balusters loose at: ^A _____
- Low guardrail at: ^A _____
- Earth to wood contact at: ^G _____
- Inadequate drainage at: ^B _____
- Moisture / insect damage at: ^G _____
- Cracked / deteriorated membrane at: ^B _____

Notes: _____

- Appears Functional
- Repairs Needed as Noted
- Not applicable

EXTERIOR STEPS

△ Wood ▲ Concrete △ Masonry △ Metal

△ Tile △ Stone △ Flagstone △ _____

- Weathering noted^C
- Metal corroding^C
- Missing handrails at some / many steps^A
- Openings not to current standards at some / all handrails^D
- Low handrail at: ^A _____
- Handrail / balusters loose at: ^A _____
- Loose / damaged step(s) at: ^A _____
- Earth to wood contact at: ^G _____
- Substandard railing / landing at: ^A _____
- Moisture / insect damage at: ^G _____
- Improper rise / run of steps at: ^A _____

Notes: _____

- Appears Functional
- Repairs Needed as Noted
- Recommend Further Evaluation
- Not Applicable

EXTERIOR WALLS

Structure: Wood Frame Block Brick
 _____ Steel Concrete

Wallcovering:
 Stucco Wood Hard board
 Masonry Metal Plywood
 Vinyl rock _____

- Not fully visible due to foliage / _____
- Common cracks noted Evidence of patching
- Fresh paint may obscure past defects
- Siding weathered / cracked in few / many places^C
- Recommend patching cracks / gaps / holes^C
- Caulk / seal walls at pipe penetrations^C
- Paint / finish needed overall / in places^C
- Loose / rusted nailing at: ^C _____
- No stucco screed (not to current standards) _____
- Stucco screed blocked with dirt / concrete at: ^C _____
- Recommend review by structural / geotechnical engineer due to observations noted^E
- Large / unusual cracks up to _____ " located at: ^B _____
- Apparent moisture damage at: ^G _____
- Apparent insect damage at: ^G _____
- Earth to wood contact at: ^G _____
- Siding embedded in / touching pavement at: ^B _____
- Damaged siding at: ^C rear, plaster peeling
- Buckled / warped siding at: ^C _____
- Loose siding at: ^C _____
- Mortar is loose / missing at few / many joints^C

Notes: _____

• Existence of wall insulation is not verified. Presence of lead paint, UFFI insulation, or other hazards are outside scope of inspection.

- Appears Functional
- Repairs Needed as Noted
- Not Applicable

TRIM / EAVES

Not fully visible due to foliage / _____

Wood Stucco Metal
 Masonry Vinyl _____

- Paint / finish needed overall / in places^C
- Moisture damage at: ^G fascia, gable beam
- Moisture stains at: ^B _____
- Missing trim at: ^C _____
- Wood trim weathered
- Earth to wood contact at: ^G _____
- Apparent insect damage at: ^G _____
- Loose trim at: ^C _____
- Embedded in / touching pavement at: ^B _____

Notes: _____

• All exterior wood requires continuing maintenance i.e., repair, tightening, caulking and painting.

- Appears Functional
- Repairs Needed as Noted
- Recommend Further Evaluation
- Not Applicable

FRAMING

Subfloor: Plywood Boards Particle Board
 OSB Concrete _____
Floor Frame: Joists Trusses Beams Concrete
Main Beams: Wood Steel Bearing Walls
Support Columns: Wood Concrete Masonry Steel

- Recommend review by Structural / Geotechnical Engineer^E
- Evidence of sagging at: ^B _____
- Broken / cut framing at: ^B _____
- Improper repairs / shimming at: ^B _____
- Load bearing ledgerboard not bolted at: ^B _____
- Cripple wall leaning at: ^E _____
- Main support beam shifted at: ^E _____
- Leaning / unsecured posts at: ^B _____
- Leaning piers noted at: ^B _____
- Additional posts and piers advised at: ^B _____
- Undermining of piers at: ^B _____
- Typical / major^B sloping of floors due to settlement of posts & piers
- Active moisture noted at: ^B _____
- Earth to wood contact at: ^G _____
- Apparent insect damage at: ^G _____
- Moisture damage at: ^G _____
- Moisture stains noted at: _____
- Recommend adding insulation to avoid heat loss / freeze-ups^C
- Shear panels recommended on cripple walls (seismic upgrade)^A
- Recommend upgrades for additional seismic safety^D
- Few / many substandard / deteriorated piers^B _____
- Few / many piers do not have footings^B _____
- Unbraced tall cripple walls / posts / columns^B _____
- Diagonal bracing advised at tall posts^B _____

Notes: _____

- Appears Functional**
- Repairs Needed as Noted**
- Recommend Further Evaluation**
- Not applicable**

CONCRETE SLAB

△ Portion of Building: _____

▲ Entire Building(s)

△ Apparent sleeper floor at: _____

- Slab was not visible due to floor covering but no secondary evidence of problems noted
- Recommend evaluation by Structural / Geotechnical Engineer due to observations noted^E

- Recommend evaluation by pulling back carpet at:^B _____
- Uneven / sloped floors at: _____
- Cracks noted up to _____ " at: _____
- Large / unusual cracks noted on interior / exterior walls^E
- No apparent footing noted at:^B _____
- Few / many doors substantially out of square

Perimeter: Partially visible Not visible Large cracks up to _____ " ^E Typical horizontal cracks at cold joints

Anchor Bolts: Bolts were unobserved due to wall coverings, etc.

Bolts were visible at garage / _____

Notes: _____

• All slabs experience a certain amount of cracking due to shrinkage in the process of drying. Floor coverings prevent detection of settlement in all but the most severe cases. If client removes carpeting, the inspector will reinspect at additional cost.

- Appears Functional**
- Repairs Needed as Noted**
- Recommend Further Evaluation**
- Not applicable**

PERIMETER FOUNDATION

▲ Poured Concrete

△ Brick

△ Stone

△ Full Basement

△ Partial Basement

△ Concrete Block

△ _____

△ Crawl Space

△ Fully / partially finished

△ Pole / Post and Pier only

Portions of walls / floor not visible due to storage / cabinetry / _____

- Recommend evaluation by structural / geotechnical engineer due to observations noted^E
- Common cracks noted
- Large vertical cracks up to _____ " located at: _____
- Vertical / lateral displacement up to _____ "
- Horizontal / diagonal cracks up to _____ " at: _____
- Monitor cracks in the future for movement^C
- Honeycombing / voids noted at: _____
- Undermining of foundation at:^B _____
- Moderate / excessive^B deterioration at: _____
- Cracked earth below / near structure _____
- Moderate / excessive^B efflorescence at: _____
- Moderate / excessive^B moisture at: _____
- Moderate / excessive^B past water at: _____
- Drainage improvements advised^B Evidence of rodent infestation^A
- Recommend installing vapor barrier on crawl space floor as needed^B
- Sump pump recommended at:^B _____

Access Location(s): Main access: _____

Other access locations: _____

Access Cover/Door: Cover / door damaged^C

Cover / door has moisture / insect damage^G

Cover(s) loose / detached / missing^C

Accessibility: Total No / limited access due to: Low clearance / No access / Ducting / _____

Foundation Bolts: Yes No anchor bolts^B Bolts unobserved due to method of construction _____

Few / many^B missing / loose nuts

No bolts at:^B _____

Spacing / size of bolts substandard^B

Foundation Vents: Vents blocked^B No / inadequate venting - recommend installing as needed^B

Few / many screens damaged / missing^C

Insulation: None installed Fallen / damaged in places / resecure or replace as needed^C

Not installed in some / most areas^D

Vapor Retarder: Yes Vapor retarder not installed in some / most areas

None installed

Basement Slab: Common cracks Large crack up to _____ " at: _____

Displacement up to _____ "

Basement Stairs: Handrail does not meet current standards^D

Missing / loose handrail^A

Low head clearance (caution)

Railing openings not to current standards^D

Loose / damaged steps^A

Improper rise / run of steps^A

Steepness / width of stairwell is substandard

Fire protection needed under stairs^A

Sump Pump(s): **Locations:** 1. _____ 2. _____ 3. _____

Observed / not tested

Inoperative at:^B # _____

Substandard installation at:^B # _____

Notes: _____

• The installation and effectiveness of radon mitigation systems are outside the scope of inspection. Basement drains are not tested.

▲ **Garage:** ▲ Attached △ Detached Number of cars 2
△ **Carport:** △ Attached △ Detached Number of cars
△ No Parking Structure △ Parking Area Converted to Other Use

△ Shared / Common Space
Identification #

EXTERIOR

- Appears Functional
- Repairs Needed as Noted
- See Exterior Section
- Not applicable

- Not fully visible due to foliage / storage / no access / _____
- Apparent insect damage at:^G _____
- Apparent moisture damage at:^G _____
- Earth to wood contact^G

Notes: _____

ROOF

- Appears Functional
- Repairs Needed as Noted
- See Roof Section
- Not applicable

- Access limited due to type / weather / steepness / height / snow / moss / _____
- At / nearing end of life expectancy
- Cracking / deterioration at few / many places^B

Notes: _____

INTERIOR

- Appears Functional
- Repairs Needed as Noted
- Not applicable

- Moisture stains on ceiling / walls
- 80% obscured by storage
- Unable to determine active leakage
- Active leakage at:^B _____

- Apparent moisture damage at:^G _____
- Sway beams have been modified^B
- Apparent insect damage at:^G _____
- Sagging beams overloaded by storage^B
- Damage to wall / ceiling at:^C _____
- Window inoperative / damaged^B
- Car door opening does not appear to be adequately braced for living space above / recommend reinforcement as needed^B

Notes: _____

FIREWALL

- Appears Functional
- Repairs Needed as Noted
- Not applicable

• Determining firewall rating is beyond the scope of this inspection

- 50% obscured by storage / wallcoverings, etc.
- Pull-down ladder cover breaches fire resistant ceiling^A
- No / improper firewall^A

- Hole(s) in wall need(s) repair^A
- Attic / subarea access door not fire-rated / self-closing^A
- Firewall should be extended at:^A _____
- Nonmetal duct / pipe(s) through firewall compromise its integrity^A

Notes: Electrical wiring through firewall needs to be in sealed conduit. A

FLOOR

- Appears Functional
- Repairs Needed as Noted
- Recommend Further Evaluation
- Not applicable

▲ Concrete Slab △ Asphalt
△ Wood △ _____

- 50% obscured by storage, etc.
- Recommend inspecting entire interior on final walk through
- Recommend review by structural / geotechnical engineer^E
- Insufficient slope for drainage^B
- Displacement up to _____ "
- Oil stains noted^C
- Recommend removing carpeting^C

- Common cracks
- Large cracks up to _____ "
- Trip hazards^A
- Gaps / separation up to _____ " between slab and perimeter foundation

Notes: _____

VENTS

- Appears Functional
- Repairs Needed as Noted
- Not applicable

• Garage venting is optional in most areas

- No vents provided
- Vents blocked^C
- Recommend installing vents^B
- Screens missing / damaged^C

Notes: _____

LEGEND: A B C D E F G H - See Legend Page
For Recommendation / Expert Needed

Areas specific to unit inspected, not other common areas.^H

Garage Doors / Laundry

10

- Appears Functional
- Repairs Needed as Noted
- Not applicable

GARAGE DOOR(S)

▲ Wood △ Metal △ Glass △ Vinyl

△ Hard board △ _____

Type: ▲ Overhead △ Rollup △ Other

- Door(s) blocked - unable to test
- Moisture / insect damage at jamb / door^G
- Door / hardware needs adjustment^C
- Minor / major delamination noted^G _____
- Tension rods loose / missing^C
- Door doesn't close / open completely^C _____
- Door warped / bowing^B _____
- Recommend lubricating hardware^C
- Not safety-type spring(s)^A _____
- Door rubs on jamb^C _____
- Latch inoperative^C _____
- Retainer clip(s) missing^C
- Springs worn / may have limited life^D

Notes: _____

AUTOMATIC OPENERS

Number of openers 1

• Remote control devices are not tested

- Appears Functional
- Repairs Needed as Noted
- Not applicable

- Untested Disconnected^C
- Damaged components noted^B _____
- Recommend adjusting sensitivity of auto reverse^C
- Opener malfunctioning^B _____
- Automatic reverse not operative / recommend adjustment or replacement of opener as needed^A
- Missing cover / bulb^C _____
- Opener makes unusual noise^B

Notes: **Infrared sensors installed are more than 6" off of floor and defective. A**

• Openers with electric eye or door edge sensors are now available which can be retrofitted for safety. Check auto reverse feature monthly.

DOOR TO INTERIOR

△ Solid Core △ Hollow Core △ Panel

△ Glass △ Metal △ _____

- Appears Functional
- Repairs Needed as Noted
- Not applicable

- Unable to verify as a fire door / No visible rating plate^A
- Door doesn't self-latch^C _____
- Self-closer non-operative / recommend adjustment / replacement as needed^A
- Door rubs on jamb / threshold^C _____
- Pet door negates function as fire door / recommend repair or replacement^A
- No self-closer / recommend one be installed^A
- Recommend replacement with solid core door for fire safety^A _____
- Door to bedroom is prohibited / safety hazard^A

Notes: _____

EXTERIOR SIDE DOOR

▲ Solid Core △ Hollow Core △ Panel

△ Glass △ Metal △ _____

- Appears Functional
- Repairs Needed as Noted
- Not applicable

- Not tested / Blocked / Locked _____
- Moisture damage to door / jamb / threshold / trim^G
- Minor / major delamination^G
- Drip shoe recommended^C
- Apparent insect damage to door / jamb / threshold / trim^G
- Door rubs on jamb / threshold^C
- Threshold recommended^C
- Self-closer / gate latch advised to enhance pool / spa safety^D
- Glass not tempered^D
- Missing / defective hardware^C

Notes: _____

LAUNDRY FACILITIES

△ Garage ▲ Service Area △ Basement

△ Kitchen △ Hall Closet △ _____

- Appears Functional
- Repairs Needed as Noted
- Not applicable

Limited access behind machines

- Washer Plumbing:**
- Moderate / excessive corrosion at hot / cold valve^B
 - Leaking at hot / cold valve^B _____
 - Size of standpipe not to current standards^D
 - Improper type standpipe^B _____
 - Recommend an overflow pan under the washer^D
 - Washer drains to exterior grounds^B _____
- Electrical Outlet:**
- Untested Open ground^A Improper wiring^A Outlet needed^B
- 220 V Service:**
- None Untested / inaccessible Improper wiring^A Inoperative^B
- Gas:**
- Unobserved Capped / could not test Improper gas piping^A Valve missing / unobserved^A
- Dryer Venting:**
- Not provided Vents into attic / subarea / garage / ^B _____
 - Flex duct detached^C Metal duct needed at attic / subarea / ^C _____
 - Recommend venting to exterior^B
 - Vent hood missing at exterior^C
- Laundry Sink:**
- Not applicable Cracked / chipped^B Needs securing^C Heavy wear / corrosion^B
- Faucet:**
- Leaking noted^B Handle(s) missing^C Fixture loose^C Excessive corrosion^B
- Drain:**
- Leaking noted^B Improper pipe noted^B Slow draining^B Excessive corrosion^B

Notes: **Missing baseboard in room and minor daamage to wall from adjacent bathroom. B**

• Washing machine / dryer not tested. Washing machine drain lines / supply valves not tested - supply valves prone to leakage & often inoperative.

- Appears Functional
- Repairs Needed as Noted
- Not applicable

ATTIC

Location of Main Access: hall

- Other Access: _____ Attic observed from access only at: _____
- Complete access Attic apparently inaccessible at: _____
- Limited access due to low clearance / ducting / furnace, no catwalk
- Recommend access be made and subsequent reinspection^B Evidence of rodent infestation^A

- Access Panel:** Damaged / missing access panel at:^C _____ Dropstairs are loose / defective / in need of maintenance^A
- Vents:** Vent(s) blocked^C No / minimal venting Addition of vents recommended^B Damaged / missing vent screens noted^C
- Vent Fan:** Noted Untested / thermostat controlled Fan is noisy / slow / inoperative^B Installation of vent fan suggested^B
- Insulation:** None Batts Loose Fill Approximate thickness 3-6 " Uneven distribution / partially installed^C
- Water Stains:** Noted Unable to determine active leakage Active leakage noted at:^B _____
- Framing:** Cracked / broken / sagging rafter noted at:^B _____ Truss damage / modification at:^E _____
- Cracked / broken / loose bracing noted at:^B _____ Cut framing / improper modification at:^B _____
- Advise additional lateral / cross bracing at:^B _____ Separation up to _____ " between rafters and ridge board^B
- Improper / missing gable end bracing at:^B _____ Recommend metal strapping at:^B _____
- No firestop in flue / chimney chase at:^A _____ Lack of / improper fire / security walls between units^A
- Insufficient clearance to combustibles at^A _____ Evidence of possible insect damage^G _____
- Vent Pipes:** Vent pipe(s) consist of apparent transite (cement-asbestos) at furnace(s) / water heater(s) _____
- Abandoned vent pipe(s) / tape on vent pipe(s) / heat shield(s) consist of suspect asbestos - containing material^F _____

Notes: Vent fan has blade removed, exposed wiring connections. A Many improperly terminated wires in attic. A

• Truss designers typically allow maximum additional loading of lower truss chords of 10 lbs. per sq. ft. Do not overload with storage.

FLASHING

▲ Metal ▲ Mastic △ Composition △

- Appears Functional
- Repairs Needed as Noted
- Not applicable

- Flashing was not replaced when roof replaced^B Not entirely visible due to height / debris / mortar
- Recommend reflashing when reroofing^B No visible metal flashing at:^B _____
- Recaulking / mastic needed at: Vent pipes^C _____ Advise installing cricket at chimney / ^B _____
- Recommend repair / replace at:^B _____ Improperly installed at:^B _____
- Loose / uplifted at:^B _____ Damaged / improper vent cap at:^B _____
- No double flashing at vent pipes / _____ Drip edge improperly installed^B Drip edge flashing advised^D / may be desirable

- Skylights:** Cracked / broken / fogged glass at:^B _____ Evidence of leakage at:^B _____
- Substandard installation(s) at:^B _____ Improper / missing flashing at:^B _____

Notes: _____

ROOF DRAINS

△ Complete ▲ Partial △ None

- Appears Functional
- Repairs Needed as Noted
- Not applicable

- Underground drains noted / untested Addition of gutters advised to improve drainage^C
- At / nearing end of life expectancy^B Missing downspout(s) at:^C _____
- Evidence of leakage at seams^C Moderate corrosion noted^C Excessive corrosion at:^C _____
- Damaged / loose downspout(s) at:^C _____ Recommend directing downspouts away from structure^C
- Damaged / loose gutter at:^C _____ Recommend connecting downspouts into drainage system^B
- Gutter slopes improperly at:^C front of garage causing water to run under shingles Gutters / downspouts need cleaning^C

Notes: Remove gutter from front of garage and/or replace gutter slope to away from roof at front bedroom. B

• Gutters are not probed to determine excessive corrosion and are not tested for leakage or proper slope.

- Opinions stated herein concerning the roof are in regard to the general condition of the roof surface as evidenced by our visual inspection. These do not constitute an opinion or warranty as to whether the roof leaks or may be subject to future leakage.
- Tenting a structure may cause roof damage - reinspect after tenting / fumigation.

Areas specific to unit inspected, not other common areas.^H

Roof Frame: ▲ Rafter Framing △ Truss **Ceiling Frame:** ▲ Joist Framing △ Rafters △ Truss
Roof Design: ▲ Gable △ Hip △ Flat / Low slope △ Mansard △ Shed △ Dormer △ Other: _____
Roof Access: Total Access limited due to type / weather / steepness / height / snow / frost / moss condition / _____
 View obscured by solar panels / debris / snow / frost / ice / _____ Roof viewed from roof

- Appears Functional
- Repairs Needed as Noted
- Not applicable

SLOPED / SOFT SURFACE

▲ Main roof △ Other: _____
 At / nearing end of life expectancy^B

▲ Composition shingles △ Wood shingles

△ Wood shake △ _____

Approx. # of layers of material: 2

(Max. allowable layers typically 2-3)

- Recommend further evaluation and repairs as needed by a licensed roofing contractor^B
- Some worn / loose / missing shakes / shingles need repair / replacement - these are normal maintenance repairs^B
- Older roof with some evidence of aging / weathering. Periodic inspections and maintenance advised.
- Numerous damaged / loose / missing shakes / shingles need repair / replacement^B
- Many worn ridge shingles^B
- Recommend caulking exposed nail heads at ridge / slope^B
- Few / many sheet metal patches noted
- Underlayment apparently omitted overall / in places^B
- Remove tree branches / vegetation from roofing material^C
- Moisture stains on ceiling at: B front bedroom, livingroom
- Deteriorated / improper valley at: B _____
- Ice dam noted at: B _____
- Few / many holes in felt^B
- Underlayment short of roof edge^B
- Moss accumulation noted^B
- Aging / weathering / cracking^B _____
- Moderate / excessive curling / cupping in places^B
- Exposed felt in few / many places^B
- Slope technically insufficient at: _____
- Recommend clearing debris as needed^C
- Apparent improper installation^B

Notes: Section next to left side of chimney at rear is un-level and may cause water to sit and pond. B Antennae on roof has caused damage to shingles. B

• Premature failure of composition shingle roofing is common and cannot be identified or predicted in many cases - refer to a licensed roofing contractor for further information or analysis.

- Appears Functional
- Repairs Needed as Noted
- Not applicable

SLOPED / HARD SURFACE

△ Main Roof △ Other: _____

△ Concrete △ Clay △ Tile

△ Slate △ Metal △ _____

Advise further evaluation and repairs by a lic. roofing contractor^B At / nearing end of life expectancy^B

- Missing / cracked / loose mortar in few / many places^B
- Few / many missing tiles^B
- Few / many loose / unsecured tiles^B
- Few / many broken / cracked tiles^B
- Few / many displaced tiles^B
- Remove tree branches / vegetation from roof^C
- Underlayment apparently omitted overall / in places^B
- Recommend clearing debris^C
- Missing bird / fire stops noted at some / all areas^D
- Moisture stains on ceiling at: B _____
- Slope technically insufficient at: _____

Notes: _____

• This type roof viewed from perimeter vantage points only, since walking it may cause damage. Tiles / slates spot checked for attachment.

- Appears Functional
- Repairs Needed as Noted
- Not applicable

BUILTUP ROOFING

△ Main Roof △ Other: _____

△ Rolled Composition △ Single Ply △ Modified Bitumen

△ Tar and Gravel △ _____

Advise further evaluation and repairs by a lic. roofing contractor^B At / nearing end of life expectancy^B

- Maintenance repairs needed, i.e. repair deteriorated areas, cover bare spots, seal flashings, etc.^B
- Recommend clearing debris as needed^C
- Older roof with evidence of weathering / aging. Periodic inspections / maintenance are recommended
- Cracking / alligatoring at few / many places^B
- Excessive deterioration at: B _____
- Few / many blisters noted^B
- Remove tree branches / vegetation from roof^C
- Exposed felt at few / many places^B
- Exposed / lifted nails^B
- Evidence of ponding / inadequate slope to roof drain^B
- Apparent improper / amateur installation^B
- Few / many bare spots^B
- Scuppers / drains blocked with debris^C
- Surface erosion in few / many areas^B
- Spongy in few / many spots^B
- No secondary drains on roof with parapets^B
- Moisture stains on ceiling at: B _____
- Evidence of patching in few / many^B places

Notes: _____

- Appears Functional
- Repairs Needed as Noted
- Not applicable

MAIN LINE

Type: Galvanized Copper
 PVC Lead
 Undetermined

Diameter: 1/2" 3/4" 1"
 1 1/4" 1 1/2"+
 Undetermined / unobserved

Main Valve: Location: front

- | | | | |
|---|---|--|--|
| <input checked="" type="checkbox"/> Valve untested | <input type="checkbox"/> Valve inoperative ^B | <input type="checkbox"/> Unlocated or at meter only | <input type="checkbox"/> Common to the building ^H |
| <input type="checkbox"/> Handle missing / broken ^B | <input type="checkbox"/> Leakage at valve ^B | <input type="checkbox"/> Recommend addition of main valve at building ^B | |
| <input type="checkbox"/> Moderate corrosion | <input type="checkbox"/> Excessive corrosion ^B | <input type="checkbox"/> Recommend clearing dirt / debris from valve ^C | |
| | | <input type="checkbox"/> Recommend main valve be made accessible ^B | |

Notes: _____

- Appears Functional
- Repairs Needed as Noted
- Not Applicable

WATER LINES

Mostly unobserved

Galvanized Copper Polybutylene CPVC
 PVC Undetermined _____

Pressure Test: _____ PSI at _____ AM / PM at: _____

- | | |
|--|--|
| <input type="checkbox"/> Pipes appear at / nearing end of life expectancy ^B | <input type="checkbox"/> Pressure above 80 PSI - recommend adjustment / repair / installation of regulator ^B |
| <input type="checkbox"/> Galvanized lines have been partially / largely replaced with copper | <input type="checkbox"/> Valve inoperative / leaking at: ^B _____ |
| <input type="checkbox"/> Strapping needed at: ^C _____ | <input type="checkbox"/> Moderate corrosion |
| <input type="checkbox"/> Leaking noted at: ^B _____ | <input type="checkbox"/> Excessive corrosion at: ^B _____ |
| <input type="checkbox"/> Moderate / major ^B volume restrictions noted | <input type="checkbox"/> Flow rate slow when using multiple fixtures at: ^B _____ |
| <input type="checkbox"/> Suspect asbestos insulation noted ^F | <input checked="" type="checkbox"/> Copper / galvanized contact - dielectric fittings needed at: ^B front faucet |
| <input type="checkbox"/> Pipe insulation damaged / incomplete ^C | <input type="checkbox"/> Recommend insulating exposed water lines at attic / substructure to prevent freezing ^C |
| <input type="checkbox"/> Some Polybutylene plastic piping systems have been documented to have defects. Contact qualified expert for information and evaluation ^B | |

Hose Faucets: No anti-siphon valves / not to current standards^D Winterized / not tested Leaking at: ^C _____
 Faucet inoperative at: ^B _____ Handle missing / broken at: ^C _____

Notes: PVC line at rear to right side hose faucet is not allowed at supply due to possible contamination of drinking supply. A

- Copper pipe installed prior to 1989 is most likely soldered with lead and may cause elevated lead levels in the water.
- Interior and roof sprinkler systems, water softeners and water filters are not within scope of this inspection.

- Appears Functional
- Repairs Needed as Noted
- Not applicable

SEWER LINES

Mostly unobserved

Cast Iron Galvanized Lead
 ABS (plastic) PVC _____

Moderate corrosion noted

- | | |
|--|---|
| <input checked="" type="checkbox"/> Drain lines appear to be nearing end of life expectancy ^B | <input type="checkbox"/> Cast iron has been partially / largely replaced with ABS (plastic) |
| <input type="checkbox"/> Cracked pipe(s) at: ^B _____ | <input type="checkbox"/> Excessive corrosion at: ^B _____ |
| <input type="checkbox"/> Leaking noted at: ^B _____ | <input type="checkbox"/> Slow draining noted at: ^B _____ |
| <input type="checkbox"/> No / insufficient fall at: ^B _____ | <input type="checkbox"/> Vent stack terminates improperly at: ^A _____ |
| <input type="checkbox"/> Additional strapping needed at: ^C _____ | <input type="checkbox"/> No apparent sewer vent at: ^B _____ |
| <input type="checkbox"/> Damaged / missing cleanout cap at: ^C _____ | <input type="checkbox"/> Improper / no trap at: ^A _____ |
| Sewer Extractor Pump: Location: _____ | <input type="checkbox"/> Pump not inspected |
| | <input type="checkbox"/> Pump inoperative / noisy ^B |

Notes: _____

- Main sewer lines, septic systems, graywater systems, and backflow prevention devices are excluded from inspection. Determining whether there are sufficient number of cleanouts is also excluded and future drainage performance can not be predicted.
- Note: Some ABS plastic piping systems have documented defects. Contact manufacturer / plumbing expert for further information / evaluation.**

WATER HEATER(S)

Appears Functional
 Repairs Needed as Noted

- Pilot / electric off - untested at #^B _____
- Size / age undetermined at # _____
- Platform unstable / sagging at #^B _____
- Older unit / May have limited life at # _____
- Unit needs protection from car impact at #^A _____
- Moderate / excessive^B corrosion on casing at # _____
- Recommend overflow pipe to proper location at #^A # 1
- Overflow pipe slopes upward (improper) at #^A _____
- Vent Flue:** Improper connection at #^A # 1
- Missing raincap at #^C _____
- Secure connections w/ screws at #^D _____
- Scorch marks / check flue draft at #^A _____

- Location:** #1 Garage #2 _____ #3 _____
- Size:** 50 Gallons #2 _____ Gallons / Liters #3 _____ Gallons / Liters
- Approx. Age:** 9 years #2 _____ years #3 _____ years
- Type:** Gas #2 _____ Gas / Electric #3 _____ Gas / Electric
- Excess rust flakes at burner at #^B _____ 18" platform needed in garage at #^A # 1
 - Excessive corrosion on connectors at #^B _____ Leaking noted at #^B _____
 - No TPR valve noted at #^A _____ Missing outer / inner access cover at #^A _____
 - Improper TPR location at #^A _____ PVC overflow pipe is improper at #^B _____
 - Recommend a catchpan under unit with drain line to exterior / subarea at #^D _____
 - Excessive corrosion at #^A _____ Single wall pipe through ceiling / wall / roof at #^A _____
 - Moderate corrosion at # _____ Suspect asbestos on vent at #^F # 1
 - Vent pipe too short at roof at #^A _____ Improper rise of vent pipe at #^A _____
 - Vent pipe has improper clearance to wood at roof / attic / ceiling / substructure at #^A _____

- Insulating Blanket:** Suggest installing at #^D _____ Needs retaping at #^C _____ Suggest removing at #^D _____
- Seismic / Safety Strap:** Recommend installing at #^A _____ Inadequately secured at # _____ Upgrade to current standards at #^A _____
- Combustion Air:** High / low ventilation needed at #^A # _____ Vent(s) blocked at #^A # _____ Screen damaged / missing at #^C # _____
- Water Shutoff:** Excessive corrosion at #^B # _____ Inoperative at #^B # _____ Valve missing at #^B # _____
- Circulating Pump:** Not operative at #^B # _____ Untested / disconnected at # _____ Suggest connecting to a timer at #^C # _____
- Gas Piping:** Valve missing / inaccessible at #^B # _____ Improper connector at #^A # _____ Suggest flex connector at #^D # _____
- Enclosure:** Door damaged / delaminated at #^C # _____ Roof needs sealing / repair at #^C # _____ Wall damaged at #^C # _____

Notes: **Improper draft diverter for this unit.** A **No sediment trap in gas line.** D

- Estimate of remaining life cannot be predicted.
- Solar systems are not within the scope of inspection.
- Some circulating pumps can cause erosion in piping. Consult a licensed plumbing contractor for more information.

FUEL SYSTEM

Appears Functional
 Repairs Needed as Noted
 Not applicable

Lines mostly unobserved

- Meter Location:** _____ Unobserved
- Shutoff Location:** _____ At Meter
- Oil tank / LPG Location:*** _____

- Gas system off / pilots not lit - recommend Gas Co. light & test all gas appliances before close of transaction^B Unions noted in subarea / attic^B
- Buried line not rust proofed at: _____ Moderate / major corrosion on lines at: #^B _____
- Propane overflow pan recommended for added safety^D _____ Recommend capping propane pipe at fireplace(s) for safety^D
- Improper piping / connector at: #^A _____ Recommend installing cap on gas valve at: #^C _____
- Copper pipe used for natural gas line at: #^A _____ Gas odor detected at: #^A _____
- Aluminum / flex connector through wall / floor / cabinet at: #^A _____ LPG tank is not in proper location - safety concern^A
- Suggest stainless steel flex connectors at furnace(s) / water heater(s) / appliances for safety^D Strapping needed at: #^C _____
- The main gas line runs under the foundation (not to current standards)^D Recommend capping propane line(s) to fireplace(s)^D

Notes: _____

- Tests for gas leaks or pipe sizing are not performed. It is advised that the local gas company transact the service change for ALL gas appliances prior to the close of transaction. The reason for this recommendation is that the gas company routinely performs safety tests on gas fixtures. These tests can reveal problems which may not be discovered in the course of a limited visual property inspection.
- * The condition of LPG / oil tanks, underground pipes and related equipment are not part of this inspection. Environmental hazards excluded.
- * Buried LPG tanks should be bar hole leak checked every 5 years. Verify that fuel supplier has proper records as home owner is responsible for this testing.

- Appears Functional**
- Repairs Needed as Noted**
- Not applicable**

SERVICE

Overhead Underground
 Number of lines: 3

Breakers Fuses: Screw-in Cartridge
 110V 220V 308V _____
 Service not observed

- Deteriorated connections at weather head^A
- Weather head missing / loose / damaged^A
- Garage / outbuilding service line improper / low^A
- Mast loose / leaning / anchoring loose^A
- Drip loops damaged / frayed^A

- Drip loops touching roof / eave^A
- Service lines touching / too close to roof^A
- Service lines too close to ground / driveway^A
- Conductors through trees / frayed^A
- Refer to electric company for repairs^A

Notes: _____

Service Size: 100 amps

MAIN PANEL

Location #1: rear

- Size could not be determined with certainty / no main breaker
- Service capacity marginally adequate^D

110V Circuits 7 220V Circuits 2

Main panel not observed

Notes: _____

SUB PANELS

Not Applicable None Observed

Location(s):

#2 _____	110V Circuits _____	220V Circuits _____	#5 _____	110V Circuits _____	220V Circuits _____
#3 _____	110V Circuits _____	220V Circuits _____	#6 _____	110V Circuits _____	220V Circuits _____
#4 _____	110V Circuits _____	220V Circuits _____	#7 _____	110V Circuits _____	220V Circuits _____

PANEL COMMENTS

- Appears Satisfactory**
- Repairs Needed as Noted**

- Panel # _____ uninspected due to: blocked / rain / unlocated / _____
- Dead front not removed to avoid defacing wall at panel # _____

- Main panel appears outdated by current standards / Upgrade advised^A
- Main shutoff advised at exterior for safety reasons^D
- Double tapping (2 wires at 1 breaker) at panel^A # _____
- Breaker / fuse amperage exceeds wire capacity at^A # _____
- Damaged / faulty breaker at panel^A # _____
- Faulty GFCI breaker at panel^A # _____
- Damaged insulation on wire(s) at panel^A # _____
- Recommend labeling as needed at panel^A # 1
- Missing 220 volt coupler(s) at panel^A # _____
- Panel rusted / damaged at panel^A # _____
- Missing outer / deadfront cover at panel^A # _____
- Panel cover not adequately attached at panel^A # _____
- Panel used as raceway / junction box at panel^A # _____

- No / restricted clearance to panel^A # _____
- Over six breakers with no main disconnect / substandard^A
- Taped / improper splice noted at panel^A # _____
- Exposed live parts (due to old style) at panel^A # _____
- Discontinued / loose circuit wire at panel^A # _____
- Antioxidant advised at alum. 220V connections at^A # _____
- Breaker(s) off / Reason unknown at panel # _____
- Unprotected panel openings at panel^A # _____
- Corrosion noted at terminals at panel^A # _____
- Missing / improper panel screws at panel^C # _____
- Scorched / overheated wires noted at panel^A # _____
- Wires unprotected by breaker / fuse at panel^A # _____
- Recommend S-Type fuses & adapters at panel^A # _____

Grounding:

- Clamp unobserved Ground rod not at proper depth^A
- Ground & neutral wires not separated at subpanel^A # _____
- Corrosion noted on bus bar at panel^A # _____

- Loose grd. clamp at ground rod / water line at:^A _____
- No apparent bonding of ground bus bar at^A # _____
- Neutral bus bar bonded to panel at subpanel^A # _____

Notes: Federal Pacific Electric Panel. Please see attached article. A

• No attempt is made to verify the accuracy of the labeling or the compatibility of breakers with the panels.

- Appears Functional
- Repairs Needed as Noted

WIRING

Power Cable: Aluminum Copper Undetermined
Branch Wiring: Aluminum Copper Undetermined
(220V OK)

- Wiring in attic partially hidden from view
- Recommend full evaluation of system by a licensed electrician^A
- Older "knob and tube" / cloth covered wiring noted / This system is still common but is old and may need replacement in the future.
- "Knob and tube" wiring covered with insulation in attic / Recommend evaluation by licensed electrician for safety^A
- Damaged / frayed / taped "Knob and tube" wiring at:^A _____
- Recommend that insulation NOT be installed over "knob and tube" wiring in attic - potential fire hazard
- Aluminum wiring at 110V circuits. All connections should be evaluated by a licensed electrician familiar with this type of wiring.^A
- Exposed wire termination at:^A in many areas of attic
- Exposed romex below 7 ft. at garage / protection recommended^A
- Exposed wiring / protection recommended at:^A see 2
- Unsecured wiring noted at:^C patio,eaves
- Exposed splices noted at:^A garage, attic
- Improper wiring noted at:^A _____
- Extension cord through wall / ceiling / floor at:^A _____
- Extension cord over 6 feet, recommend permanent wiring at:^A garage lights
- Conduit / box / cover not exterior rated at:^A _____
- Loose / improperly secured ground wires in open junction boxes at:^A _____

- Furnishings / storage may prevent view of exposed wiring
- Apparent abandoned wiring at:^A see 1
- Junction boxes missing covers at:^C attic
- Conduit / junction box heavily corroded at:^A _____
- Conduit damaged / separated at:^A _____
- Conduit-connector coverplate missing at:^C _____
- Unsecured junction box noted at:^C attic

Notes: 1: several areas in attic. Use caution when entering and moving in attic
2: eaves, attic, rear wall, patio
Open knock outs in box in garage. ^A Wiring through firewall not in conduit and sealed. ^A

- Accessible Lights / Outlets Functional
- Repairs Needed as Noted

LIGHTS / OUTLETS

- Furnishings prevent testing of all outlets & switches
- Function of some switches was not determined

- Few / many two prong (ungrounded) wall outlets noted - Standard at the time of installation. Eventual upgrading may be desirable
- GFCI* protection needed at: Garage / Exterior / Bathrooms / Kitchen / ^A laundry
- Suggest upgrading to GFCI* outlets at: Garage / Exterior / Bathrooms / Kitchen / ^D laundry
- Some burned out bulbs. Recommend replacing bulbs prior to close of transaction to verify function of lights^C
- 3-prong outlets not grounded at:^A _____
- Reverse polarity at:^A _____
- Loose outlet at:^A _____
- 'GFCI' outlet defective at:^A _____
- Scorched / damaged outlet at:^A _____
- Outlet not operational at:^B _____
- Missing light fixture(s) at:^B _____
- Missing finish trim at light at:^C _____
- Weatherproof covers needed at:^A _____
- No light source at:^D _____
- Dimmer switch knob loose / missing at:^C _____
- Missing / damaged coverplates at few / many places^C
- Raintight cover advised at permanent plug at:^D _____
- Advise removing insulation from around recessed lights in attic^A
- Light fixture not properly secured at:^A _____
- Improper exterior light fixture at:^A _____
- Apparent faulty / loose switch at:^A _____
- Damaged light fixture at:^A rear wall at patio
- Outlet / switch too close to tub / shower at:^A _____
- 3 way switch improperly wired at:^B _____
- Light cover / globe missing / damaged at:^C _____
- A general shortage of outlets was observed^D

Notes: _____

* G.F.C.I. (Ground Fault Circuit Interrupter) protection has been required in recent years for safety in wet areas - older buildings are typically not equipped with these devices but retrofitting is recommended. • Low-voltage lighting systems and lights on timers or sensors are not inspected.

Location:	#1 Attic _____	#2 _____	#3 _____	#4 _____
Heating Type:	Forced Air _____	_____	_____	_____
Fuel Type:	Natural Gas _____	_____	_____	_____
Approximate BTUs:	50000 _____	_____	_____	_____
Manufacturer:	Premiere _____	_____	_____	_____

GENERAL CONDITION

- Appears Functional
- Repairs needed as noted

- Pilot not lit / Untested - Recommend further inspection by Gas Co.^B _____
- Recommend cleaning / servicing blower motor / pilot / vent system / burners^B _____
- Gas heater in bedroom / advise evaluation for safety and proper air volume at:^A # _____
- Improper installation / recommend upgrading as needed^A _____
- Above 65° / Heat cycle not operated to prevent system damage _____
- Unable to inspect due to furniture / stored items / ^B _____
- Is relatively old, may have limited life _____
- No response to normal controls at:^B # _____
- Excessive / unusual noise during operation at:^B # _____
- High / low pressure / temperature at:^B # _____
- Evidence of leakage at boiler / pipe fittings at:^B # _____
- Return air supply from attic / subarea^A _____
- Electric ignition malfunctioning at:^B # _____
- Unit keeps cycling / fan operates sporadically at:^B # _____

Notes: **Unit is a part of a national recall. Model Number HCC050ND3RX Serial Number 890614012. A**

• Inspector does not light pilots. If pilots are off, inspection is very limited. We recommend that heating systems be activated and fully inspected PRIOR TO THE CLOSE OF TRANSACTION. • The presence or condition of underground fuel storage tanks is not part of this inspection.

BURNERS

- Appears Functional
- Repairs needed as noted
- Not Applicable

• Safety devices are not tested.

- Untested / _____
- Closed system / unable to inspect _____

Notes: _____

Scorching signs at:^A # 1

- Possible crack(s) noted in heat exchanger at:^A # _____
- Abnormal flame pattern / color at:^B # _____
- Rust flakes noted in burner chamber at:^B # _____
- Charring / soot noted in burner chamber at:^A # _____

• In most cases we are unable to detect cracks or holes in heat exchangers, since this can usually only be accomplished by dismantling the unit.

VENTING

- Appears Functional
- Repairs needed as noted
- Not Applicable

Unable to fully inspect vent(s)

- Untested / No utilities / Pilot not lit _____
- Defective barometric damper / vent damper / induced draft fan at:^B # _____
- Vent pipe terminates below / near window - hazard at:^A # _____
- Improper clearance to wood at roof / attic / ceiling / substructure^A _____

Notes: _____

- Improper rise of vent pipe at:^A # _____
- Soot / rust noted in vent pipe / chamber at:^A # _____
- Excessive corrosion at vent pipe / draft diverter at:^A # _____
- Apparent back drafting with warm flue at:^A # _____
- Suspect asbestos material on / near vent pipe at:^F # _____
- Vent pipe too short at roof at:^A # _____
- Moderate / excessive corrosion at inducer fan at:^B # _____

COMBUSTION AIR

- Appears Functional
- Repairs needed as noted
- Not Applicable

- Advise sealing platform at heater base / holes in platform^A _____

Notes: _____

- Recommend sealing gaps along door enclosure at:^A # _____
- No / insufficient air supply for combustion at:^A # _____
- Combustion and return air sources are too close or mixing at:^A # _____

CONTROLS

- Appears Functional
- Repairs needed as noted

- Unable to inspect / No utilities / Pilot not lit _____
- Sporadic response to thermostat^B _____

Notes: _____

- Missing / damaged switch / thermostat at:^B # _____
- Control / gauges need repair / replacement at:^B # _____
- Radiant heat doesn't shut off completely at:^B # _____
- Expansion tank leaking / waterlogged / rusted at:^B # _____

- Appears Satisfactory
- Repairs needed as noted
- Not Applicable

FILTERS

• Humidifiers, dehumidifiers and electronic air cleaners not checked

Location: #1 unit _____ #2 _____ #3 _____ #4 _____

- Recommend changing filter^C _____ Unobserved _____ Improper size filter at: ^C # _____
- Missing / damaged filter at: ^C # _____ Suggest relocating to cool air return at: ^B # _____ Missing retainer clip at: ^C # _____

Notes: _____

DISTRIBUTION SYSTEM

▲ Duct work △ Pipes / Connectors

△ Pipes / Radiators △ Electric / Baseboard

△ _____

- Appears Functional
- Repairs needed as noted
- Not Applicable

• Proper balance of airflow not tested

- Additional strapping / support needed^C _____ Recommend duct work be cleaned^A Air leaks noted at plenum / duct joints^B
- No apparent heat source at: ^B _____ Suspect asbestos noted^F Recommend cleaning plenum below unit^C
- No / low air volume at: ^B _____ Damaged insulation at: ^B _____
- Crushed / disconnected ducts at: ^B _____ Damaged / missing register grill at: ^C _____
- Uninsulated ducting at: ^C _____ Ducts touching ground / rusting at: ^B _____
- Recommend undercutting doors off carpet to improve circulation^C Leaking radiator convector at: ^B _____
- Zone valve not operative at: ^B _____ Circulating pump noisy / leaking / inoperative at: ^B _____
- Leaking at fitting at: ^B _____ Corrosion at radiator / convector / fitting at: ^B _____
- Radiator not operative / cold at: ^B _____ Convector cold / inoperative at: ^B _____

Notes: Loose suspect asbestos noted in many areas on top of insulation which may now be friable in attic. F

• Determining the presence of asbestos, which was often used before 1980, can only be performed by laboratory testing and is not within the scope of this inspection. • The adequacy or efficiency of heating systems is not within scope of this inspection.

AIR CONDITIONING

Not Applicable

- System common to building (not inspected)^H Unable to test - air temperature below 60° in last 24 hours^B Window / wall units not inspected

- Appears Functional
- Repairs needed as noted
- Not Applicable

Location: #1 left side _____ #2 _____ #3 _____

Type: Electric Split System _____

Filter Location: Interior _____

- Advise servicing and checking freon level at: ^B # 1 Older unit / may have limited life at: # 1 System not cooling at: ^B # _____
- Temperature differential too high / low at: ^B # _____ System not operational at: ^B # _____ Damaged / dirty coil at: ^B # _____
- Compressor air flow obstructed at: ^C # _____ Damage to condenser coil fins at: ^B # _____ Unit not level at: ^B # _____
- Excessive noise during operation at: ^B # _____ Outside unit was shortcycling at: ^B # _____ Concrete pad needed at: ^B # _____

Notes: _____

CONDENSATE LINE

- Termination point unlocated at: # _____ Not fully visible
- Improper termination point at: ^B # _____ Drip pan absent at: ^B # _____ Improperly trapped at: ^B # _____
- Line disconnected / damaged at: ^B # _____ No trap in line at: ^B # _____ Leakage in line at: ^B # _____

Notes: _____

REFRIGERANT LINES

- Insulation damaged / deteriorated at: ^B # _____ Leak at evaporator / condenser at: ^B # _____ Not fully visible
- No insulation installed on lines at: ^B # _____ Line(s) appear damaged at: ^B # _____ Line improperly installed at: ^B # _____
- Ice on lines / unit at: ^B # _____

Notes: _____

ELECTRICAL

- No electrical disconnect at unit at: ^A # _____ 120 Volt ▲ 240 Volt △ _____
- No / inadequate grounding at: ^A # _____ Junction box loose / missing cover at: ^A # _____ Improper wiring noted at: ^A # _____

Notes: Water tight conduit disconnected from disconnect on wall. A

• Pressure tests not performed on coolant systems: no representation is made regarding coolant charge or line integrity. Judgment of system capacity / efficiency is beyond the scope of this inspection. System should be completely serviced before each cooling season.

COUNTER / CABINET

- Appear Functional
- Repairs Needed as Noted

Counter Type: Tile Formica Wood

View of counter restricted by dishes, appliances, etc.

Counters: Chipped / cracked in places
 Missing grout / caulking in places^C

Moderate wear
 Loose tile(s)^C

Corian/Corian-like Granite _____
 Heavy wear / damaged^B

Cabinets: Moderate / heavy^B wear
 Door(s) / drawers(s) ill fitting^C
 Few / some doors do not latch^C

Damaged doors / frames^C
 Missing / loose handles / hinges^C
 Moisture stains below sink

Grout / caulking needed along backsplash^C
 Damaged drawers / guides^C
 Damaged handles / hinges^C
 Moisture damage below sink^C

Notes: Hole in wall under kitchen sink. B F

RANGE / COOKTOP

- Appear Functional
- Repairs Needed as Noted
- Not applicable

Gas Electric Combination Electric Ignition

This company does not inspect ranges / cooktops

Oven inoperative^B
 Door spring inoperative^B
 Door does not close properly / hinges bind^B
 Older unit(s) / may have limited life
 Missing / damaged control knobs^C

Number of ovens: 1
 Broiler inoperative^B
 Door gasket frayed / damaged^B
 Gas shutoff valve not visible^A
 Exhaust duct loose / damaged / missing^A

Power / gas off: No test at Oven / Cooktop / Grill / _____
 Burner not operative at:^B _____
 Heating element loose / damaged at:^B _____
 Faulty electric igniter^B
 No hood / fan provided^D
 Fan inoperative^A
 Exhaust hood light inoperative^C
 Missing / damaged filter^C
 Exhaust fan noisy / slow^B

Notes: Unit does not have anti tip device installed. A Flex vent pipe from exhaust fan to exterior termination is not allowed. A

• Self and/or continuous cleaning operations, timers, lights, clocks and calibration are not inspected or tested during inspection.

DISHWASHER

- Appears Functional
- Repairs Needed as Noted
- Not applicable

This company does not inspect dishwashers

• Only the dishwasher's ability to fill and drain properly is tested.

Older unit / may have limited life
 Spray arm appears frozen^B
Air Gap Device: Installed
Door Seal: Not tested
Door / Liner / Racks: Rusting / damage noted at door / liner / racks^B

No test (power / water off)
 Unit did not drain^B
 Unit is not operational^B
 Check valve present
 Damaged / deteriorated^B
 Unable to determine ground

Unit untested, did not appear to be used regularly^B
 Unit needs to be secured to counter^C
 Water drains from air gap (possible blocked line)^C
 Hi-loop method Recommend installing air gap device^A
 Leaking noted^B Door seal is loose^C
 Door spring needs adjustment / repair^B

Notes: No air gap or high loop at drain to disposal. A

GARBAGE DISPOSAL

- Appears Functional
- Repairs Needed as Noted
- Not applicable

Wiring: Loose / missing cord grip^B
 Exposed wire splices^A

Non-operational / jammed^B
 Moderate / excessive^B corrosion
 Outlet / wiring ungrounded^A
 Unable to determine ground

Older unit / may have limited life
 Unit makes unusual noise / vibration^B
 Splash guard missing / damaged^C
 Improper wiring noted^A
 Switch is in hazardous location^A

Notes:

PLUMBING

- Appears Functional
- Repairs Needed as Noted
- Not applicable

Evidence of past leakage below sink
 Recommend caulk / grout at sink to counter connection^C

Dishes block access to sink, unable to inspect
 View below sink restricted by supplies, etc.
 Spray-head is defective^C

Sink: Moderate / heavy^B wear
Faucet: Low volume at hot / cold^B
Supply Valves: Handles missing / damaged^C
Drain Line: Loose / cracked fittings noted^C

Few / many^C chips noted
 Leaking noted^B
 Leaking noted^B
 Leaking noted^B
 Moderate / excessive^B corrosion on underside
 Moderate / excessive^B corrosion
 Moderate / excessive^B corrosion
 Moderate / excessive^B corrosion
 Fixture loose^C
 None
 Improper piping / repair^B

Notes:

MISC. APPLIANCES

- Appear Functional
- Repairs Needed as Noted
- Not applicable

• Refrigerators, freezers and ice makers are not inspected

• Water purifiers, instant hot water makers, built-in toasters, can openers, coffee makers and blenders are not within the scope of this inspection

Trash Compactor: Not tested / no key
Built-in Microwave: Not tested

Non-operational^B
 Non-operational^B
 Unusual vibration / noise^B
 Door / seal / lining damaged^B
 None
 None

Notes:

• Microwaves are not checked for radiation leakage and are only tested on a particular setting for ability to heat.
• Compactors are tested without adding trash, thus compaction capability is not tested.

LOCATION(S): #1 master #2 laundry #3 #4

TOILET

Appears Functional
 Repairs Needed as Noted

- Toilet is loose at floor at: ^B # _____
- Caulking needed around base at: ^C # _____
- New wax seal advised at: ^B # _____
- Does not flush properly at: ^B # _____
- Flush valve leaks in tank at: ^B # _____
- Toilet runs continually at: ^B # _____
- Toilet tank is loose at: ^C # _____
- Moisture damage to floor at: ^G # _____
- Floor vinyl discolored / loose at: ^B # _____
- Hidden damage may exist in floor at: ^B # _____
- Cracked bowl / base at: ^B # _____
- Cracked tank / cover at: ^B # _____

Notes:

SINK

Appears Functional
 Repairs Needed as Noted

• **Supply valves below sinks and at toilets are not tested since they are prone to leakage. Typically many are frozen due to hard water / lack of use.**

- Restricted view below sink at: # _____
- Stains / discoloration noted at: ^C # _____
- Corrosion underside of sink at: ^C # _____
- Crack(s) / chips noted at: ^C # _____
- Corrosion around drain / overflow at: ^C # _____
- Sink / cabinet loose from wall at: ^C # _____
- Leakage noted at fixture at: ^B # _____
- Valve(s) operate with difficulty at: ^B # _____
- Moderate corrosion at fixture(s) at: # _____
- Major corrosion at fixture(s) at: ^B # _____
- Moderate corrosion on supply valves at: # _____
- Major corrosion on supply valves at: ^B # _____
- Hot and cold reversed at: ^A # _____
- Water hammer noted at: ^B # _____
- Sink drains slowly at: ^C # _____
- Leakage noted at drain line at: ^B # _____
- Evidence of past leakage at drain at: # _____
- Loose drain connection at: ^C # _____
- Drain stopper inoperative / missing at: ^C # _____
- Improper repair to drain line at: ^B # _____
- Improper P-trap noted at: ^B # _____
- Moderate corrosion on drain line at: # _____
- Major corrosion on drain line at: ^B # _____
- Low water volume at hot / cold at: ^B # _____
- Seal wall around plumbing pipes at: ^C # _____
- Damage to cabinet / door(s) at: ^B # _____
- Moisture damage below sink at: ^G # _____
- Moisture stains below sink at: # _____
- Cabinet door(s) illfitting at: ^C # _____
- Missing handle(s) / latches noted at: ^C # _____
- Few latches need adjustment / repair at: ^C # _____
- Grout / caulking needed at counter at: ^C # _____
- Grout / caulking needed at backsplash at: ^C # _____
- Minor wear / cracks on counter at: # _____
- Heavy wear / damage to counter at: ^B # _____

Notes: Faucet loose at #1 at hot water side. B

TUB

Appears Functional
 Repairs Needed as Noted
 Not applicable at # _____

- No access to whirlpool equipment at: ^B # _____
- Whirlpool not operative ^B / tested at: # _____
- Moisture damage to wall / floor at: ^B # _____
- Drain stopper inoperative at: ^B # _____
- Drain stopper missing at: ^C # _____
- Rubber stopper being used at: # _____
- Rubber stopper suggested at: ^C # _____
- Slow draining noted at: ^B # _____
- Stopper operates with difficulty at: ^C # _____

- Minor / major ^C chips noted at: # _____
- Damage / deterioration noted at: ^B # _____
- Stains / discoloration noted at: ^C # _____
- Moderate corrosion at tub at: # _____
- Excessive corrosion at tub at: ^B # _____
- Caulking needed along tub rim / base at: ^C # _____
- Hot and cold reversed at: ^A # _____
- Valve(s) operate with difficulty at: ^B # _____
- Adjacent window not tempered at: ^D # _____
- Constant drip at spout at: ^B # _____
- Leakage noted at handles at: ^B # _____
- Moderate corrosion at fixture at: # _____
- Excessive corrosion at fixture at: ^B # _____
- Low water volume at hot / cold at: ^B # _____

Notes:

SHOWER

Appears Functional
 Repairs Needed as Noted
 Not applicable at # _____

• **Determining watertightness of shower pans is not within the scope of this inspection**

- Leaking at valves / shower diverter at: ^B # _____
- Leaking / dripping at shower head at: ^B # _____
- Leak apparent at shower pan at: ^B # _____
- Moderate corrosion at fixture(s) at: # _____
- Major corrosion at fixture(s) at: ^B # _____
- Hot and cold reversed at: ^A # _____
- Water hammer noted at: ^B # _____
- Valves operate with difficulty at: ^B # _____
- Loose / missing escutcheon (trim) at: ^C # _____
- Shower diverter not operative at: ^B # _____
- Low volume at hot / cold at: ^B # _____
- Unable to determine if tempered glass at: # _____
- Glass does not appear to be tempered at: ^D # _____
- Wire-type safety glass is potential hazard at: ^D # _____
- Weatherstrip along base damaged / missing at: ^C # _____
- Adjacent window not tempered at: ^D # _____
- Moisture damage at wall at: ^B # 2**
- Caulk needed at base / walls at: ^C # 2**
- Cracked / broken / loose tiles at: ^B # _____
- Caulking needed at fixture(s) at: ^C # _____
- Slow draining noted at: ^B # _____
- Door operates with difficulty at: ^C # _____
- Door does not latch properly at: ^C # _____
- Broken / cracked glass at: ^A # _____
- Door width is substandard at: # _____

Enclosure:

- Caulk needed along base / sides at: ^C # 2**
- Moderate corrosion noted at: # _____
- Major corrosion noted at: ^B # _____

Notes: Drywall damaged at #2 side wall. B

- Overall Condition Satisfactory
- Repairs Needed as Noted
- Recommend Review by Engineer

CEILINGS

Plaster Drywall Open Beam Acoustic Spray*

Fresh paint may obscure past defects Tile* Paneling Fabric

Moisture damage at: ^B _____

Dry Moist ^B Unable to determine if active roof leak(s)

Water stains noted at: ^C livingroom, front bedroom

Common cracks Large / unusual cracks at: ^B _____

Evidence of patching at: _____

Substandard ceiling height at: _____

Peeling paint noted at: ^C _____

Few / many scrapes / mechanical holes noted in acoustic spray* ^C

Hole / damage in ceiling at: ^C _____

Damaged / missing tiles at: ^C _____

Notes: Due to age of home acoustical ceiling spray, drywall products, exterior plaster may contain asbestos. F

* Acoustic sprayed ceilings and acoustic ceiling tiles may contain asbestos. For more information please contact an asbestos specialist.

- Overall Condition Satisfactory
- Repairs Needed as Noted
- Recommend Review by Engineer

WALLS

Plaster Drywall Wallpaper Paneling Mirrors

Fresh paint may obscure past defects Glass Block Concrete Masonry Fabric

Full inspection prevented by furnishings / Check carefully on final walkthrough

Common cracks Large / unusual cracks at: ^B _____

Evidence of patching at: _____

Damage in wall at: ^C front bedroom bathroom

Moisture damage at: ^B _____

Damaged / loose wallpaper at: ^C _____

Moisture stains at: ^C front bedroom

Walls unfinished at: ^C _____

Peeling paint noted at: ^C _____

Loose baseboard at: ^C laundryroom, front bedroom

Notes: Ground dwelling insects damage at front bedroom wall, baseboards. G Due to age of home lead based paint may be present under top coats. A

• Structures built before 1980 may contain lead-based paint - a known environmental hazard. For more information consult a lead specialist.

- Overall Condition Satisfactory
- Repairs Needed as Noted
- Recommend Review by Engineer

FLOORING

Carpet Sheet Vinyl Vinyl Tile Hard Tile

Wood Marble Stone

Full inspection prevented by furnishings / Check carefully on final walkthrough

Uneven / sloped areas noted at: _____

Cupping / buckling of wood floors at: ^B _____

Moisture damage at: ^G _____

Loose / uplifted vinyl at: ^C _____

Apparent insect damage at: ^G _____

Damaged vinyl at: ^C _____

Few / many tears / gouges in vinyl at: ^C _____

Squeaky / loose boards at: ^C _____

Cracked / broken tiles at: ^B _____

Some carpet needs stretching ^B _____

Some / much stained / damaged carpet ^C _____

Notes: _____

• Only the general condition of visible areas of flooring are reported. Determination of odors is excluded.

- Appear Functional
- Repairs Needed as Noted
- Not Applicable

INTERIOR STAIRS

Loose handrail at: ^A _____

Missing handrail at: ^A _____

Low handrail at: ^A _____

Openings not to current standards at some / all handrails ^A

Missing / substandard landing at: ^A _____

Handrail not continuous to top / bottom of stairs at: ^A _____

Improper rise / run of steps at: ^A _____

Width of stairwell not to current standards at: _____

Low head clearance at: _____ (caution)

Handrail not graspable at: ^D _____

No firewall below stairs at: ^D _____

Notes: _____

- Appears Functional
- Repairs Needed as Noted
- Not applicable

FRONT DOOR(S)

△ Solid Core ▲ Wood / Glass △ Panel

△ Hollow Core △ Metal △ _____

- No dead bolt installed
- No doorbell installed
- Door / threshold needs refinishing^C
- Dead bolt not operative^B
- Doorbell not operative^B
- Loose threshold^C
- Recommend installation / repair of weather stripping^B
- Screen door damaged / does not close properly^C
- Moisture / insect damage to threshold / jamb / door^G
- Glass not tempered (caution)^D
- Door rubs jamb / threshold^C
- Major^G / minor delamination

Notes: _____

- Appears Functional
- Repairs Needed as Noted

INTERIOR DOORS

No visible safety emblems on glass at some / all doors^D

- Door(s) rub / stick at: ^C _____
- Door(s) won't latch at: ^C _____
- Missing / inoperative hardware at: ^C _____
- Door inoperative / out of track at: ^B _____
- Few / many frames not square - indicates settling
- No floor guides at few / many sliding closet doors^C
- Door(s) delaminated at: ^C _____
- Door(s) damaged at: ^C _____
- Missing door at: ^C front bedroom closet

Notes: Rear left bedroom has no closet. B

- Appears Functional
- Repairs Needed as Noted
- Not applicable

EXTERIOR DOORS

△ French ▲ Sliding Glass △ Wood / Glass △ Panel

△ Wood ▲ Metal / Glass △ Metal △ _____

- Apparent insect damage at: ^G _____
- Delamination / moisture damage at: ^G _____
- Latch not operational / missing at: ^C _____
- Install / repair weatherstripping at: ^B _____
- Difficult to operate at: ^C patio door
- Track / rollers need cleaning / repair at: ^C patio door
- No visible safety emblems at some / all doors^D
- Door(s) rub / stick at: ^C _____
- Double-cylinder deadbolts may impede emergency exit^A
- Screen door damaged / off track at: ^C _____
- Screen door not provided at some doors^D
- Evidence of water intrusion at: ^B _____
- Threshold damaged / deteriorated at: ^B _____
- Some / most doors / thresholds need refinishing^C

Notes: _____

- Appears Functional
- Repairs Needed as Noted

WINDOWS

▲ Single Pane △ Thermal Pane* △ Fixed

△ Wood △ Aluminum △ Double Hung △ Single Hung △ Louver / Awning

▲ Steel △ Vinyl Clad ▲ Casement △ Sliding △ _____

- No quick release mechanism on bedroom security bars^A
- No visible safety emblems at some / all windows within 18" of floor / 12" of doors^D
- Broken sash cords at few / many windows^A
- Glazing putty deteriorated at few windows^C
- Few / many damaged screens^C
- Sash loose from glass at: ^A _____
- Evidence of leakage at: ^B _____
- Apparent insect damage at: ^G _____
- Moisture damage at: ^G _____
- Cracked glass at: ^B master bathroom
- Fogging of thermal pane windows at: ^{* B} _____
- Window(s) inoperative / painted shut at: ^C _____
- Many missing cranks / handles^C
- Corrosion noted at few / many windows^C
- Many missing screens^C
- Few / many do not close far enough to latch^C
- Few / many broken / missing latches^C
- Few / many difficult to operate / latch^C
- New rollers may be needed at: ^C _____
- Few / many windows rub / stick^C
- Recommend caulking at few / many windows^C
- Escape window too high (exceeds 44") at: ^A _____
- Escape window net opening too small at: ^A _____

Notes: _____

* Atmospheric conditions and lighting variations often prevent detection of leaking thermal pane window seals. We do not guarantee detection of leaking thermal pane window seals. For further evaluation or testing, consult a window specialist.

FIREPLACES / WOOD STOVES

▲ Mason Built △ Prefabricated △ Insert
△ Freestanding △ Wood Stove △ _____

- Appears Functional
- Repairs Needed as Noted
- Not applicable

Locations: #1 Living Room #3 _____ #5 _____
#2 _____ #4 _____ #6 _____

- Recommend evaluation / repair by certified chimney sweep^A
 - Recommend cleaning chimney^A _____
 - Moderate / major^A deterioration of mortar joints _____
 - Cracked refractory plate / firebox at:^A # _____
 - Improper clearance to combustibles at:^A # _____
 - Wall protection method appears inadequate at:^A # _____
 - No manufacturer's tag visible / recommend evaluation by a certified chimney sweep at:^A # _____
 - Freestanding and manufactured units should be checked for proper clearance to combustibles and proper gas fixtures per manufacturer's specifications^C
- Hearth:** Inadequate hearth size at:^A # _____ Hearth damaged / loose at:^B # _____ No identifiable hearth at:^D # _____
- Gas:** No gas installed _____ Untested - capped / no key _____ Improper gas connector at:^A # _____
- Gas inoperative at:^B # _____ Missing / damaged log lighter at:^C # _____ Valve inside firebox at:^A # _____
- Damper:** No damper _____ Damper bent / damaged^B _____ Handle / part missing at:^C # _____
- Damper inoperative^B _____ Damper needs lubrication^C _____ Doesn't close completely at:^C # _____
- If gas log used / installed the damper should be removed or permanently blocked (welded or bolted) in the open position for safety^A
- Vent Flue:** Inadequate pipe clearance to combustibles at:^A # _____ Secure pipe connections with screws at:^A # _____

Notes: _____

- Fireplace / wood stove design or soot / creosote buildup prevent view of chimney liner / cracks in most cases.
- Test for proper draw not performed.

CHIMNEYS

▲ Masonry △ Stucco △ Metal
△ Wood △ Concrete △ _____

- Appears Functional
- Repairs Needed as Noted
- Not applicable

- Only visible from ground due to roof type / height
- Spark arrestor(s) unobserved / not accessible

- Recaulk joint with wall^C _____
 - Cracks / damage in chimney cap^B _____
 - Loose / damaged bricks^B _____
 - Damaged / missing ash dump hatch^B _____
 - Improper spark arrestor^A _____
 - Spark arrestor needed^A _____
 - Check manufacturer's specifications for chimney shroud / surround^C _____
- Settlement / separation up to _____ " from bldg.^B _____
- Unlined flue / substandard^D _____
- Moderate / major^A deteriorated mortar at: _____
- Substandard chimney height^A _____
- Excessive soot at top of chimney^A _____
- No rain cap / suggest installing^D _____

Notes: Wiring holding up antennae attached to chimney. B

SMOKE ALARMS

• RETEST ALL ALARMS UPON MOVING IN!

- Appears Functional
- Repairs Needed as Noted
- Not applicable

- No smoke alarms found^A
- Relocate onto / near ceiling at:^A _____

- Couldn't test: no test button / not readily accessible / part of security system at some / many _____
- Missing cover / batteries at:^A _____
- Did not respond to test button at:^A hall _____
- Recommend installing detector(s) as needed^A _____

Notes: Detectors recommended in each bedroom/sleeping area, and each hall leading to sleeping areas. A

- Specifications for smoke alarms vary from location to location - Check with local municipality for requirements. Battery backup is always advised.

EXHAUST VENTS

- Appears Functional
- Repairs Needed as Noted
- Not applicable

- Inadequate venting at:^B front bedroom bathroom
- Exhaust fan advised at:^B see 1
- Exhaust fan inoperative at:^B _____
- Motor needs cleaning / service at:^B _____
- Exhaust fan terminates in attic at:^B _____

Notes: 1: both bathrooms for better ventilation
Exhaust fan needs to terminate through its own vent through roof not to gable vent. A

Areas specific to unit inspected, not other common areas.^H

SPRINKLERS

- Appear Functional
- Repairs Needed as Noted
- Not applicable

- Sprinklers tested in manual mode only
- System on automatic timers / drip system / Not tested
- All valves / sprinklers may not have been located
- This company does not inspect sprinklers

Valve Location(s): _____ **Type of System:** Manual Automatic
Timer Location(s): _____

- System needs overhaul / tuneup^B
- Leaking valves at: ^C _____
- Partially buried valves at: ^C _____
- Broken line at: ^B _____
- Recommend burying exposed lines at: ^C _____
- Broken risers at: ^C _____
- Direct water pattern away from buildings, sidewalks, fences, etc.^C
- Anti-siphon valves needed at: ^A _____
- Missing heads at: ^C _____
- Apparent clogged heads at: ^C _____
- Broken heads at: ^C _____

Notes: _____

• Adequacy of spray coverage not determined. • Association maintained systems, roof sprinklers, and orchard systems are not tested.

LANDSCAPING

- Appears Satisfactory
- Improvement Needed as Noted
- Not applicable

Not within scope of this inspection

• Landscaping is inspected only so far as it affects the structure(s). Detached sheds and lights in landscaping are not inspected.

- Recommend trimming foliage away from structure / ^C _____
- Loose / missing planter bricks at: ^C _____
- Active / potential^B moisture intrusion at attached planter (not to current standards) at: _____
- Tree branches touching / near structure at: ^C _____
- Large tree near building may need removal at: ^B _____
- Flower bed(s) trap water along foundation at: ^C _____

Notes: _____

MISCELLANEOUS

- Appear Functional
- Repairs Needed as Noted
- Not applicable

• Notification of product recalls is not part of this inspection.

• Intercoms, security systems, elevators and dumbwaiters not inspected.

- Ceiling Fans:** Non-operative at: ^B _____ Ceiling fan wobbling / noisy at: ^B _____ None
- Central Vacuum:** Not tested Not operative^B Suction appears inadequate at: ^B _____ None
- Wet Bar:** Leakage noted at fixture / drain line^B Excessive corrosion at fixture / drain line^B Moisture stains / damage in cabinet^G
- Cabinet Doors:** Door(s) damaged at: ^B _____ Latches need adjustment / repair at: ^C _____
 Door(s) missing at: ^C _____ Broken / missing latches at: ^C _____
 Door ill fitting / warped at: ^C _____ Broken / missing handle(s) at: ^C _____
- Guard Rails:** Openings not to current standards at: ^D _____ Railing height too low at: ^A _____

Notes: _____