



Buy Right Home Inspections

buyrighthi.com

buyrighthi@gmail.com

916.425.6249



Schedule Date : Saturday, December 1, 2012

Report # : 1234120112

Client: Bill & Laura Homeowner

Address:

City/State/Zip:

Subject Property

1234 Main St

Granite Bay, CA 95746

Buyers

Agent : Jannay Murphy Hughes

Office : Century 21 Select Real Estate

Address : 7919 Pebble Beach Dr., Suite 101

City/State/Zip : Citrus Heights CA 95610

Work Phone: 916 - 536-4200

Fax #: 916 - 536-4289

Sellers

Agent : Marilyn Goff

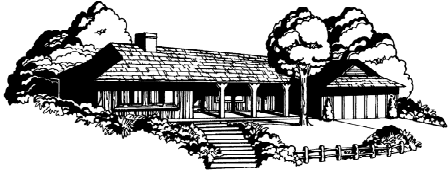
Office : Lyon Real Estate

Address : 3360 Coach Ln.

City/State/Zip : Cameron Park CA 95682

Work Phone: 530 - 672-4500

Fax #: -



Buy Right Home Inspections

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

Client: Bill & Laura Homeowner

Address:

City/State/Zip:

Report #: 1234120112

Subject Property

1234 Main St

Granite Bay, CA 95746

I/We (Client) hereby request a limited visual inspection of the structure at the above address to be conducted by Buy Right Home Inspections, (Inspector), for my/our sole use and benefit. I/We warrant that I/We will read the following agreement carefully. I/We understand that I/We are bound by all the terms of this contract. I further warrant that I will read the entire inspection report when I receive it and promptly call the inspector with any questions I may have.

Initial Here _____

SCOPE OF INSPECTION

The scope of the inspection and report is a limited visual inspection of the general systems and components of the home to identify any system or component listed in the report which may be in need of immediate major repair. The inspection will be performed in compliance with generally accepted standards of practice, a copy of which is available upon request.

OUTSIDE SCOPE OF INSPECTION

Any area which is not exposed to view, is concealed, or is inaccessible because of soil, walls, floors, carpets, ceilings, furnishings, or any other thing is not included in this inspection. The inspection does not include any destructive testing or dismantling. Client agrees to assume all the risk for all conditions which are concealed from view at the time of the inspection. This is not a home warranty, guarantee, insurance policy or substitute for real estate transfer disclosures which may be required by law.

Whether or not they are concealed, the following ARE OUTSIDE THE SCOPE OF THIS INSPECTION:

- Specific components noted as being excluded on the individual systems inspection forms
- Private water or private sewage systems
- Saunas, steam baths, or fixtures and equipment
- Radio-controlled devices, automatic gates, elevators, lifts, dumbwaiters and thermostatic or time clock controls
- Water softener / purifier systems or solar heating systems
- Furnace heat exchangers, freestanding appliances, security alarms or personal property
- Adequacy or efficiency of any system or component
- Prediction of life expectancy of any item
- Building code or zoning ordinance violations
- Geological stability or soils condition
- Structural stability or engineering analysis
- Termites, pests or other wood destroying organisms
- Asbestos, radon, formaldehyde, lead, water or air quality, electromagnetic radiation or any environmental hazards
- Building value appraisal or cost estimates
- Condition of detached buildings
- Pool or spas bodies and underground piping

(Some of the above items may be included in this inspection for additional fees - check with your inspector)

Your inspector is a home inspection generalist and is not acting as a licensed engineer or expert in any craft or trade.

If your inspector recommends consulting other specialized experts, client must do so at client's expense.

I HAVE READ AND AGREE TO THE ABOVE SCOPE OF INSPECTION..

Client: Bill & Laura Homeowner

Report #: 1234120112

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

CONFIDENTIAL REPORT: The inspection report to be prepared for Client is solely and exclusively for Client's own information and may not be relied upon by any other person. Client agrees to maintain the confidentiality of the inspection report and agrees not to disclose any part of it to any other person. Client may distribute copies of the inspection report to the seller and the real estate agents directly involved in this transaction, but Client and Inspector do not in any way intend to benefit said seller or the real estate agents directly or indirectly through this Agreement or the inspection report.

CLIENT AGREES TO INDEMNIFY, DEFEND AND HOLD INSPECTOR HARMLESS FROM ANY THIRD PARTY CLAIMS ARISING OUT OF CLIENT'S UNAUTHORIZED DISTRIBUTION OF THE INSPECTION REPORT.

SEVERABILITY: Should any provision of this contract be held by a court of competent jurisdiction to be either invalid or unenforceable, the remaining provisions of this contract shall remain in full force and effect, unimpaired by the courts' holding.

ARBITRATION: Any dispute concerning the interpretation of this Agreement or arising from this inspection and report, except one for inspection fee payment, shall be resolved between the parties by BINDING ARBITRATION conducted in accordance with the rules of the American Arbitration Association except that the parties shall select an arbitrator who is familiar with the home inspection industry or

Initials _____ Initials _____

The parties hereto shall be entitled to all discovery rights and legal motions as provided in the California Code of Civil Procedure. The arbitrator shall apply the substantive and procedural laws of the State of California to all issues submitted in the arbitration proceeding. The award of the arbitrator shall be final, and a judgment may be entered on it by any court having jurisdiction.

GENERAL PROVISIONS: This inspection contract, the real estate inspection, and the inspection report do not constitute a home warranty, guarantee, or insurance policy of any kind whatsoever. The real estate inspection and inspection report are not a substitute disclosure for real estate transactions which may be required by law. No legal action or proceeding of any kind, including those sounding in tort or contract, can be commenced against Inspector/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 the event Client discovers a material defect or other deficiency that was not identified and reported by Inspector, Client shall so notify Inspector in writing and allow Inspector and/or Inspector's designated representative to re-inspect and document the condition(s) of the material defect or deficiency prior to making any repair, alteration or replacement to said material defect or deficiency.

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.

Client shall not rely on any oral statements made by the Inspector prior to issuance of the written report.

This Agreement shall be binding upon and insure to the benefit of the parties hereto and their heirs, successors and assigns. This agreement constitutes the entire integrated agreement between the parties hereto pertaining to the subject matter hereof, and may be modified only by 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.

Each party signing this Agreement warrants and represents that he/she has the full capacity and authority to execute this Agreement on behalf of the named party. If this Agreement is executed on behalf of Client by any third party, the person executing this Agreement expressly represents to Inspector that he/she has the full and complete authority to execute this Agreement on Client's behalf and to fully and completely bind Client to all of the terms, conditions, limitations, exceptions and exclusions of this Agreement.

Client acknowledges that they have read and understood all the terms, conditions and limitations of this contract and voluntarily agrees to be bound thereby and agrees to pay the fee listed above.

THIS FORM HAS BEEN APPROVED BY THE CALIFORNIA REAL ESTATE INSPECTION ASSOCIATION (CREIA). NO REPRESENTATION IS MADE AS TO THE LEGAL VALIDITY OR ADEQUACY OF ANY PROVISION IN ANY SPECIFIC TRANSACTION. IF YOU DESIRE LEGAL ADVICE, CONSULT AN APPROPRIATE PROFESSIONAL. USE OF THIS FORM DOES NOT GUARANTEE THAT THE USER IS A QUALIFIED INSPECTOR MEMBER OF CREIA. TO LOCATE A QUALIFIED CREIA INSPECTOR CALL 800/388-8443 OR WWW.CREIA.COM © 1999-2000 CREIA All Rights Reserved. CREIA IS A PUBLIC-BENEFIT, NONPROFIT ORGANIZATION.

Signed: _____ Date: _____

ADDITIONAL SERVICES: \$75.00

Signed: _____ Date: _____

INSPECTION FEE: \$250.00

TOTAL INSPECTION FEES: **\$325.00**

Signed: _____ Date: _____

Inspector

PAYMENT: **\$325.00**

KEY TO THE INSPECTION REPORT

Report #: 1234120112

This Report lists the systems and components inspected by this company. Items not found in this report are considered beyond the scope of this inspection, and should not be considered inspected at this time.

"**APPEAR SERVICEABLE**" means that we did not observe conditions that would lead us to believe problems existed with this system or component. The item is capable of being used. Some serviceable items may, however, show wear and tear. Other conditions if applicable, will be noted in the body of the report.

Significantly deficient systems or components will be identified as: Not functional / unsafe / worn / near end of lifespan. When in the inspector's opinion, an item is "significantly deficient", the reason will be within the body of the report.

Please read the entire report for all items.

Notice: This report contains technical information that may not be readily understandable to the lay person. Therefore, a verbal consultation with the inspector is a mandatory part of this inspection report. If you choose not to consult with the inspector, this inspection company cannot be held liable for your understanding or misunderstanding of this report's contents. If you were not present during this inspection please call the office to arrange for your verbal consultation.

KEY TO THE INSPECTION REPORT

* Items that have an asterisk next to them. This item or component warrants additional attention, repair or monitoring.

(1) Items that have a (1) next to them. The Bracketed Numbers are defined as follows:

- (1) Recommended evaluation by a qualified licensed structural engineer / geotechnical engineer.
- (2) Recommend further review and repairs as needed by a qualified licensed contractor or specialty tradesman dealing with that item or system.
- (3) Recommend further review for the presence of any wood destroying pests or organisms by qualified Pest Inspector.
- (4) This item is a safety hazard - correction is needed
- (5) Recommend upgrading for safety enhancement. This building may have been constructed before current safety standards were developed.

If you do not understand how to read this report please contact our office.

I have read and understand the Key to the Matrix Inspection Report.

Client's Initials _____ Representative/Agent's Initials _____

I agree to read the special "NOTICES" in each section of the report for further information concerning the limitations of this inspection.

Client's Initials _____ Representative/Agent's Initials _____

Present During The Inspection: ☒ Client ☒ Buyer's Agent ☐ Seller's Agent ☐ Seller

INSPECTOR : John Deller nachi.org/verify NACHI11012408

Inspection Date: Dec/1/2012, Saturday

Start Time: 12:00 pm

Completion Time: 5:00 pm

The weather condition at the time of inspection was Rain

Approximate temperature during inspection 60.0

Property Information:

The subject property inspected was a (an): Single Family. # of units 1

Approximate age of building: 1987 Stated by:

Approximate age of roof: Unknown Stated by:

Additions / Alterations to: Unknown Stated by:

NOTICE: It is always wise to check with the building department for permit information, especially if additions or alterations are noted.

IMPORTANT NOTICE TO THIRD PARTIES OR OTHER PURCHASERS: RECEIPT OF THIS REPORT BY ANY PURCHASERS OF THIS PROPERTY OTHER THAN THE PARTY(IES) IDENTIFIED ON THE CONTRACT PAGE #1 IS NOT AUTHORIZED BY THE INSPECTOR. THE INSPECTOR STRONGLY ADVISES AGAINST ANY RELIANCE ON THIS REPORT. WE RECOMMEND THAT YOU RETAIN A QUALIFIED PROFESSIONAL INSPECTOR TO PROVIDE YOU WITH YOUR OWN INSPECTION AND REPORT ON THIS PROPERTY.

Page 4 GROUNDS

Report # : 1234120112

KEY: (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed
 (2) Recommended evaluation and repairs by a licensed contractor (5) Upgrades are recommended for safety enhancement
 (3) Refer to qualified termite report for further information * This item warrants attention/repair or monitoring

1 Driveway ☐ N/A ☐ Asphalt ☒ Concrete ☐ N/A

☒ Appears serviceable ☐ Not Functional* ☐ Unsafe* ☐ Worn* ☐ Near end of lifespan* ☒ Not fully visible*

☐ Eroded Asphalt* ☐ Maintenance* ☐ Sealant needed* ☐ Deterioration* ☐ Evidence of poor drainage*

☐ No cracks found ☒ Common cracks ☐ Major cracks* ☐ Trip hazards* ☐ Surface raised* ☐ Surface settled*

Comments:

2 Sidewalks ☐ N/A ☒ Concrete ☒ Brick ☐ Paver / Tile ☒ Gravel

☐ Appears serviceable ☐ Not Functional* ☐ Unsafe* ☐ Worn* ☐ Near end of lifespan* ☐ Not fully visible*

☐ No cracks found ☐ Common cracks ☐ Major cracks* ☒ Trip hazards* ☐ Surface raised* ☐ Surface settled*

☐ Concrete is above* ☒ Evidence of poor drainage* ☒ Other* Recommend railing around pool(5)

Comments: The sidewalk expansion joint bricks appear to have settled creating trip hazards near the driveway connection; recommend setting these bricks even with the adjacent concrete. (4) The soil is partially eroded away from the rear concrete sidewalk below the pool; recommend filling in the soil as necessary. Recommend adding railing at the rear concrete sidewalk around the pool. (5)

3 Retaining Walls ☐ N/A LOCATION(S): Rear Yard ☒ Concrete ☐ Stucco ☐ Block

☒ Appears serviceable ☐ Not Functional* ☐ Unsafe* ☐ Worn* ☐ Near end of lifespan* ☐ Not fully visible*

☒ No cracks found ☐ Common cracks ☐ Major cracks (1) ☐ Moisture penetration* ☐ No drainage openings*

Comments:

4 Patio ☐ N/A LOCATION(S): Rear Yard ☒ Concrete ☐ Brick ☐ N/A

☒ Appears serviceable ☐ Not Functional* ☐ Unsafe* ☐ Worn* ☐ Near end of lifespan* ☒ Not fully visible*

☐ No cracks found ☒ Common cracks ☐ Major cracks (1) ☐ Trip hazards* ☐ Surface raised* ☐ Surface settled*

☐ Concrete is above* ☐ Evidence of*

Comments:

5 Patio Cover ☒ N/A LOCATION(S): ☐ Earth contact (3)

☐ Open Design ☐ Covered Roof (refer to Roof Page)*

☐ Appears serviceable ☐ Not Functional* ☐ Unsafe* ☐ Worn* ☐ Near end of lifespan* ☐ Not fully visible*

☐ Attachment to house * ☐ Patio cover lacks ☐ Wood appears

☐ Moisture at

Comments:

6 Decks / Porch ☐ N/A ☒ WOOD ☐ Waterproofed Coating ☒ Concrete ☒ Rock

LOCATION(S): A Rear (Main) B Rear(Bedroom4) C

☐ Appears Serviceable ☐ Not Functional* ☐ Unsafe* ☐ Worn* ☐ Near end of lifespan* ☐ Not fully visible*

☐ Deck is on grade--unable to inspect* ☐ Piers need ☐ Posts need

☐ Cracks ☒ Moisture damage (2) (3) ☐ Deck appears unsound (1) (2) ☐ (A) ☐ (B) ☐ (C)

☒ Flashing not sealed to concrete. ☐ Earth-to-wood contact (3) ☐ (A) ☐ (B) ☐ (C)

☐ Porch* ☐ Steps* ☐ Uneven*

☐ Screens* ☐ Panels* ☐ Unable to

☐ Railings are serviceable ☒ N/A ☐ Railing ☐ Railing of

Comments: The metal drip edge flashing at the main rear patio is not sealed to the concrete allowing water to roll around onto the wood decking causing moisture damage below. (3)(Refer to picture number 1 on page 18) The concrete patio off the 4th bedroom is leaking water onto the wood decking below near the dining nook/house connection. (3)(Refer to picture number 2 on page 18) The rear patios are

7 Fences & Gates ☐ N/A ☐ NOT INSPECTED ☒ Wood ☒ Chain Link ☐ N/A

☐ Appears serviceable ☐ Not Functional* ☐ Unsafe* ☐ Worn* ☐ Near end of lifespan* ☒ Not fully visible*

☐ Posts are ☐ Blocks are ☐ Boards are

☐ No cracks ☐ Common cracks ☐ Major cracks (2) ☐ Fence height at

☐ Gate(s) need ☒ Self closing device is missing around pool* ☐ Post rusted & leaning*

Comments: The front right gate doesn't meet the pool fencing requirements; this gate should swing away from the pool, self close and self latch. (4)

KEY: (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed
 (2) Recommended evaluation and repairs by a licensed contractor (5) Upgrades are recommended for safety enhancement
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8 Exterior Stairs☒ N/A

Type:

Location: A

B

C

- ☐ **Appears serviceable** ☐ Not Functional* ☐ Unsafe* ☐ Worn* ☐ Near end of lifespan* ☐ Not fully visible*
☐ **Moisture** ☐ Uneven ☐ N/A
☐ **Railings serviceable** ☐ Railings ☐ Openings in rails too large (5)

Comments:**9 Exterior Walls**☐ N/AStructure: ☒ WOOD FRAME

Wall Covering is: Wood Brick Veneer

- ☐ **Appears serviceable** ☐ Not Functional* ☐ Unsafe* ☐ Worn* ☐ Near end of lifespan* ☐ Not fully visible*
☐ No cracks found ☐ Common cracks* ☐ Major cracks (1) ☐ Cracks / openings need repair (2) ☐ Soil contact *(3)
☐ Moisture stains/damage* ☒ Damaged Siding. (3) ☐ Nailing defects * ☐

Comments: Signs of moisture damage were found at the exterior wood siding near the rear sliding glass door; recommend further evaluation of the entire house by a licensed pest inspector. (3)

Notice: Wall insulation type and value is not verified* UFFI insulation or hazard are not identified* Conditions inside the wall cannot be judged* Lead paint testing is not performed*

10 Trim / Eaves,Fascia,Soffits☐ N/A☒ WOOD ☐ METAL ☐ VINYL ☐ N/A

- ☐ **Eaves, soffits, fascia & trim appears serviceable** ☐ Not Functional* ☐ Unsafe* ☐ Worn* ☐ Near end of lifespan*
☐ Moisture stains at ☒ Not fully visible* ☐ N/A
☒ Flashings / Trim : damaged (3) ☐ Not visible at:

Comments: Moisture damage was found at the exterior wood trim above the front dormer windows; recommend further evaluation of the entire house by a licensed pest inspector. (3)

11 Chimney(s)☐ N/ALocation: A Family Room B

C

D

Material: A Brick

B

C

D

☐ METAL FLUE☐ WOOD FRAME

- ☐ **Appears serviceable** ☐ Not Functional* ☐ Unsafe* ☐ Worn* ☐ Near end of lifespan* ☒ Not fully visible*
☐ Chimney / brick / mortar is: ☐ Settlement (2) ☐ Flashing is
☒ Spark screen present at A ☐ Spark screen: ☐ Raincap / screen recommended *
☐ Cracks/separations/sealing needed at ☐ Unlined flue (2) ☐ Cracks in chimney cap *
☐ Ash dump / door is: ☐ Damage / deterioration / defect *

Comments: The inspector was unable to view the chimney mortar cap at the time of the inspection.

Notice: The interior of the flue was not inspected at this time. We recommend that you retain a qualified chimney sweep to clean and evaluate the flue *

12 Sprinklers☐ N/A☒ Not inspected* ☐ Non operational (2) ☐ Control box location

- ☐ **Appears serviceable** ☐ Not Functional* ☐ Unsafe* ☐ Worn* ☐ Near end of lifespan* ☐ Not fully visible*
☐ Valve ☐ Head ☐ Line ☐ Anti-siphon valves needed *
☐ Adjust spray away from ☐ Areas of inadequate spray coverage * ☐ Adjust heads *

Comments:

Notice: Underground pipes cannot be judged for breaks or possible root intrusions. Association-maintained systems are not tested. Grove systems are not tested.*

13 Hose Faucets☐ N/A☒ Faucets are not anti-siphon type valve at rear patio. (5)

- ☒ **Appears serviceable** ☐ Some inoperative / corroded (2) ☐ Leaks (2) ☐ Missing handle(s)* ☐ Broken handle(s)*

Comments:**14 Gutters & Downspouts**☐ N/A☒ Full☐ Partial☐ None Installed

- ☐ **Appears serviceable** ☐ Not Functional* ☐ Unsafe* ☐ Worn* ☐ Near end of lifespan* ☒ Not fully visible*
☐ Drains blocked* ☐ Debris filled* ☒ Gutters / downspouts: Leaking *
☐ Add gutters & downspouts for drainage* ☐ Add splashblocks for drainage* ☐ Route downspouts away from building*
☐ Roof / gutters not draining properly* ☐ No secondary drain(s) on roof (2) ☒ Subsurface drains not tested*

Comments: The front gutters are allowing water to drain over into the front planter bed below the living room and dining room windows; this area is over saturated causing moisture at the foundation and soil in the crawl space behind this area. (Refer to picture number 3 on page 19)

Notice: Gutters and subsurface drains are not water tested for leakage or blockage.* Regular maintenance of drainage systems is required to avoid water problems at the roof and foundation.*

Page 6 FOUNDATION

Report # : 1234120112

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15 Grading ☐ N/A ☐ Level Site ☐ Slope Minor ☒ Moderate ☐ Steep (1) ☐ Stairstepped ☐ Banks

- ☐ Drainage of site/slope of soil at foundation is proper based upon visual observation ☐ Not fully visible*
☐ Improper soil slope toward foundation* ☐ Soil / pavement is high at foundation* ☐ Earth-to-wood contact visible* (3)
☒ Plants touch ☐ Trees planted close to structure * ☐ Overgrown landscaping*
☒ Surface drains noted, not tested - underground pipes cannot be judged* ☒ Signs of poor drainage / erosion*

Comments: The overgrown foliage outside the dining room windows is touching the house and roof; recommend trimming as necessary. The soil is missing at the foundation in a small area on the left side of the house around the sprinkler control valves.

Notice: This inspection does not include geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted.

☐ 16 Slab-on-grade ☒ 17 Crawlspace ☐ 18 Basement ☐ N/A

- ☒ Foundation: ☒ Poured Concrete ☐ Masonry Block ☐ Brick ☐ Stone ☐ Piers ☐ Wood ☐
☒ Columns: ☒ Concrete ☐ Steel ☒ Wood ☐ Masonry Block ☐ Brick ☐ Not Visible*
☒ Entered crawl space ☐ No access* ☐ Partial access* ☐ Viewed from access opening only*
☐ Door ☒ Cover : ☐ Damaged* ☐ Missing* ☐ Crawlspace ☐ Basement
Foundations: ☐ Visible ☒ Partially visible* ☐ Not visible at*
☒ Appears serviceable ☐ Not Functional* ☐ Unsafe* ☐ Worn* ☐ Near end of lifespan* ☒ Not fully visible*
☒ No cracks found ☐ N/A ☐ Further evaluation needed (1)
☐ No moisture present ☒ Small moist area at front of house. ☐ Exposed footing*
☐ Unable to inspect
☐ Slab not visible due to
☐ Cracks ☐ Settlement

Ventilation: ☒ Serviceable ☐ N/A ☐ Vents

Comments:

Notice: All slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. The inspector will, at additional cost, reinspect, provided the client removes floor covering and releases the inspector from damage caused by this process. Floor coverings are not removed during this inspection.*

- Floor Construction:** ☒ JOISTS ☐ TRUSSES ☐ CONCRETE ☐ NOT VISIBLE ☒ GERTERS
Wood Frame: ☐ N/A ☒ CONVENTIONAL WOOD FRAMING ☐ TRUSS ☐ Other
☐ Appears serviceable ☐ Not Functional* ☐ Unsafe* ☐ Worn* ☐ Near end of lifespan* ☒ Not fully visible*
☐ Framing is ☐ Missing framing ☐ Moisture
☐ Damaged ☐ Missing ☐ Earth-to-wood contact (2) (3)
☐ Joists ☐ Beams ☐ Post ☐ Columns ☐ Debris under house*
☐ Concrete floors: ☐ Evidence of
☒ Anchor bolts installed ☐ Shear panels ☐ Engineer recommended (1)
☐ Probing where deterioration is suspected revealed:
☒ Insulation fiberglass
 VAPOR RETARDER ☒ N/A ☐ Installed ☐ Not installed* ☐ Not visible* ☐ Loose* ☐ Installed incorrectly*
☒ Sump pump ☒ N/A ☐ Serviceable ☐ Not functional* ☐ Pump not tested* ☐ Sump pump needed*

Comments: The left side hall feels sloped toward the kitchen and the floor squeaks near the 4th bedroom entry; no signs of defects were found in the crawl space below this area.

BASEMENT STAIRS ☒ N/A ☐ Serviceable ☐ Uneven rise(2)(4) ☐ Uneven run(2)(4) ☐ loose step(s) (2)(4)
☐ Railings ☐ Stairs too steep (2)(4)(5) ☐ Ceiling is

Comments:

Notice: The inspector does not determine the effectiveness of any system installed to control or remove suspected hazardous substances*
 No engineering is performed during this inspection *

Page 7 ROOF

Report # : 1234120112

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Roof style: Main Roof Hip/Gable**Second Roof****Third Roof**

How inspected: ☐ Walked ☐ Viewed from ladder* ☒ Viewed from ground* ☒ With binoculars* ☒ Inspection is limited*
☒ Not fully visible due to: ☒ Height ☐ Weather ☐ Snow ☐ Type ☐ Debris ☒ Slope & Trees

19 Main Roof☐ N/A**Roof Covering is: Asphalt Composition Shingle** # of layers: 1

- ☒ **Appears serviceable/within useful life** ☐ Not Functional* ☐ Unsafe* ☐ Worn* ☐ Near end of lifespan*(2) ☒ Not fully visible*
☐ Typical maintenance recommended. This usually consists of repair/replacement of damaged/missing ridge and other shakes/shingles. This maintenance should help ensure the water tightness of the building and be performed on a regular basis.*
☐ General condition favorable with signs of weathering and aging-regular maintenance and inspection advised.*
☐ Roof covering has ☐ Moisture stained / damage*
☐ Weathering* ☐ Aging* ☐ Burnt through (2) ☐ Cracking* ☐ Holes/opening (2) ☐ Exposed (2) ☐ Deteriorated membrane (2)
☐ Loose ☐ Displaced ☐ Damaged ☐ Missing: ☐ Pitch appears insufficient (2) ☐ Moss covered*
☐ Roof material appears to be improperly installed (2) ☐ Fasteners are (2)
☐ Roof appears to be ☐ Evidence of prior patching / repairs (2)

[Comments:](#)**20 Second Roof**☒ N/A**Roof Covering is:**

of layers:

- ☐ **Appears serviceable/within useful life** ☐ Not Functional* ☐ Unsafe* ☐ Worn* ☐ Near end of lifespan*(2) ☐ Not fully visible*
Condition: ☐ Fasteners (2) ☐ Dented ☐ Rusted ☐ Deteriorated paint (2)
☐ Loose ☐ Displaced ☐ Damaged ☐ Missing ☐ Prior repairs (2) ☐ Insufficient Pitch(2) ☐ Moss covered*
☐ Roof material appears improperly installed (2) ☐ Holes/openings(2) ☐ Exposed(2) ☐ Deteriorated membrane(2)

[Comments:](#)

Notice: Roofs of this material are often not walked on to avoid causing damage. Not all tiles/slates are checked for attachment.* Inspection is limited*

21 Third Roof☒ N/A**Roof Covering is:**

of layers:

- ☐ **Appears serviceable/within useful life** ☐ Not Functional* ☐ Unsafe* ☐ Worn* ☐ Near end of lifespan*(2) ☐ Not fully visible*
☐ Typical maintenance recommended. This usually consists of covering exposed/bare with additional coating/aggregate material. Repair of open seams, cracks in flashings, deteriorated roof coverings, etc. *
☐ Excessive damage (2) ☐ Excessive deterioration (2) ☐ Roof material appears to be improperly installed (2)
☐ Blistering* ☐ Cracking* ☐ Alligating* ☐ Open seams (2) ☐ Moss covered (2) ☐ Deteriorated surface (2)
☐ Evidence of ☐ Bare areas exposed to the sun (2) ☐ Fasteners
☐ Roof appears to be ☐ Evidence of prior patching / repairs (2)

[Comments:](#)**Roof Notes**☒ N/A☐ **NOTICE:** N/A[Comments:](#)

Notice: The report is an opinion of the general quality and condition of the roof.* The Inspector cannot, and does not, offer an opinion or warranty and to whether the roof has leaked in the past, or may be subject to future leakage. Notice: The report is an opinion of the general quality and condition of the roof.*

22 Exposed Flashings☐ N/A☒ **Flashings appears serviceable** ☐ N/A

- ☐ Not Functional* ☐ Unsafe* ☐ Worn* ☐ Near end of lifespan*(2) ☒ Not fully visible*
 Separation (s) / improper at: ☐ Roof* ☐ Wall* ☐ Drip edge* ☐ Vent Pipes* ☐ Skylight* ☐ Other *
☒ **Vent caps appear serviceable** ☐ Needs repair* ☐ Missing caps* ☐ Rusty flashing* ☐ Mastic covered*
☐ Damaged flashing* ☐ Improper flashing at: ☐ No visible flashing at:
☒ **Skylight(s) appear serviceable** ☐ Cracked (2) ☐ Damaged (2) ☐ Defect (2) ☐ Non professional skylight*

[Comments:](#)

Notice: Determining the presence of asbestos or hazardous materials is beyond the scope of this inspection.* Roofs, skylights and flashing are not water tested for leaks.* Notice: Tenting a home for fumigation may cause damage to roofs -- recommend reinspection for damage after tenting is completed.*

Page 8 PLUMBING

Report # : 1234120112

KEY: (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed
 (2) Recommended evaluation and repairs by a licensed contractor (5) Upgrades are recommended for safety enhancement
 (3) Refer to qualified termite report for further information * This item warrants attention/repair or monitoring

23 Main Line ☐ N/A **Main pipe is Copper** **Size: 1 1/4" Pressure: 60 PSI** ☐ AM ☒ PM
☐ Pressure is above 80 psi - recommend:
☒ **Appears serviceable** ☐ Not Functional* ☐ Unsafe* ☐ Worn* ☐ Near end of lifespan* ☐ Not fully visible*
☒ Main valve location: Front Right of Garage ☐ Not located* ☐ Operational ☐ Not operational (2) ☐ Not inspected*
☐ Handle is ☐ Excessive corrosion on valve (2) ☐ Copper pipe not protected from concrete*
☐ Water softener installed (water condition/quality is not tested*) ☐ Leaks at main valve (2) ☐ Leaks at water conditioner (2)
Comments:

24 Supply Lines ☐ N/A **Supply lines are Copper**
☒ **Appear serviceable** ☐ Not Functional* ☐ Unsafe* ☐ Worn* ☐ Near end of lifespan* ☒ Not fully visible*
☐ Supply pipes show ☐ Leaking noted at:
☐ Water flow appears ☐ Noise in pipes (2)
☐ Pipes lack support at: ☐ Cross connection(s) present at: ☐ Evidence of
☐ Copper and galvanized pipe contact visible (2) Insulated : ☐ N/A ☐ Yes ☒ No
Comments:

Notice: Underground pipes or pipes inside walls cannot be judged for size, leaks or corrosion.* Water quality testing or testing for hazards such as lead is not part of this inspection.*
 Notice: Be advised that some "Polybutylene" plastic piping systems have experienced documented problems.

25 Waste Lines ☐ N/A **Waste lines are ABS (see notice below)**
☐ **Appear serviceable** ☐ Not Functional* ☐ Unsafe* ☐ Worn* ☐ Near end of lifespan* ☒ Not fully visible*
☒ Waste pipes show not a known defective ☐ Pipes lack proper support at:
☒ Plumbing clean out cap improper type. ☒ All vents/traps not fully visible* ☐ Leaking noted at:
☐ Insufficient fall for adequate drainage (2) ☐ Open waste line (2) ☐ Trap
Comments: The waste line clean out cap on the right side of the house is not a removable, permanent type; this is the construction test cap left in place. *(Refer to picture number 4 on page 19) The ABS waste lines are NOT a known defective brand; no defects were found.

Notice: City sewer service, septic systems and all underground pipes are not a part of this inspection. Future drainage performance is also not determined.* Be advised that some "ABS" plastic piping systems have experienced documented problems. Contact the manufacturer or plumbing expert for further information and evaluation.*

26 Fuel System ☐ N/A **Shut Valve Location: Front Right Corner** **Fuel type is Gas Meter**
☐ Fuel system is not on for inspection-suggest utilities company light and test all fuel appliances*
☒ **Appears serviceable** ☐ Not Functional* ☐ Unsafe* ☐ Worn* ☐ Near end of lifespan* ☐ Not fully visible*
☐ Pipes not ☐ Pipe is corroded (2) ☐ Pipe is under strain (2)
☐ Improper piping at: ☐ Exposed plastic pipe (2) ☐ Pipe is not 6" above ground (2)
☐ No shutoff valve at: ☐ Improper union at: ☐ Pipes lack proper support (2)
Comments:

Notice: Underground piping & fuel tanks cannot be judged. Pipes inside walls or pipes concealed from view cannot be judged and the inspector does not perform tests for gas leaks or pipe size.*

27 Water Heaters ☐ N/A **Location A Right Ext. Closet** **Type Gas** **Capacity 50 Gallons**
Location B Garage **Type Gas** **Capacity 50 Gallons**
☐ **Appears serviceable** ☐ Not Functional* ☐ Unsafe* ☐ Worn* ☐ Near end of lifespan* ☐ Not fully visible*
☐ Rust flakes in burner chamber* ☐ Burner flame appears improper (2) ☐ Heater leaks
☒ Water shutoff valve installed (no test) ☐ Corrosion on pipes* ☐ Heater in garage is not on 18" raised platform* (5)
☒ Temperature Pressure Relief Valve not installed (2) ☒ Combustion air is serviceable
☐ Insufficient clearance to combustible material (2) ☐ Pilot / system off -- could not inspect*
☒ Vent flue piping is serviceable ☐ Vent flue piping
☒ Seismic straps appear serviceable ☐ Seismic straps ☒ Thermal blanket is not applicable
☐ Unit needs a catch pan with an exterior routed drain line* ☐ Recommend protecting heater from physical damage*
☐ Enclosure ☒ Firewall is missing at exterior closet. (4)
Comments: The right side water heater closet is missing the firewall at the wall leaving the interior wall and attic exposed. (2)(4)(Refer to picture number 5 on page 20)

Notice: Estimate of remaining life is not part of this inspection. Solar systems are not part of this inspection. Hot water recirculating pumps/systems are not part of this inspection.*

Page 9 HEATING

Report # : 1234120112

KEY: (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed
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28 Description ☐ N/A **Approximate BTU's** Unit A 80,000 Unit B Unknown Unit C
Location A Left Side (West) **Location B** Right Side (East) **Location C**
Heating Type: Forced air **Heating Type:** Forced air **Heating Type:**
Fuel Type: Natural gas **Fuel Type:** Natural gas **Fuel Type:**

[Comments:](#)

Notice: If a fuel burning heater / furnace is located in a bedroom, we recommend evaluation by a qualified heating contractor for safety and air volume requirements.*

29 Condition ☐ N/A ☐ Not inspected*
☐ **System(s) appear serviceable** ☐ Did not respond to normal controls (2)
☐ Not Functional ☐ Unsafe ☐ Worn ☐ Near end of lifespan ☐ Damage ☐ Deterioration
☒ System(s) Unit A does not appear to have been serviced per manufacturer's instructions, within the last year*

[Comments:](#)

Notice: Inspector does not light pilots. If pilots are "OFF", a full inspection is not possible. It is suggested that heating systems be activated and fully inspected PRIOR TO CLOSE OF TRANSACTION.*

30 Venting ☐ N/A ☐ Backventing (2) ☐ Unable to fully inspect vent pipe*
☒ **Appears serviceable** ☐ Damage (2) ☐ Not accessible*
☐ Vent lacks clearance from combustibles (2)(4) ☐ Improper vent rise
☐ Improper materials used for vent pipe ☐ Improper elbow angle
☐ Soot/Rust on ☐ Defective
☐ Vent terminates near window/opening (2)

[Comments:](#)

31 Combustion Air ☐ N/A ☐ Air supply
☒ **Appears serviceable** Unit A&B ☐ Damage* ☐ Deteriorated* ☐ Defects*
☐ Combustion and return air sources are too close or mixing (2)
☐ Recommend sealing platform at:

[Comments:](#)

32 Burners ☐ N/A ☒ Closed system / unable to inspect* Unit A&B
☐ Unusual flame pattern (2)
☐ Damaged ☐ Chamber
☐ **Burner flame appears typical**
☐ Rust flakes in burn chamber (2)

[Comments:](#)

Notice: The inspector is not equipped to thoroughly inspect heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the unit or other technical procedures.* Some furnaces are designed in such a way that inspection is almost impossible.* Safety devices are not tested by this company.*

33 Distribution ☐ N/A **Type: Ducts & Registers**
☐ **Appears serviceable** ☒ Ducts: insulation loose Unit A ☐ Low air volume (2)
☒ Register(s) grills damaged at:various areas ☒ Not fully visible* Unit A&B * ☐ Insulation
☐ Zone valve did not operate ☐ Asbestos-like materials (4)
☐ Radiator inoperative (2) ☐ Circulating pump
☐ Radiator cold (2) ☐ Convactor inoperative (2) ☐ Convactor cold (2)
☐ Leaks on radiator (2) ☐ Leaks on convactor (2) ☐ Leaks on fitting (2)

[Comments:](#) The exterior coating is damaged allowing the insulation to partially fall off various HVAC ducts in the crawl space; recommend repairing as necessary. (Refer to picture number 6 on page 20) The wooden, floor HVAC register covers have damaged louvers in various areas; recommend repairing as necessary.

Notice: Asbestos materials have been commonly used in heating systems.* Determining the presence of asbestos can ONLY be performed by laboratory testing and is beyond the scope of this inspection.*

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Page 10 HEATING Continued & AIR COOLING**Report # : 1234120112**

KEY: (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed
 (2) Recommended evaluation and repairs by a licensed contractor (5) Upgrades are recommended for safety enhancement
 (3) Refer to qualified termite report for further information * This item warrants attention/repair or monitoring

34 Normal Controls ☐ N/A

☒ **Appears serviceable** Unit A&B
☐ Controls need
☐ Leaks at:

☐ Unable to inspect* ☐ Utilities off*
☐ Thermostat
☐ Damage* ☐ Deterioration* ☐ Defects*
☐ Gauges need ☐ Switch is
☐ Corrosion at: ☐ Expansion tank

Comments:

Notice: Thermostats are not checked for calibration or timed functions.* Adequacy, efficiency or even heat distribution of the system through the house is not part of this inspection. *

35 Air Filter ☐ N/A

☐ Missing* ☐ Wrong size* ☐ Unable to inspect*

☐ **Appears serviceable** ☒ Suggest changing ☐ Cleaning filter* ☐ No filter hold-down*

Comments: The HVAC air filters need to be changed. 14"X24"X1" (X3)

Notice: Electronic air cleaners, humidifiers and dehumidifiers are beyond the scope of this inspection. * Have these systems evaluated by a qualified individual. *

36 Heating Notes ☐ N/A

☐ Recommend complete system evaluation (2) ☐ Unable to locate heat in all rooms*

☒ Suggest cleaning & servicing the right side HVAC system. (2) ☐ Fuel tank leak (2) (4)
☐ Heater makes unusual noise during operation, further evaluation needed (2) ☐ Undercut doors off carpet*
☐ High ☐ Low ☐ Air leaks at: ☐ Leakage at:
☐ Condensate lines: ☐ Termination location:

Comments: The HVAC unit on the right side of the house appears to be the original system and the date plate is completely worn off leaving no information available externally; recommend having this system professionally cleaned and serviced on a regular basis. (2)

Notice: Verification of the location or condition of underground fuel storage tanks is not part of this inspection.* Environmental risks, if any, are not included. *

Notice: Asbestos materials have been commonly used in heating systems.* Determining the presence of asbestos can ONLY be performed by laboratory testing and is beyond the scope of this inspection.*

37 Cooler & 38 Air ☐ N/A

Location(s) Unit A Left Side (West) B Right Side (East) C

Type: Package units

Power: ☐ 120volt ☐ 240volt ☐ One speed fan only*

☒ **Appears operational** ☐ Not Functional* ☐ Unsafe* ☐ Worn* ☐ Near end of lifespan* ☐ Not fully visible*
☐ Unit makes unusual noise during operation (2) ☐ Unit is not level*
☐ Pads ☐ Unit ☐ Float valve ☐ Pump ☐ Leaking noted*

Comments:

☐ No power - unable to test* ☐ Warm air only (2)
☐ Air temp below 65 degrees - unable to test system(s)* (operation could cause damage) ☐ One speed fan only*
☐ Not level(2) ☐ Makes unusual noise(2) ☐ Air temperature differential is incorrect (2)
☐ Coil is damaged (2) ☐ Recommend servicing system and checking refrigerant level*
POWER: ☐ N/A ☐ 120 Volts ☒ 240 Volts ☒ Electrical disconnect present ☐ Gas* (not inspected)
☐ No electrical disconnect provided (2) ☐ Improper conduit (2)
☐ Proper grounding not provided (2) ☐ No conduit (2)
☒ Junction box ☐ Cover not sealed to the wall Unit A&B* ☐ Heat pump auxiliary heat not functional(2)
CONDENSATE: ☐ N/A ☐ Condensate line installed ☐ Line not fully visible*
☐ Termination location: ☐ No trap in line*
☒ Condensate lines: loose at: Unit B*
REFRIGERANT LINES: ☐ N/A ☒ Insulation installed on-lines ☐ Ice on unit (2)
☐ Insulation damaged* ☐ Insulation deteriorated* ☐ Ice on lines (2)
☐ Lines not fully visible ☐ Leaks at: ☐ Line(s) appear damaged (2)

Comments ☐ N/A

DATA PLATE:

Comments: The left side HVAC unit requires a 40 amp maximum breaker and the breaker labeled for the unit is a 60 amp breaker. (2)(4) The electrical disconnect boxes for the HVAC units are not sealed to the exterior wall. The HVAC condensation line for the right side HVAC unit is loose and twisted. *

Page11 **ELECTRICAL**

Report # : 1234120112

KEY: (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed
 (2) Recommended evaluation and repairs by a licensed contractor (5) Upgrades are recommended for safety enhancement
 (3) Refer to qualified termite report for further information * This item warrants attention/repair or monitoring

39 Service	<input type="checkbox"/> N/A	<input type="checkbox"/> Overhead	<input checked="" type="checkbox"/> Underground	<input checked="" type="checkbox"/> Number of conductors	2
		<input type="checkbox"/> 120V*	<input checked="" type="checkbox"/> 240V <input checked="" type="checkbox"/> 120V	<input checked="" type="checkbox"/> AMPS 200	<input type="checkbox"/> AMPS NOT DETERMINED
<input checked="" type="checkbox"/> Appears serviceable	<input type="checkbox"/> Defects*	<input type="checkbox"/> Deterioration*	<input type="checkbox"/> Unsafe*	<input type="checkbox"/> Near end of lifespan*	
<input type="checkbox"/> Loose connections at			<input type="checkbox"/> Damaged connections at		
<input type="checkbox"/> Frayed wires (2)	<input type="checkbox"/> Improper splices on main wires (2)		<input type="checkbox"/> Improper tap on main wires (2)		
<input type="checkbox"/> Conductors too close to			<input type="checkbox"/> Wires touch trees* Contact utility company(4)		
<input checked="" type="checkbox"/> Ground present	<input type="checkbox"/> Ground loose at:		<input type="checkbox"/> Ground		
<input type="checkbox"/> Ground clamp not visible*	<input type="checkbox"/> Ground system not visible*		<input type="checkbox"/> More than six breakers with no main shutoff (2)		
<input checked="" type="checkbox"/> Main disconnect inspected at: Main Panel			<input type="checkbox"/> No drip loop on service wires (2)		

Comments:

40 Main Panel	<input type="checkbox"/> N/A	#A - Location Front Right	<input checked="" type="checkbox"/> Panel rating	200	<input type="checkbox"/> Not verified
		<input type="checkbox"/> Power is off at main.No inspection performed* Recommend further evaluation*			
<input checked="" type="checkbox"/> Appears serviceable	<input type="checkbox"/> Defects*	<input type="checkbox"/> Deterioration*	<input type="checkbox"/> Unsafe*	<input type="checkbox"/> Near end of lifespan*	<input type="checkbox"/> Not accessible*

Comments:

Notice: Six or fewer breakers usually do not require a main breaker, however this may indicate minimal electrical capacity.* If the service amperage is less than 100, upgrade may be needed to operate larger electrical appliances*

41 Conductors	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Service Wire: Cannot Determine	<input checked="" type="checkbox"/> Branch Wire: Copper
		<input checked="" type="checkbox"/> Wiring Methods:	Non-Metallic Cable

42 Sub-panel(s)	<input type="checkbox"/> N/A	#B-Location Pool	#C-Location	#D-Location
		Panel >>	<input type="checkbox"/> is locked-could not inspect.* Further evaluation is needed*	
		Panel >>	<input type="checkbox"/> is inaccessible-could not inspect.* Further evaluation is needed*	

43 Panel Notes	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Wiring Methods:	<input checked="" type="checkbox"/> Breakers	<input type="checkbox"/> Fuses
<input type="checkbox"/> Panel(s) appear(s) serviceable	<input type="checkbox"/> Not Functional*	<input type="checkbox"/> Unsafe*	<input type="checkbox"/> Worn*	<input type="checkbox"/> Near end of lifespan*
<input type="checkbox"/> Improper wiring at panel# (2):		<input type="checkbox"/> Breaker is off at panel #*:		
<input checked="" type="checkbox"/> Two wires connected to one breaker at panel # (2): Main		<input checked="" type="checkbox"/> Signs of rust and corrosion. B		
<input checked="" type="checkbox"/> Overfusing fuse/breaker size too large for wire panel # (2): Main		<input type="checkbox"/> Aluminum wiring noted at the general 120volt circuits(2)		
<input type="checkbox"/> Neutral and ground wires connected at sub-panel # (2):		(Aluminum connections should be checked by a licensed electrician) *		
<input type="checkbox"/> Direct tap		<input type="checkbox"/> Antioxidant not visible on aluminum wire connections*		
<input type="checkbox"/> Panel bond is not provided for safety at panel # (2):		<input checked="" type="checkbox"/> Unprotected opening(s) in panel # (2): Main		
<input type="checkbox"/> Missing 240 volt - split branch coupler(s) at panel #*:		<input checked="" type="checkbox"/> Breakers damaged (2)(4)Main		
<input type="checkbox"/> Fused neutral wire(s) at panel # (2):		<input checked="" type="checkbox"/> Breakers <input type="checkbox"/> Fuses poorly labeled Main		
<input type="checkbox"/> Electrical system appears outdated by today's standards (2)		<input type="checkbox"/> Opening(s) dead front cover(s) at panel		

Comments: Two wires are connected to one breaker and one of these wires is too small for the breaker size in the main electrical panel. (2)(4)(Refer to picture number 7 on page 21) Wires pass through unprotected openings in the bottom of the main electrical panel. (2)(4)(Refer to picture number 8 on page 21) The 20 amp breaker labeled "VACUUM" is damaged in the main electrical panel. (2)(4)(Refer to picture

44 Wiring Notes	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Sample of switches and outlets tested appear to be serviceable
		<input checked="" type="checkbox"/> Grounding and polarity of receptacles within 6' of plumbing fixtures
<input type="checkbox"/> Appears serviceable (tested)		<input checked="" type="checkbox"/> Furnishings prevent testing of all outlets and switches*
<input type="checkbox"/> Three prong outlets did not test properly grounded (2)(4) at:		
<input type="checkbox"/> Reverse polarity (2)(4) at:	<input type="checkbox"/> Evidence of	
<input type="checkbox"/> Outlet not operational (2)(4) at:		<input type="checkbox"/> Light not operational *(2)(4) at:
<input type="checkbox"/> Outlets <input type="checkbox"/> Switches		<input type="checkbox"/> Open neutral (2)(4) at:
<input type="checkbox"/> Not exterior rated		<input type="checkbox"/> Missing cover plates *(2)(4) at:
<input type="checkbox"/> Exposed wiring needs protection (2)(4) at:		<input checked="" type="checkbox"/> Damaged cover plates *(2)(4) at: pool outlet.
<input type="checkbox"/> Box cover missing *(4) at:		<input checked="" type="checkbox"/> Exposed splices (2)(4) at: rear patio & crawl space
<input type="checkbox"/> Improper wiring (2)(4) at:	<input type="checkbox"/> Extension cord used as wiring (2)(4) at:	
<input checked="" type="checkbox"/> 'GFCI(s) responded to test	<input type="checkbox"/> 'GFCI' not operational (2)(4) at:	
<input checked="" type="checkbox"/> 'GFCI', (a safety device for outlets near water) recommended at: (5) Exterior		
<input type="checkbox"/> Closet light is subject to damage at:*	<input type="checkbox"/> Closet light is subject to hazard at:*	
<input type="checkbox"/> Doorbell	<input checked="" type="checkbox"/> Fixture glass broken at: master bathroom.	

Comments: Exposed wires were found at the rear patio near the pool light switch conduit and in the crawl space in the area below the kitchen; these are required to terminate inside a covered junction box. (4) (Refer to picture number 10 on page 22) The left side master bathroom light fixture glass is broken. (4) The added exterior outlet below the main electrical panel is not GFCI protected. (5) The pool

Page12 INTERIOR

Report # : 1234120112

KEY: (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed
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45 DOORS (Entry) ☐ N/A ☒ **Appears serviceable** ☐ Damage* ☐ Deterioration* ☐ Defects*
☒ Hardware operational ☐ Doorbell ☐ Door jamb ☒ Weather stripping serviceable

Comments:

46 & 47 DOORS (Interior & Exterior) ☐ N/A ☐ Several frames are not square - may indicate movement (1)
☐ **Appears serviceable** ☐ Damaged jamb* ☐ Needs adjustment at:
☐ **Hardware is operational** ☐ Missing* ☐ Loose* ☐ Not operational*
☒ Door(s) rub at: bedroom 4* ☐ Door stick at:
☐ Damaged at: ☐ Difficult to operate at:
☐ Tempered glass ☐ Not tempered (5) ☐ Unable to determine tempered glass*
☐ Tracks serviceable ☐ Deteriorated track(s) at: ☒ Door won't latch at: water heater closet
☐ Screen doors not checked* ☐ Screens

Comments: The door to the exterior and outer bypass closet door rub the floor. The right side, exterior water heater closet door won't shut.

48 Windows ☐ N/A **Type: Aluminum Sliding & Single Hung** ☐ Security bars

☐ **Sample tested appears serviceable** ☒ Window dual-glazing was fogged at: various areas (2)
☒ Window latches broken at: dining nook. ☐ Broken *
☒ Window single hung support springs damaged at: many areas. (2)(4) ☐ Stains* ☐ Damage*
☐ Screens

Comments: The single hung window support springs are damaged at the windows in the living room, dining room and right 1st bedroom window.
 (2)(4) The window dual-glazing is fogged at the transom window in the right dormer, the stationary window in the left dormer, stationary

Notice: Determining condition of all insulated windows is not possible due to temperature, weather and lighting variations. Check with owner for further information.

49 Interior Walls ☐ N/A ☒ **Drywall** ☒ **Plaster** ☐ **Paneling** ☒ **Wallpaper**
☐ **General condition serviceable** ☒ Wall closet backing loose.
☐ Wall needs repair at: ☐ Wall
☒ Furnishings prevent full inspection-do a careful check on your final walk-through ☐ Recommend evaluation by engineer (1)

Comments: The right side hall closet backing is loose.

Notice: The condition of walls behind wallpaper, paneling and furnishings cannot be judged.

50 Ceilings ☐ N/A ☒ **Drywall** ☐ **Acoustic Spray** ☐ **Plaster** ☐ N/A

☒ **General condition serviceable** ☐ Ceiling(s)
☐ Ceiling(s)
☐ Ceiling(s)

Comments:

Notice: Determining whether acoustic sprayed ceilings contain asbestos is beyond the scope of this inspection. For more information please contact the American Lung Association or an asbestos specialist.

51 Floors ☐ N/A ☐ **Carpet** ☐ **Vinyl** ☒ **Wood** ☒ **Tile** ☒ N/A

☐ **General condition serviceable** ☐ Damage * ☐ Deterioration *
☒ Cracked tiles at: kitchen & Left hall ☐ Damaged* ☒ Uneven area at: left hall
☒ Furnishings prevent full inspection-do a careful final walk-through* ☐ Loose carpet noted* ☒ Floor squeaks noted*

Comments: A cracked floor tile was found in the kitchen in the area in front of the sink; this appears typical. Cracked floor tiles were found across the 4th bedroom entry door threshold; this appears to have been caused by typical settling.

Notice: Determining odors or stains is not included! * Floor covering damage / stains may be hidden by furniture. * The condition of wood flooring below carpet is not inspected. *

52 Fireplace(s) ☐ N/A **Location(s)** A Family Room B C
Type Prefabricated ☐ INSERT (have checked by removal*)
☐ **Fireplace(s)** ☐ Not Functional* ☐ Unsafe* ☐ Worn* ☐ Near end of lifespan*
☒ Fireplace(s) Unit A has soot outside fireplace. ☐ Fireplace(s)
☐ Fireplace(s)
☒ **Gas was operational** ☐ Gas at fireplace
☐ Gas at fireplace
☒ Fans/blowers at fireplace Unit A were not applicable ☒ Remove or block damper open if gas log is used*

Comments: The gas fireplace has soot built-up on the plaster just outside the fireplace; this appears to have been caused by using the fireplace with the damper closed. Recommend removing or blocking the gas equipped fireplace damper. (5)

Notice: Recommend installing safety spacer on damper when gas logs are present* Wood and ashes are not moved for inspection, Recommend clearing debris and further evaluation. *

Page13 INTERIOR Continued

Report # : 1234120112

KEY: (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed
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53 Interior Features ☐ N/A

- ☐ Interior stairs appear serviceable
☐ Stair handrails appear serviceable
☒ Wet bar faucet appears serviceable
☒ Counter appears serviceable
☒ Plumbing under sink serviceable

☒ Ceiling fan(s) operational

- ☐ Uneven
☐ Railing is
☐ Faucet is not operational (2)
☐ Damage to
☐ Leaks (2)

☐ Fan (s)

- ☐ Stairway is
☐ Openings in rails too wide* (5)
☐ Faucet leaks (2) ☒ Cold water only
☐ Deterioration to
☐ Improper piping ☐ Icemaker not on
☐ Intercom ☐ N/A

Items installed but not inspected:

[Comments:](#)**54 Smoke Detector** ☐ N/ALocations: **A: Left Hall**
C: Bedrooms 1, 2, 3 & 4**B: Right Hall**
D: Carbon Monoxide: No

- ☒ Smoke detector test button responds ☒ A ☒ B ☐ C ☐ D ☐ Not tested* ☐ A ☐ B ☐ C ☐ D
☐ Did not respond to test button* ☐ A ☐ B ☐ C ☐ D ☒ None found (5) ☐ A ☐ B ☒ C ☒ D
☐ Couldn't test / no test button* ☐ Indicator light on ☒ Suggest additional detectors in appropriate locations* (5)

[Comments:](#) No carbon monoxide detectors were found; one is required in each hallway before the bedrooms. (4) Recommend adding smoke detectors in all bedrooms and at the high point of the living room ceiling. (5)

55 Laundry ☐ N/A☐ Garage ☐ Basement ☒ Service Area ☐ Other

- ☒ Piping (water&waste) serviceable ☐ Unable to view / not tested* ☐ Damage* ☐ Deterioration* ☐ Door / jambs*
☒ Electrical outlet grounded (120 Volt) ☐ Unable to test* ☐ Ungrounded* ☐ Not operational (2) ☐ Miswired (2)
☒ 240 volt outlet operational ☐ Inoperative* ☐ No 240 outlet ☐ Not viewed* ☐ Not inspected*
☐ Gas piping appears serviceable ☒ N/A ☐ No gas provided ☐ Unable to view*
☒ Dryer venting provided ☐ Dryer venting not provided* ☐ Dryer vents into attic* ☐ Dryer vents into crawl space*
☒ Laundry sink serviceable ☐ N/A ☐ Damage on sink* ☐ Deterioration on sink* ☐ Sink is loose* ☐ Slow draining*
☒ Plumbing below sink serviceable ☐ Deterioration* ☐ Corrosion* ☐ Improper piping (2) ☐ Leaks (2)
☒ Faucet operational ☐ Deterioration* ☐ Corrosion* ☐ Faucet leaks (2) ☐ Hot/Cold reversed(4)

[Comments:](#)

Notice: Washing machines and dryers are not moved during this inspection - condition of walls or flooring under these machines cannot be judged. * The inspector does not test washing machine drains or supply valves. * Water supply valves if turned may be subject to leaking. *

56 Attic ☐ N/A☒ Full ☐ PartialRoof Frame: ☐ Truss ☒ Rafter Framing XCeiling Frame: ☐ Truss ☒ Joist Framing X

- How Inspected:** ☐ Entered ☐ Access **Location:** ☐ Inspection limited to view from access*
☐ Appears serviceable ☐ Not Functional* ☐ Unsafe* ☐ Worn* ☐ Near end of lifespan* ☒ Not fully visible*
☒ No stains visible ☐ Small stains* ☐ Moderate stains (2) ☐ Major stains (2) ☐ Unable to determine leakage*
☐ Sagging framing (1)(2) ☐ Broken framing (1)(2) ☐ Truss(es) ☐ Framing appears undersized* (1)
☒ Vents provided ☐ None* ☐ Blocked* ☐ Minimal* ☐ Poor ventilation* ☐ Missing wind resistant straps(2)
☐ Power ventilator operational ☒ N/A ☐ Not inspected* ☐ Not operational* ☐ Screens
☒ Insulation Type: Fiberglass ☐ No insulation* ☒ Poor coverage* ☐ Compressed* ☐ Wrong side up*
 Approximate depth: 6 inches ☐ Insulation covers
☒ Air/vapor retarder N/A ☐ N/A ☐ Installed ☐ Vent pipe

[Comments:](#) The attic insulation has been moved aside in various areas of the attic leaving areas uninsulated. (Refer to picture number 11 on page 23)

Ventilation ☒ N/A☐ Appears serviceable at:

- ☐ Exhaust fan ☐ Exhaust fan

[Comments:](#)

Notice: Determining the presence of asbestos or other hazardous materials is beyond the scope of this inspection. * Tenting a home for fumigation may cause damage to roofs-recommend reinspection for damage after tenting is completed*

Page14 GARAGE

Report # : 1234120112

KEY: (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed
 (2) Recommended evaluation and repairs by a licensed contractor (5) Upgrades are recommended for safety enhancement
 (3) Refer to qualified termite report for further information * This item warrants attention/repair or monitoring

GARAGE / CARPORT: ☐ N/A ☒ Attached ☐ Detached ☐ Carport ☐ Other

57 Floor ☐ N/A ☐ Appears serviceable ☐ Damage* ☒ Deterioration* ☐ Defects*

☐ No cracks found ☐ Not fully visible* ☐ Major cracks (1) ☐ Possible flammable material on floor*(4)
☐ Floor raised* ☐ Floor settled* ☐ Poor drainage* ☐

Comments: The concrete garage floor is deteriorated near the center; recommend repairing as necessary.

58 Firewall / Ceiling ☐ N/A ☐ Not fully visible* ☐ Does not appear fire rated (4) ☐ N/A

☒ Appears serviceable ☐ Moisture stains* ☐ Damage* ☐ N/A
☐ Framing: ☐ Exterior: ☐ Holes* ☐ Damage* ☐ Missing wall covering*

Comments:

59 Ventilation ☐ N/A ☐ Appears serviceable ☐ Blocked* ☒ None*
☐ Screens ☐ Window

Comments:

60 Door To Interior ☐ N/A ☒ Solid ☐ Rated Door ☐ Hollow Core (Non-Fire Resistant)*

☐ Appears serviceable ☐ Damaged* ☐ Deterioration* ☐ Pet door interrupts integrity of fire door (2)(4)
☐ Bad seal*(4) ☐ Enters in a Bedroom*(4) ☐ Door does not latch*(4) ☐ Door lacks threshold* ☒ Door lacks weatherstrip*
☐ Self closer operational ☐ N/A ☐ Closer non-operational* ☒ Closer missing* ☐ Closer needs adjustment*

Comments: The garage door to the interior lacks a self closing hinge and weather stripping. (4)

61 Exterior Door ☐ N/A ☒ Appears serviceable ☐ Damaged* ☐ Delaminated* ☐ Needs adjustment*

☐ Lock inoperative* ☐ Door jamb* ☐ Damaged door jamb* ☐ Door threshold* ☐ Damaged*
☐ Not inspected* ☐ Locked* ☐ Blocked* ☐ Rubs jamb*

Comments:

62 Vehicle Door(s) ☐ N/A ☐ Roll Up ☐ Tilt-Up ☐ Sliding ☒ Sectional

☐ Appears serviceable ☐ Damage* ☐ Deterioration* ☒ Defects* ☐ Door / jambs* ☐ Moisture stained* ☐ Damaged*
☐ Tension rods loose* ☒ Door warped* ☐ Needs adjustment* ☐ Needs balancing* ☐ Hinges loose* ☐ Damaged*
☐ Safety springs installed ☐ Not safety type springs* (4)(5) ☐ Broken springs (2)(4) ☐ Broken safety wire(2)(4)
☐ Vehicle door(s) are locked - could not test* ☐ Rollers damaged(2) ☐ Tracks damaged(2)

Comments: The two car garage vehicle door is buckled near the top; recommend further evaluation and repairs by a licensed garage door contractor. (2)(Refer to picture number 12 on page 23)

63 Automatic Opener ☐ N/A ☐ Non-operational* ☒ Opener / auto-reverse was not tested*

☐ Appears serviceable # of Units 2 ☐ Unit ☒ Electronic sensor: disconnected.
☒ Automatic reverse operated ☐ Automatic reverse did not operate (2)(4)(5) ☐ Not inspected*

Comments: The two car garage vehicle door opener sounds very strained during operation; recommend further evaluation by a licensed garage door contractor. (2) The single car garage vehicle door opener electronic sensor is disconnected; the inspector was unable to test the

64 Electrical ☐ N/A ☒ Appears serviceable ☐ Damage / deterioration / defects* ☐ Not fully visible*

☐ Improper wiring (2)(4) ☐ Exposed wiring subject to damage *(4) ☐ Extension cords used as permanent wiring (2)(4)
☒ Outlets serviceable ☐ Open ground (2)(4) ☐ Reverse polarity (2)(4) ☐ Improper light fixture wiring (2)(4)
☐ Open splices (2)(4) ☐ Junction boxes missing covers*(4) ☐ 'GFCI' recommended(5) ☐ 'GFCI' defective(2)(4)
☐ Some outlet(s) are inaccessible* ☐ Outlet(s) not functional (2) ☐ Loose/damaged outlet(2) ☐ Loose/damaged cover*

Comments:

65 Comments ☐ N/A ☐ Moisture stains on garage ceiling* ☐ Moisture stains on garage wall*

☒ Occupants' belongings block view of entire garage-unable to fully inspect.* Do a careful check on your final walk-through.*

Comments:

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KITCHEN

Report # : 1234120112

KEY: (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed
 (2) Recommended evaluation and repairs by a licensed contractor (5) Upgrades are recommended for safety enhancement
 (3) Refer to qualified termite report for further information * This item warrants attention/repair or monitoring

66 Kitchen Sink(s)☐ N/A☐ Dishes block access to sink, could not inspect*

- ☒ Sink(s) appear(s) serviceable ☐ Minor wear ☐ Heavy wear* ☐ Chipped* ☐ Sink is loose* ☐ Slow draining*
☐ Recommend sealing at sink to counter connection* ☐ No hot water* ☐ Hot & cold water reversed*(4)
☒ Faucet serviceable ☐ Non-operational(2) ☐ Defective(2) ☐ Faucet: ☐ Spray wand defective*
☒ Plumbing under sink serviceable ☐ Pipes are ☐ Improper piping (2)
☐ Moisture stains below sink* ☐ Moisture damage below sink* ☐ Restricted view below sink*

67 Kitchen (general)☐ N/ACounters: ☐ Tile ☐ Laminate ☒ Rock/Granite ☐ Not fully visible*

- ☒ Counters ☒ Floor ☒ Lights ☒ Appear serviceable ☐ Grout* ☐ Caulking* ☐ Handles*
☐ Doors ☐ Drawers ☐ Counter ☐ Other ☐ Minor* ☐ Moderate* ☐ Heavy wear* ☐ Cracks* ☐ Damage*
☐ Minor cracked tile(s)* ☐ Moderate damage* ☐ Heavy damage* ☐ Missing*
☒ Cabinets appear serviceable ☒ Minor wear ☐ Moderate damage* ☐ Heavy wear* ☐ Heavy damage*

[Comments:](#)**68 Disposal**☐ N/A☐ Dishes block access to sink and disposal, could not inspect* ☐ Not fully visible*

- ☒ Appears serviceable ☐ Not Functional* ☐ Unsafe* ☐ Worn* ☐ Near end of lifespan* ☐ Non operational (2)
☐ Blades appear to be: ☐ Unit makes unusual noise* ☐ Splash guard damaged* ☐ Not inspected*
☒ Wiring serviceable ☐ Improper wiring noted (2)(4) ☐ Loose wire clamp at disposal* ☐ Missing wire clamp at disposal*
☐ Switch is in a hazardous location (2)(4) ☐ Exposed wire splices (2)(4) ☐ Missing junction box cover(s)* ☐ Power off*

[Comments:](#)**69 Range / Cooktop**☐ N/A# of ovens: 2 ☐ Gas ☒ Electric ☐ Combination ☐ Electric Ignition

- ☐ Range / oven appears serviceable ☐ Not Functional* ☐ Unsafe* ☐ Worn* ☐ Near end of lifespan*
☐ Upper ☐ Lower ☐ Right ☐ Left ☐ Front ☐ Rear ☐ No inspection (power/gas off)*
☐ Free standing oven - not tested* ☐ Ranges / Cooktop not inspected*
☐ Oven door(s) appear(s) serviceable ☐ Lower ☐ Non operational (2)
☐ Door(s) gasket(s) appear(s) serviceable ☒ Damage noted* ☐ Door does not close properly* ☐ Cracked glass (2)
☐ Separate cooktop serviceable ☒ Not applicable ☐ Damaged gasket(s)* ☒ Clock not tested ☐ Appears non functional*
☐ Gas shutoff valve installed ☐ N/A ☐ Burner did not operate (2) ☐ Element did not operate (2)
☐ Gas shutoff valve not provided (2) ☒ Gas valve is not visible* ☒ Exhaust ventilation did not operate (2)

[Comments:](#) The built-in oven door seal is damaged. The island down draft control button interface is missing and the fan doesn't respond to test.
 (2) The down draft ducting improperly terminates in the crawl space; this is required to terminate at an exterior location. (2)(Refer to picture number 13 on page 24)

Notice: Self and/or continuous cleaning operations, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection.* Appliances are not moved.*

70 Dishwasher☐ N/A☐☐ No test (power/water off)*

- ☒ Appears serviceable ☐ Not Functional* ☐ Unsafe* ☐ Worn* ☐ Near end of lifespan* ☐ Not fully visible*
☒ Condition: door, liner & racks serviceable ☐ Rust at: ☐ Damage at:
☐ Soap dish inoperative* ☐ Washer arm appears frozen (2) ☐ Unit is not secured to cabinets*
☒ Door seals appear serviceable ☐ Deteriorated* ☐ Leaking (2) ☐ Door
DRAIN LINE INSTALLATION: ☒ Air gap device ☐ Hi-loop method ☐ Drain line is improperly installed (2)
☐ Air gap device ☐ None ☐ Improper* ☐ Leaking noted at drain lines* ☐ Leaking noted at air gap device*

[Comments:](#)

Notice: Determining the adequacy of washing and drying functions of dishwashers is not part of this inspection.*

71 Special Features☐ N/A☐ Special features not inspected*

- ☒ Trash compactor appears serviceable ☐ Non operational (2) ☐ No Key* ☐ Not inspected*
☒ Microwave appears serviceable ☐ Non operational (2) ☐ Not inspected*
☐ Other features/appliances present but not inspected include:*

[Comments:](#)

Notice: Refrigerators, freezers and built-in ice maker are not part of this inspection*

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Page16 BATHROOMS

Report # : 1234120112

KEY: (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed
 (2) Recommended evaluation and repairs by a licensed contractor (5) Upgrades are recommended for safety enhancement
 (3) Refer to qualified termite report for further information * This item warrants attention/repair or monitoring

LOCATION: Bath A Left Hall**B Right Hall****C Master Bathroom****D****E****72 Toilet**☐ N/A**Appears serviceable**☒ A ☒ B ☒ C ☐ D ☐ E

Toilet loose at floor*

☐ A ☐ B ☐ C ☐ D ☐ ELoose toilet tank* ☐ A ☐ B ☐ C ☐ D ☐ E

Recommend new wax seal (2)

☐ A ☐ B ☐ C ☐ D ☐ ECracked Tank * ☐ A ☐ B ☐ C ☐ D ☐ E

Water runs continually in tank*

☐ A ☐ B ☐ C ☐ D ☐ ERust in Tank * ☐ A ☐ B ☐ C ☐ D ☐ E

Does not flush properly*

☐ A ☐ B ☐ C ☐ D ☐ EMoisture around toilet (2) ☐ A ☐ B ☐ C ☐ D ☐ EComments:**73 Sink**☐ N/A**Appears serviceable**☒ A ☒ B ☒ C ☐ D ☐ E ☐ Hot & cold water reversed*(4)

Sink cracked*

☐ A ☐ B ☐ C ☐ D ☐ ECorrosion under sink* ☐ A ☐ B ☐ C ☐ D ☐ E**Faucet appears serviceable**☒ A ☒ B ☒ C ☐ D ☐ E

Sink faucet leaks*

☐ A ☐ B ☐ C ☐ D ☐ ECorrosion at sink faucet* ☐ A ☐ B ☐ C ☐ D ☐ E

Low water volume*

☐ A ☐ B ☐ C ☐ D ☐ E

Corrosion on supply valve

Drain appears serviceable☒ A ☒ B ☒ C ☐ D ☐ E

below sink*

Slow draining*

☐ A ☐ B ☐ C ☐ D ☐ E

Sink drain stopper non-

Rust / corroded drain line*

☐ A ☐ B ☐ C ☐ D ☐ E

functional / missing*

Leaking drain line (2)

☐ A ☐ B ☐ C ☐ D ☐ E

Improper drain trap (2)

Counter & cabinet**Appears serviceable**☒ A ☒ B ☒ C ☐ D ☐ E

Restricted view below sink*

Damage to counter*

☐ A ☐ B ☐ C ☐ D ☐ EDeterioration to cabinet* ☐ A ☐ B ☐ C ☐ D ☐ E

Grout needed at counter*

☐ A ☐ B ☐ C ☐ D ☐ EMoisture damage below sink* ☐ A ☐ B ☐ C ☐ D ☐ EComments:**74 Vent / Heat**☐ N/A**Appears serviceable**☐ A ☐ B ☒ C ☐ D ☐ EComments:**75 Bathtub**☐ N/A**Appears serviceable**☐ A ☐ B ☐ C ☐ D ☐ E

Damage to tub*

☐ A ☐ B ☐ C ☐ D ☐ ENot applicable to this bathroom ☒ A ☐ B ☒ C ☐ D ☐ E**Faucet appears serviceable**☐ A ☐ B ☐ C ☐ D ☐ EWhirlpool not functional (2) ☐ A ☐ B ☐ C ☐ D ☐ E

Hot & Cold water reversed(4)

☐ A ☐ B ☐ C ☐ D ☐ E

Diverter control needs lubrication

☐ A ☐ B ☐ C ☐ D ☐ EWhirlpool not tested(2) ☐ A ☐ B ☐ C ☐ D ☐ E**Drain appears serviceable**☐ A ☒ B ☐ C ☐ D ☐ EDrain stopper missing* ☐ A ☐ B ☐ C ☐ D ☐ E

Slow draining at bathtub*

☐ A ☐ B ☐ C ☐ D ☐ EGrout needed tub to wall* ☐ A ☐ B ☐ C ☐ D ☐ EComments: The bathtub/shower diverter knob needs lubrication at the bathtub faucet in the right hall bathroom.**76 Shower**☐ N/A**Appears serviceable**☒ A ☒ B ☐ C ☐ D ☐ E

Damage to shower walls*

☐ A ☐ B ☐ C ☐ D ☐ ENot applicable to this bathroom ☐ A ☐ B ☐ C ☐ D ☐ E

Grout needed at shower walls*

☐ A ☐ B ☐ C ☐ D ☐ ECracked tile(s)* ☐ A ☐ B ☐ C ☐ D ☐ E

Moisture damage to wall (2)(3)

☐ A ☐ B ☐ C ☐ D ☐ ECaulking needed at floor* ☐ A ☐ B ☐ C ☐ D ☐ E

Slow draining at shower

☐ A ☐ B ☐ C ☐ D ☐ EFloor needs caulking* ☐ A ☐ B ☐ C ☐ D ☐ E

Leaking at water valve(s) (2)

☐ A ☐ B ☐ C ☐ D ☐ ELow water volume at shower(2) ☐ A ☐ B ☐ C ☐ D ☐ E

Drain leaking in crawl space(2)(3)

☐ A ☐ B ☒ C ☐ D ☐ EShower diverter non-functional(2) ☐ A ☐ B ☐ C ☐ D ☐ EUnable to determine if glass is tempered* ☐ A ☐ B ☐ C ☐ D ☐ E**Enclosure appears serviceable**☒ A ☐ B ☒ C ☐ D ☐ ENot applicable to this bathroom ☐ A ☒ B ☐ C ☐ D ☐ E

Glass does not appear to be tempered*

☐ A ☐ B ☐ C ☐ D ☐ ERecommend glass shower doors ☐ A ☒ B ☐ C ☐ D ☐ E

Broken glass*

☐ A ☐ B ☐ C ☐ D ☐ EDoors difficulty to operate* ☐ A ☐ B ☐ C ☐ D ☐ E

Caulking needed at enclosure*

☐ A ☐ B ☐ C ☐ D ☐ EDamaged enclosure* ☐ A ☐ B ☐ C ☐ D ☐ EComments: The master bathroom shower drain is leaking in the crawl space; recommend sealing the drain troth to stop the leaking. (2)(3)(Refer to picture number 14 on page 24)

This compiled Comments report is provided as a courtesy for quick access to the information within the inspection report. It is not intended as a substitute for reading the inspection report.

Client: Bill & Laura Homeowner

Report #: 1234120112

1. Driveway**GROUND****Page 4****2. Sidewalks**

The sidewalk expansion joint bricks appear to have settled creating trip hazards near the driveway connection; recommend setting these bricks even with the adjacent concrete. (4) The soil is partially eroded away from the rear concrete sidewalk below the pool; recommend filling in the soil as necessary. Recommend adding railing at the rear concrete sidewalk around the pool. (5)

3. Retaining Walls**4. Patio****5. Patio Cover****6. Decks/Porches**

The metal drip edge flashing at the main rear patio is not sealed to the concrete allowing water to roll around onto the wood decking causing moisture damage below. (3)(Refer to picture number 1 on page 18) The concrete patio off the 4th bedroom is leaking water onto the wood decking below near the dining nook/house connection. (3)(Refer to picture number 2 on page 18) The rear patios are concrete over wood decking, this build type leads to moisture damage when the concrete above cracks; recommend maintaining the surface seals and regular inspection below for signs of leaking. *

7. Fences & Gates

The front right gate doesn't meet the pool fencing requirements; this gate should swing away from the pool, self close and self latch. (4)

8. Exterior Stairs**EXTERIOR****Page 5****9. Exterior Walls**

Signs of moisture damage were found at the exterior wood siding near the rear sliding glass door; recommend further evaluation of the entire house by a licensed pest inspector. (3)

10. Trim /Eaves, Soffits & Facia

Moisture damage was found at the exterior wood trim above the front dormer windows; recommend further evaluation of the entire house by a licensed pest inspector. (3)

11. Chimney

The inspector was unable to view the chimney mortar cap at the time of the inspection.

12. Sprinklers**13. Hose Faucets****14. Gutters & Downspouts**

The front gutters are allowing water to drain over into the front planter bed below the living room and dining room windows; this area is over saturated causing moisture at the foundation and soil in the crawl space behind this area. (Refer to picture number 3 on page 19)

15. Lot Drainage / Grading**FOUNDATION****Page 6**

The overgrown foliage outside the dining room windows is touching the house and roof; recommend trimming as necessary. The soil is missing at the foundation in a small area on the left side of the house around the sprinkler control valves.

16. Slab on Grade, 17. Raised Foundation, 18. Basement

Wood Frame: Floor Joist

The left side hall feels sloped toward the kitchen and the floor squeaks near the 4th bedroom entry; no signs of defects were found in the crawl space below this area.

18. Basement

19. Main Roof

ROOF

Page 7

20. Second Roof

21. Third Roof

22. Exposed Flashing

23. Main Line

PLUMBING

Page 8

24. Water Supply Lines

25. Waste Lines

The waste line clean out cap on the right side of the house is not a removable, permanent type; this is the construction test cap left in place. *(Refer to picture number 4 on page 19) The ABS waste lines are NOT a known defective brand; no defects were found.

26. Fuel System

27. Water Heater(s)

The right side water heater closet is missing the firewall at the wall leaving the interior wall and attic exposed. (2)(4)(Refer to picture number 5 on page 20)

28. Description

HEATING

Page 9

29. Condition

30. Venting

31. Combustion Air

32. Burners

33. Distribution

The exterior coating is damaged allowing the insulation to partially fall off various HVAC ducts in the crawl space; recommend repairing as necessary. (Refer to picture number 6 on page 20) The wooden, floor HVAC register covers have damaged louvers in various areas; recommend repairing as necessary.

34. Normal Controls

HEATING Continued & AIR COOLING

Page 10

35. Air Filters

The HVAC air filters need to be changed. 14"X24"X1" (X3)

36. Heating Notes

The HVAC unit on the right side of the house appears to be the original system and the date plate is completely worn off leaving

no information available externally; recommend having this system professionally cleaned and serviced on a regular basis. (2)

37.& 38.Evaporative Cooler/Air Conditioner

Comments

The left side HVAC unit requires a 40 amp maximum breaker and the breaker labeled for the unit is a 60 amp breaker. (2)(4) The electrical disconnect boxes for the HVAC units are not sealed to the exterior wall. The HVAC condensation line for the right side HVAC unit is loose and twisted. *

39. Electric Service

ELECTRICAL

Page11

40. Main Panel

41. Conductors,42. Sub-panel(s),43. Panel Notes

Two wires are connected to one breaker and one of these wires is too small for the breaker size in the main electrical panel. (2)(4)(Refer to picture number 7 on page 21) Wires pass through unprotected openings in the bottom of the main electrical panel. (2)(4)(Refer to picture number 8 on page 21) The 20 amp breaker labeled "VACUUM" is damaged in the main electrical panel. (2)(4)(Refer to picture number 9 on page 22) The main electrical panel breaker labeling is incomplete. (4) The pool sub panel is rusted and corroded; recommend painting or replacing.

44. Wiring Notes

Exposed wires were found at the rear patio near the pool light switch conduit and in the crawl space in the area below the kitchen; these are required to terminate inside a covered junction box. (4)(Refer to picture number 10 on page 22) The left side master bathroom light fixture glass is broken. (4) The added exterior outlet below the main electrical panel is not GFCI protected. (5) The pool sub panel outlet cover plate is damaged. (4)

45. Entry Doors

INTERIOR

Page12

46. & 47 .Interior & Exterior Doors

The door to the exterior and outer bypass closet door rub the floor. The right side, exterior water heater closet door won't shut.

48. Windows

The single hung window support springs are damaged at the windows in the living room, dining room and right 1st bedroom window. (2)(4) The window dual-glazing is fogged at the transom window in the right dormer, the stationary window in the left dormer, stationary glass in the 2nd bedroom, and the stationary glass in the 4th bedroom. (2) Two dining nook window latches are broken. The center master bathroom window won't latch. The window system appears to be at the end of its life span; recommend contacting a licensed window contractor for replacement options and costs. (2)

49. Interior Walls

The right side hall closet backing is loose.

50. Ceilings

51. Floors

A cracked floor tile was found in the kitchen in the area in front of the sink; this appears typical. Cracked floor tiles were found across the 4th bedroom entry door threshold; this appears to have been caused by typical settling.

52. Fireplace

The gas fireplace has soot built-up on the plaster just outside the fireplace; this appears to have been caused by using the fireplace with the damper closed. Recommend removing or blocking the gas equipped fireplace damper. (5)

53. Interior Features

INTERIOR Continued

Page13

54. Smoke Detectors

No carbon monoxide detectors were found; one is required in each hallway before the bedrooms. (4) Recommend adding smoke detectors in all bedrooms and at the high point of the living room ceiling. (5)

55. Laundry

56. Attic

The attic insulation has been moved aside in various areas of the attic leaving areas uninsulated. (Refer to picture number 11 on page 23)

Ventilation

57. Floor

GARAGE

Page14

The concrete garage floor is deteriorated near the center; recommend repairing as necessary.

58. Firewall/Ceiling

59. Ventilation

60. Door to Living Space

The garage door to the interior lacks a self closing hinge and weather stripping. (4)

61. Exterior Door

62. Vehicle Door

The two car garage vehicle door is buckled near the top; recommend further evaluation and repairs by a licensed garage door contractor. (2)(Refer to picture number 12 on page 23)

63. Automatic Opener

The two car garage vehicle door opener sounds very strained during operation; recommend further evaluation by a licensed garage door contractor. (2) The single car garage vehicle door opener electronic sensor is disconnected; the inspector was unable to test the openers safety features due to this condition. (2)(4)

64. Electrical

65. Comment

66. & 67 .Kitchen Sink(s), General Features

KITCHEN

Page15

68. Garbage Disposal

69. Range / Oven / Cooktop

The built-in oven door seal is damaged. The island down draft control button interface is missing and the fan doesn't respond to test. (2) The down draft ducting improperly terminates in the crawl space; this is required to terminate at an exterior location. (2)(Refer to picture number 13 on page 24)

70. Dishwasher

71. Special Features

72. Toilet

BATHROOMS

Page16

73. Sink

74. Ventilation / Heat

75. Bathtub

The bathtub/shower diverter knob needs lubrication at the bathtub faucet in the right hall bathroom.

76. Shower

The master bathroom shower drain is leaking in the crawl space; recommend sealing the drain troth to stop the leaking.

(2)(3)(Refer to picture number 14 on page 24)

Client: Bill & Laura Homeowner

Subject Property

Schedule Date : Saturday, December 1, 2012

1234 Main St

Granite Bay, CA 95746

Picture 1



The metal drip edge flashing at the main rear patio is not sealed to the concrete allowing water to roll around onto the wood decking causing moisture damage below. (3)

Picture 2



The concrete patio off the 4th bedroom is leaking water onto the wood decking below near the dining nook/house connection. (3)

Client: Bill & Laura Homeowner

Subject Property

Schedule Date : Saturday, December 1, 2012

1234 Main St
Granite Bay, CA 95746

Picture 3



The front gutters are allowing water to drain over into the front planter bed below the living room and dining room windows; this area is over saturated causing moisture at the foundation and soil in the crawl space behind this area.

Picture 4



The waste line clean out cap on the right side of the house is not a removable, permanent type; this is the construction test cap left in place. *

Client: Bill & Laura Homeowner

Schedule Date : Saturday, December 1, 2012

Subject Property

1234 Main St

Granite Bay, CA 95746

Picture 5



The right side water heater closet is missing the firewall at the wall leaving the interior wall and attic exposed. (2)(4)

Picture 6



The exterior coating is damaged allowing the insulation to partially fall off various HVAC ducts in the crawlspace; recommend repairing as necessary.

Client: Bill & Laura Homeowner

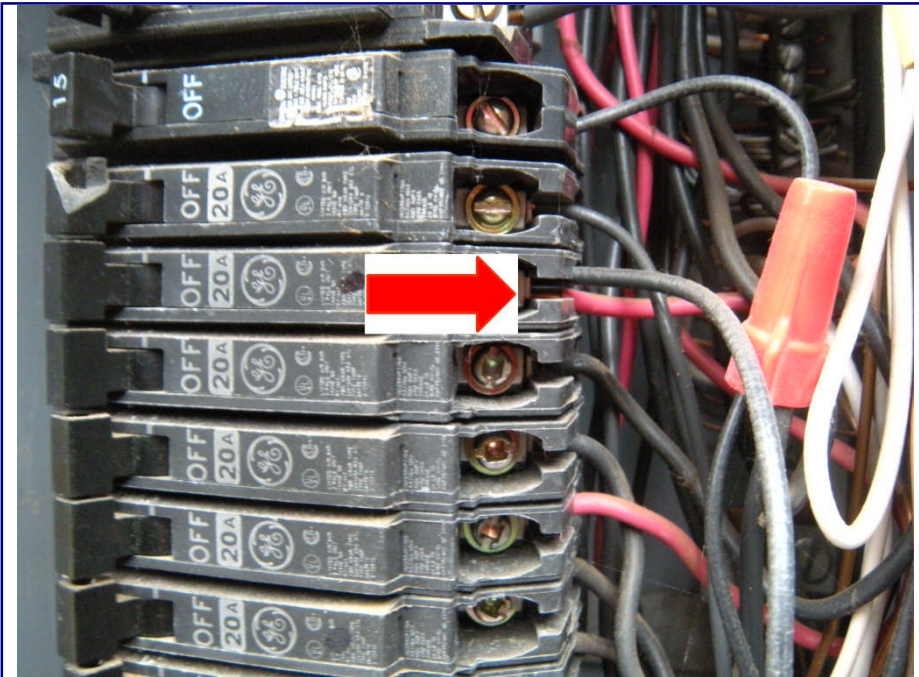
Subject Property

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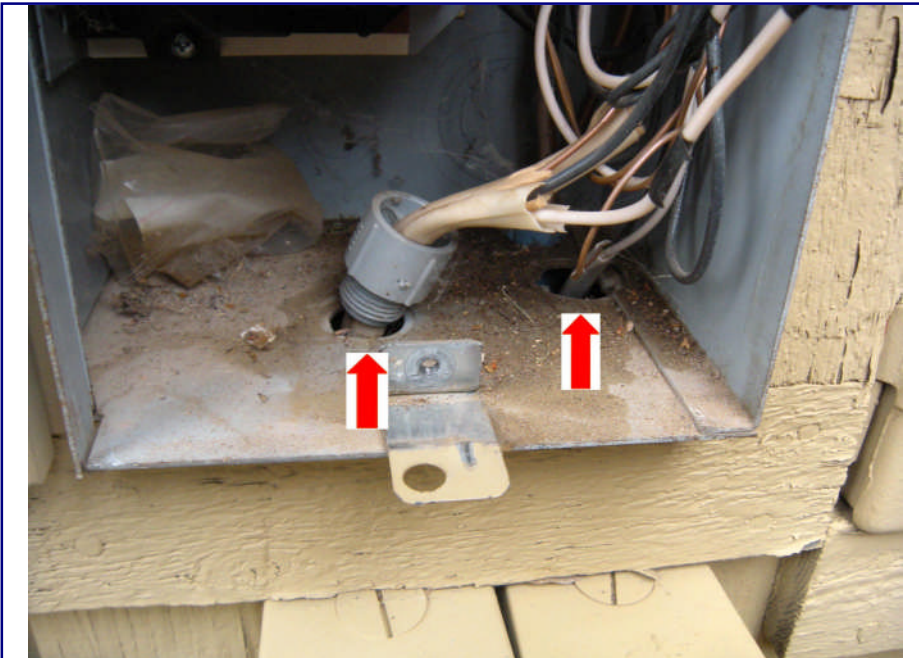
Granite Bay, CA 95746

Picture 7



Two wires are connected to one breaker and one of these wires is too small for the breaker size in the main electrical panel. (2)(4)

Picture 8



Wires pass through unprotected openings in the bottom of the main electrical panel. (2)(4)

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Picture 9



The 20 amp breaker labeled "VACUUM" is damaged in the main electrical panel. (2)(4)

Picture 10



Exposed wires were found at the rear patio near the pool light switch conduit and in the crawl space in the area below the kitchen; these are required to terminate inside a covered junction box. (4)

Client: Bill & Laura Homeowner

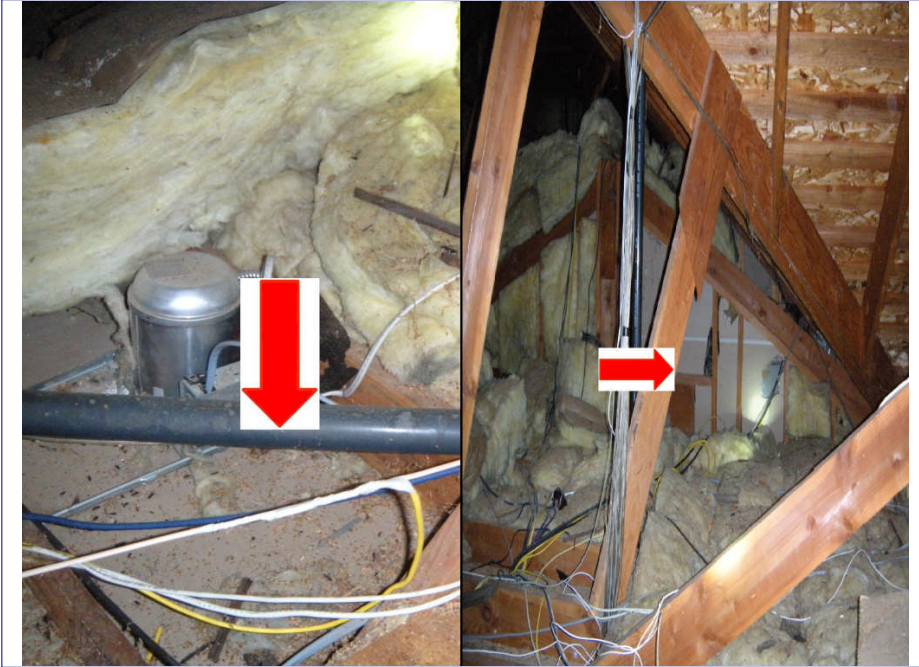
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Picture 11



The attic insulation has been moved aside in various areas of the attic leaving areas uninsulated.

Picture 12



The two car garage vehicle door is buckled near the top; recommend further evaluation and repairs by a licensed garage door contractor. (2)

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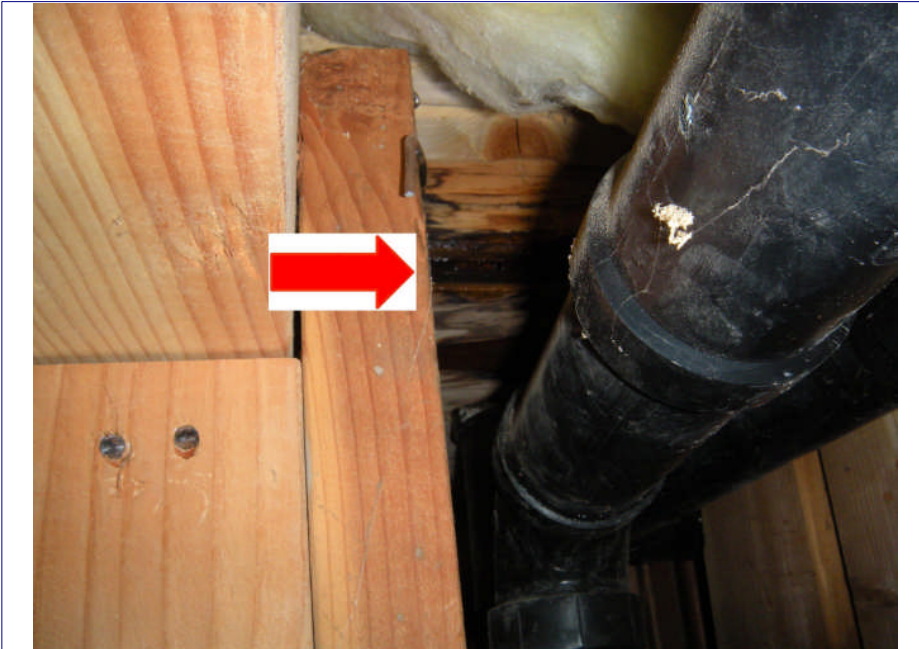
Granite Bay, CA 95746

Picture 13



The down draft ducting improperly terminates in the crawl space; this is required to terminate at an exterior location. (2)

Picture 14



The master bathroom shower drain is leaking in the crawl space; recommend sealing the drain troth to stop the leaking. (2)(3)