

PAGE 3 KEY TO THE MATRIX INSPECTION REPORT

The "Matrix" 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.

When "APPEARS SERVICEABLE" is checked it 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 are checked, if applicable, in the body of the report.

Significantly deficient systems or components will be identified as: Not functional / unsafe / worn / near end of lifespan. The reason an item is "significantly deficient" will be checked within the body of the report. Review these findings and take recommended actions before close of the transaction. **Please read the entire report for all items checked.**

NOTICE: This report contains technical information. If you were not present during this inspection please call the office to arrange for a verbal consultation with your inspector. 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.

Symbol Key

- * Items that have an (*) Asterisk next to them: This item or component warrants additional attention, repair or monitoring.
- ① Items that have a (①) Circled Number next to them: The Circled Numbers are defined as follows:
 - ① Recommend further review 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 a qualified Pest Inspector.
 - ④ This item is a safety hazard - correction is needed.
 - ⑤ Upgrades are recommended for safety enhancement. This building may have been built before the era of current safety standards.

NOTICE: AN ABRIDGED VERSION OF THIS KEY IS PRINTED AT THE TOP OF EACH PAGE

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

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

PRESENT DURING THE INSPECTION: Buyer Seller Seller's agent Buyer's agent

WEATHER CONDITIONS: Dry Rain today / Recently Snow today / Recently TEMP _____ ° F

INSPECTION DATE: 3/16/07 START TIME: 10 AM FINISH TIME: 2 PM INSPECTOR: Hugo

PROPERTY INFORMATION:

- Single family Duplex Triplex Fourplex _____ Residential Units Commercial
- Townhome Condominium _____ Industrial
- Occupied Vacant Partial furnishings HOUSE FACES: N S E W _____

Approximate age of building: 1961 Stated by: OWNER Unknown

Approximate age of roof: 12-15 Stated by: _____ Unknown

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

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- PERMIT REVIEW
- STANDARDS
- GENERAL NOTES
- REPORT OVERVIEW

PAGE R/O REPORT OVERVIEW

The report overview page is provided as a courtesy for quicker access to the information within the inspection report. It is not intended as a substitute for reading the inspection report. Items checked below will be discussed further on the corresponding page.

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Review the sections of the report checked on this page, in addition to the entire report!

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PAGE 4 GROUNDS



KEY: ① Recommend evaluation by a structural/geo-technical engineer ④ This item is a safety hazard - correction is needed
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1 Driveway



ASPHALT CONCRETE GRAVEL

- Appears serviceable Not functional / Unsafe / Worn / Near end of lifespan* Not fully visible: _____
 Eroded Asphalt* Maintenance / sealant needed* Evidence of deterioration / poor drainage*
 No cracks found Common cracks Major cracks* Surface raised / settled / trip hazards*

COMMENTS: _____

2 Sidewalks



CONCRETE BRICK PAVER / TILE GRAVEL

- Appear serviceable Not functional / Unsafe / Worn / Near end of lifespan* Not fully visible: _____
 No cracks found Common cracks Major cracks* Surface raised / settled / trip hazards*
 Concrete is above foundation / siding / stucco* Evidence of poor drainage*

COMMENTS: _____

3 Retaining Walls



LOCATION(S): REAR CONCRETE / BLOCK / STUCCO / WOOD

- Appear serviceable Not functional / Unsafe / Worn / Displacement / Near end of lifespan* Not fully visible*
 No cracks found Common cracks Major cracks* Moisture penetration / No drainage openings*

COMMENTS: * SE CORNER OF PROPERTY

4 Patio



LOCATION(S): REAR CONCRETE / BRICK / PAVER TILE / BLOCK

- Appear serviceable Not functional / Unsafe / Worn / Near end of lifespan* Not fully visible: _____
 No cracks found Common cracks Major cracks* Surface raised / settled / trip hazards*
 Concrete is above foundation / siding / stucco* Evidence of poor drainage*

COMMENTS: * AS INDICATED ABOVE + DRAINING TOWARDS BUILDING. RECOMMEND RECONSTRUCTING BY A LICENSED CONTRACTOR

5 DECK PATIO PORCH Cover



LOCATION(S): FRONT OPEN DESIGN / COVERED ROOF (REFER TO ROOF PAGE*)

- Appears serviceable Not functional / Unsafe / Worn / Near end of lifespan* Not fully visible: _____
 Unsecure / improper attachment to house* Lacks: metal straps / bolts / nails* Earth contact ③ _____
 Moisture / damage at: base of posts / roof / structure ③③ Wood appears overspanned / sagging / damaged ③

COMMENTS: _____

6 Decks/Porch



WOOD LOCATION: CONCRETE WATERPROOF COATING
 A FRONT B REAR (DECK) C _____ D _____

- Appears serviceable Not functional / Unsafe / Worn / Near end of lifespan* Not fully visible: _____
 Cracks / Moisture stains / damage ③③ B Deck on grade - unable to inspect* Piers / posts need straps / footings ③
 Deck appears unsound ①③ Flashing not visible / improper ② Flashing missing at house ②
 Porch / steps settled away from house* Uneven step(s) at porch / deck* ④ Earth-to-wood contact ③
 Screens / panels damaged / torn / missing* Unable to determine active leakage* Evidence of poor drainage*
 Railings are serviceable n/a Railing damaged / loose / too low* ④ Railing too wide / missing* ④⑤

COMMENTS: * SKIRTING & SWELLING AT LP SIDING

7 Fences & Gates



FENCES NOT INSPECTED WOOD / CHAINLINK / WROUGHT IRON / MASONRY

- Appear serviceable Not functional / Unsafe / Worn / Near end of lifespan* Not fully visible: _____
 Loose / rotted posts* Loose / missing blocks* Broken / loose / missing boards* Moisture damage*
 Common cracks Major cracks ③ Rust / Leaning* Fence at pool / spa area is: missing / too low / climbable* ④⑤
 Gate / latch needs adjustment / repair / replacement* Self closing device / latch is: missing / not working* (at pool/spa) ④⑤

COMMENTS: _____

PAGE 5 EXTERIOR



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8 Exterior Stairs N/A WOOD / METAL / CONCRETE / WATERPROOF COATING

LOCATION(S): A _____ B _____ C _____

Appear serviceable Not functional / Unsafe / Worn / Near end of lifespan* Not fully visible:
 Moisture stains / damage / earth contact* Uneven rise/run on steps/loose steps ④ Improper / no landing ② ④
 Railings serviceable Railing loose / improper / too low / none installed ② ④ Openings in rails too large *

COMMENTS: _____

9 Exterior Walls N/A STRUCTURE: WOOD FRAME / MASONRY / BRICK / LOG / POST & BEAM

WALL COVERING: WOOD / VINYL / METAL / FIBROUS SIDING / STUCCO / VENEER / EIFS* (see note)

Appears serviceable Not functional / Unsafe / Worn / Near end of lifespan* Not fully visible:
 No cracks found Common cracks Major cracks ② Cracks / openings need repair ② Soil contact* ③
 Moisture stains / damage* Damaged / cracked bricks / mortar / siding / paint / finish / caulking* Nailing defects*
 COMMENTS: * GARAGE SIDING APPEARS TO BE LP AND HAS SOME SWELLING.
 DAMAGE AT THE SIDING AND BASE OF DECK SKIRT
Notice: Wall insulation type and value is not verified* UFFI insulation or hazards are not identified* Conditions inside the wall cannot be judged* Lead paint testing is not performed*

10 Trim N/A WOOD / METAL / VINYL / BRICK / CONCRETE / MASONRY

Eaves, soffits, fascia & trim appear serviceable Not functional / Unsafe / Worn / Near end of lifespan* Not fully visible
 Moisture stains / damage at: eaves / soffits / fascia / corner / window / wall trim ② ③ Caulking / paint / finish needed*
 Flashings / Trim: damaged / loose / cracks / missing / not visible at: eaves / soffits / fascia / corner / window / wall trim ③

COMMENTS: _____

11 Chimney(s) N/A LOCATION(S) A CENTER B _____ C _____ D _____

BRICK / BLOCK / CONCRETE METAL FLUE / WOOD FRAME: STUCCO / SIDING

Appears serviceable Not functional / Unsafe / Worn / Near end of lifespan* Not fully visible:
 Chimney / brick / mortar is: cracked / deteriorated / leaning* ② Settlement ② Flashing is improper / not visible*
 Spark screen present Spark screen: Missing / improper / not visible* Raincap / screen recommended*
 Cracks or separations / sealing needed at wall / roof* Unlined flue ③ Cracks in chimney cap*
 Ash dump / door is: Rusted / corroded / damaged / missing* Damage / deterioration / defect* Chimney: A B C D
 COMMENTS: * TOP CAP, RUSTY FLASHING
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* Automatic timers not tested* Control box location: _____

Appear serviceable Not functional / Unsafe / Worn / Near end of lifespan* Not fully visible:
 Valve / head / line: Leaks / missing / not functioning* Anti-siphon valves needed*
 Adjust spray away from structures, fences, sidewalks, etc.* 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 Not inspected* Frost type: yes / no* Winterized - not tested* Anti-siphon valves: yes / no*

Appear serviceable Some inoperative / corroded ② Leaks ② Missing / broken handle(s)*

COMMENTS: _____

14 Gutters & Downspouts N/A FULL PARTIAL NONE INSTALLED

Appear serviceable Not functional / Unsafe / Worn / Near end of lifespan* Not fully visible:
 Drains blocked* Debris filled* Gutters/downspouts: Loose / damaged / disconnected / rusted / corroded / leak*
 Add gutters & downspouts / 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: _____
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

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15 Grading LEVEL SITE SLOPE MINOR / MODERATE / STEEP ① / STAIRSTEPPED BANKS

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

COMMENTS:

Note: 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 Crawl space 18 Basement

FOUNDATIONS: POURED CONCRETE / MASONRY BLOCK / BRICK / STONE / PIERS / WOOD / NOT VISIBLE NONE
 COLUMNS: CONCRETE / STEEL / WOOD / MASONRY BLOCK / BRICK / NOT VISIBLE NONE

- Entered crawl space No access* Partial access* Viewed from access opening only*
- Door / cover: OK Damaged / missing* Crawlspace / basement not inspected due to:*
- Foundations:** Visible Partially Visible* Not visible at*
- Appear serviceable Not functional / Unsafe / Worn / Near end of lifespan* Further evaluation needed ①
- No cracks found Common cracks / deterioration* Major cracks / deterioration / bulges / movement ①
- No moisture present Moisture / stains / damage* Excessive moisture / damage ① Exposed footing*
- Unable to inspect: walls / frame / floor due to: Furniture / cabinetry / stored items / paneling / tile / floor coverings*
- Slab visible / not visible due to carpet and floor covering--no readily visible problem noted today
- Slab not visible due to carpet and floor covering--recommend further evaluation by removal of floor covering due to:
- Cracks found* Uneven areas in flooring* Unusual cracks found on interior / exterior walls ①

VENTILATION N/A Serviceable * Vents blocked / needed ② Vent screen(s) damaged / missing*

COMMENTS: * VENTS BLOCKED WITH INSULATION

Note: 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 BEAMS TRUSSES CONCRETE NOT VISIBLE

- WOOD FRAME: CONVENTIONAL WOOD FRAMING TRUSS
- Appears serviceable Not functional / Unsafe / Worn / Near end of lifespan* Not fully visible*
- Broken / cut / sagging framing ② Missing framing strap(s) / block(s) ② Moisture stains / damage ② ③
- Damaged / missing / unsecured piers / posts / beams ② Earth-to-wood contact ② ③ Debris under house* Evidence of moisture / water present*
- Joists / beams / posts / columns appear: overspanned / bearing poorly / twisting / overnotched / cracked / rotted ②
- Concrete floors: improperly sloped* / cracked* / deteriorated* / settled ①
- Anchor bolts installed Shear installed No anchor bolts / shear panels ① Bolts not visible*
- Probing where deterioration is suspected revealed: moisture / pests / rot ② ③ Engineer recommended ①

INSULATION: Fiberglass / Mineral wool / Cellulose / Vermiculite / Foam / None / not visible / loose / installed incorrectly*

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: * POSTS (EVIDENCE OF RODENTS)

BASEMENT STAIRS N/A Serviceable Uneven rise / run / loose step(s)* ② ④ Ceiling is low / hazard* ④ ⑤
- Railing serviceable Railings loose / improper / missing / rails too wide ② ④ ⑤ Stairs too steep ② ④ ⑤

COMMENTS:

Note: 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



KEY: ① Recommend evaluation by a structural/geo-technical engineer ② This item is a safety hazard - correction is needed
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Roof style: Hip Gable Flat/low slope Mansard/Shed
How inspected: Walked Viewed from ladder/ground/with binoculars (These inspections are limited)*
 Not fully visible due to: height weather snow type debris

19 ASPHALT / COMPOSITION SHINGLE WOOD SHAKE WOOD 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.*
- Few/many damaged or missing shakes/shingles needing repair/replacement ② Moisture damaged / moss covered ②
- Weathering / aging* Burnt through ② Cracking* Holes / openings / exposed / deteriorated membrane ②
- Loose / displaced / damaged / missing: field / ridge / edge ② Pitch appears insufficient ② Moss covered*
- Roof material appears to be improperly installed ② Exposed / lifted / missing fasteners ②
- Roof appears to be nearing / at end of useful life ② Evidence of prior patching / repairs ②

COMMENTS: * BODY OF SHINGLES ARE CRACKED - POSSIBLE LEAK IN ONE VALLEY, LOOSE ROOF DECKING @ REAR OF GARAGE (SHINGLES MAY BE RE-CALLED)

20 CLAY / CONCRETE / FIBROUS TILE SLATE / METAL FIBERGLASS PANEL CALLED

- Appears serviceable / within useful life Not functional / Unsafe / Worn / Near end of lifespan* ② Not fully visible*
- Cracked / broken / separated / holes ② Exposed / lifted / missing fasteners ② Dented / rusted / deteriorated paint ②
- Loose / displaced / damaged / missing: field / ridge / edge ② Holes / openings / exposed / deteriorated membrane ②
- Roof material appears to be improperly installed ② Prior repairs ② Insufficient pitch ② Moss covered*

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

21 BUILT-UP ROOF: ROCK / CAP SHEET SINGLE-PLY / MODIFIED BITUMEN / FOAM ROLL COMPOSITION

- 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 area with additional coating / aggregate material. Repair of open seams, cracks in flashings, deteriorated roof coverings, etc.*
- Excessive damage / deterioration ② Roof material appears to be improperly installed ②
- Blistering / cracking / alligating* Deteriorated surface ② Open seams ② Moss covered*
- Evidence of ponding / poor drainage ② Bare areas exposed to the sun ② Exposed fasteners ②
- Roof appears to be nearing / at end of useful life ② Evidence of prior patching / repairs ②

COMMENTS: _____

Roof Notes NOTICE: Roof is part of Home Owners' Association; Not inspected at this time.

Notice: The report is an opinion of the general quality and condition of the roofing.* The inspector cannot, and does not, offer an opinion or warranty as to whether the roof has leaked in the past, leaks now, or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer.*

22 Exposed Flashings Flashings appear serviceable Not functional / Unsafe / Worn / Near end of lifespan* ②

- Separation(s) / improper flashing at: Roof / wall / edge / skylight / chimney / vent pipes* RUSTY
- Vent caps appear serviceable Needs repair* Missing caps* Rusty flashing* Mastic covered*
- Damaged flashing* Improper / no visible flashing at: ②
- Skylight(s) appear serviceable Cracked / damaged / defects ② Non professional skylight ②

COMMENTS: * MISSING SCREWS AT ONE SKYLIGHT

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

PAGE 8 PLUMBING



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23 Main Line N/A COPPER / GALVANIZED / PLASTIC (see Notes below) / LEAD (see Notes below) CANNOT DETERMINE

SIZE: 1 PRESSURE: _____ PSI @ _____ AM / PM Above 80psi-- adjustment / repair / install regulator ②

Appears serviceable Not functional / Unsafe / Worn / Near end of lifespan* Not fully visible: _____
 Main valve location: _____ Not located* Operational Not operational ② Valve not tested*
 Valve / handle: broken / missing / leaks* Excessive corrosion on valve ② Copper not protected from concrete*
 Water softener installed - (water condition/quality is not tested*) Leaks at water conditioner ②

COMMENTS: _____

24 Supply Lines N/A COPPER / GALVANIZED / PLASTIC (see Notes below) / LEAD (see Notes below) CANNOT DETERMINE

Appear serviceable Not functional / Unsafe / Worn / Near end of lifespan* Not fully visible: _____
 Minor corrosion* Moderate rust / corrosion ② Major rust / corrosion ② Leaks ②
 Minor flow restriction* Moderate loss of water flow* Major loss of water flow when using multiple fixtures ②
 Noise in pipes ② Pipes lack support ② Cross connection(s) present ②
 Copper / galvanized contact ② Exposed lines not insulated* Evidence of prior repairs*

COMMENTS: _____

Notice: Underground pipes or pipes inside walls cannot be judged for sizing, 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. Contact the manufacturer or an expert for further information and evaluations. *

25 Waste Lines N/A CAST IRON / GALVANIZED / COPPER / LEAD / PLASTIC (see Notes below) CANNOT DETERMINE

Appear serviceable Not functional / Unsafe / Worn / Near end of lifespan* Not fully visible: _____
 Minor corrosion* Moderate / major rust / corrosion ② Pipes lack proper support ② Leaks ②
 Insufficient fall for adequate drainage ② Open waste / sewer line ②④ Improper / no visible trap / vent ②
 Plumbing vents/traps appear serviceable (however all vents/traps are not fully visible) * Vent missing / terminates improperly ②

COMMENTS: **IMPROPER SUPPORT IN ATTIC**

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

26 Fuel System N/A SHUT VALVE LOCATION: NE CORNER Fuel system is not on file for inspection - suggest utilities company light and test appliances*
 GAS METER / OIL TANK / LPG TANK

Appears serviceable Not functional / Unsafe / Worn / Near end of lifespan* Not fully visible: _____
 Pipes not corrosion proofed* / not protected in ground* / concrete* Pipe is corroded / under strain ②
 Leak / Improper piping at: ②④ _____ Copper / plastic pipe ② _____ Pipe is not 6" above ground ②
 No shutoff valve at: ② _____ Unions / bushings at: ② _____ 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 sizing. *

27 Water Heater(s) N/A LOCATION UNIT A: UTILITY RM UNIT B: _____ UNIT C: _____
 GAS / PROPANE ELECTRIC / SOLAR OIL GALLONS: #A 50 #B _____ #C _____

Appears serviceable Not functional / Unsafe / Worn / Near end of lifespan* Pilot / system off--Could not inspect*
 Rust flakes in burner chamber* Burner flame appears improper ② Heater leaks: water / gas / oil ②④
 Water shutoff valve installed (no test) Valve missing / broken / leaks ② Rust/corrosion on pipes / valve / tank*
 T P R valve installed on tank(s) No T P R valve installed ② P R valve on piping system only ②
 T P R pipe: improper type / reduced ② T P R pipe: missing / short / threaded / capped / reduced / unsafe termination ②

Combustion air is available N/A Air supply blocked / none provided ② No gas line drip leg*
 Vent flue piping is serviceable N/A Pipe damaged / disconnected ② Improper / loose / missing vent ②
 Vent flue backdrafting noted ② Vent rise / angle is improper ② Elbows of 90 / multiple 60 degrees ②
 Insufficient clearance to combustible material ② Gas heater flame in garage is not 18" above floor ④⑤

Seismic straps serviceable _____ N/A Straps needed* ⑤ Improper straps* ⑤
 Thermal blanket serviceable _____ N/A Blanket damaged / loose* Blanket needed*
 Missing a catch pan with an exterior routed drain line* Recommend protecting heater from physical damage*
 Enclosure / door missing / damaged* Improper firewall ②

COMMENTS: **NOTE! HOT TUB NOT INSPECTED**

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. *

PHOTOGRAPH BY: TERRY W. HARRIS, PHOTOGRAPHER • (714) 267-4104

PAGE 9 HEATING



KEY: ① Recommend evaluation by a structural/geo-technical engineer ② This item is a safety hazard - correction is needed
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28 Description N/A Approximate BTU's Unit A 85,000 n/a Unit B _____ n/a Unit C _____ n/a

Location A <u>CLOSET</u>		Location B _____		Location C _____	
Heating Type:		Heating Type:		Heating Type:	
<input checked="" type="checkbox"/> Forced air	<input type="checkbox"/> Boiler / steam	<input type="checkbox"/> Forced air	<input type="checkbox"/> Boiler / steam	<input type="checkbox"/> Forced air	<input type="checkbox"/> Boiler / steam
<input type="checkbox"/> Floor / wall / gravity	<input type="checkbox"/> Radiant	<input type="checkbox"/> Floor / wall / grav	<input type="checkbox"/> Radiant	<input type="checkbox"/> Floor / wall / grav	<input type="checkbox"/> Radiant
<input checked="" type="checkbox"/> Heat Pump	<input type="checkbox"/> _____	<input type="checkbox"/> Heat Pump	<input type="checkbox"/> _____	<input type="checkbox"/> Heat Pump	<input type="checkbox"/> _____
Fuel Type:		Fuel Type:		Fuel Type:	
<input type="checkbox"/> Natural gas	<input type="checkbox"/> Oil	<input type="checkbox"/> Natural gas	<input type="checkbox"/> Oil	<input type="checkbox"/> Natural gas	<input type="checkbox"/> Oil
<input type="checkbox"/> Electric	<input type="checkbox"/> Coal / wood	<input type="checkbox"/> Electric	<input type="checkbox"/> Coal / wood	<input type="checkbox"/> Electric	<input type="checkbox"/> Coal / wood
<input checked="" type="checkbox"/> Propane	<input type="checkbox"/> _____	<input type="checkbox"/> Propane	<input type="checkbox"/> _____	<input type="checkbox"/> Propane	<input type="checkbox"/> _____

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 Pilot not on / utilities off / electric ignition malfunction - could not inspect* Unit: A B C

- System(s) appear serviceable Unit: A B C Did not respond to normal controls ③ Unit: A B C
- Not functional / Unsafe / Worn / Near end of lifespan / Damage / Deterioration / Defects* ③ Unit: A B C
- System does not appear to have been serviced per manufacturer's instructions, within the last year* Unit: A B C

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 ③ Unit: A B C Unable to fully inspect vent pipe* Unit: A B C

- Appears serviceable Unit: A B C Damage / deterioration / defects* Unit: A B C
- Vent lacks clearance from combustible ③④ Unit: A B C Improper vent rise / elbow angle ③ Unit: A B C
- Improper materials used for vent pipe ③④ Unit: A B C Soot / rust on vent pipe / chamber ③ Unit: A B C
- Vent terminates near window / opening ③④ Unit: A B C Defective barometric / vent damper / induced draft fan ③

COMMENTS: _____

31 Combustion Air N/A Air supply blocked* Unit: A B C No / inadequate air supply ③④ Unit: A B C

- Appears serviceable Unit: A B C Damage / deterioration / defects* Unit: A B C
- Combustion and return air sources are too close or mixing ③④ Unit: A B C
- Recommend sealing platform at heater base / holes in platform* Unit: A B C

COMMENTS: _____

32 Burners N/A Closed system / unable to inspect* Unusual flame pattern ③④ Unit: A B C

- Burner flame appears typical Unit: A B C Damaged chamber / refractory ③④ Unit: A B C
- Rust flakes / oil stains in burn chamber ③ Unit: A B C Soot / charring in burn chamber ③ Unit: A B C

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. This is beyond the scope of this inspection.* 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 DUCTS/REGISTERS PIPES/CONVECTORS PIPES/RADIATORS ELECTRIC/BASEBOARD

- Appears serviceable Unit: A B C Ducts: Damaged / crushed / disconnected / holes / openings / leak ③ Unit: A B C
- Damaged / missing registers* Unit: A B C Not fully visible* Unit: A B C Low air volume ③ Unit: A B C
- Zone valve did not operate ③ Unit: A B C Insulation damaged / missing* _____
- Radiator / convector / fitting: Leaks / corroded / rusted / cold / damaged / inoperative ③ Unit: A B C
- Circulating pump - leaks / noisy / inoperative ③ Unit: A B C

COMMENTS: _____

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.*
 Notice: It is suggested that all homes with fuel burning heating systems have a carbon monoxide detector installed for added safety.*

PAGE 10 HEAT 2 / COOLING

KEY: ① Recommend evaluation by a structural/geo-technical engineer ④ This item is a safety hazard - correction is needed
 ② Recommend 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 Unable to inspect / utilities off* Thermostat broken / loose / poor location* Unit: A B C

- Appears serviceable** Unit: A B C Damage / deterioration / defects* Unit: A B C
- Controls / gauges need repair / replacement ② Unit: A B C Switch is missing / broken* Unit: A B C
- Leaks / corrosion at: ② Unit: A B C Expansion tank - rusted / leaks / water logged ②

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 Filters N/A **Appear serviceable** Missing / wrong size / unable to inspect* Unit: A B C
 Suggest cleaning / changing filter* Unit: A B C No hold-down* Unit: A B C

COMMENTS:

Notice: Electronic air cleaners, humidifiers and de-humidifiers 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 blower / motor / pilot / vent system / burners / boiler / pump ② Fuel leak ② ②
- Heater makes unusual noise during operation, further evaluation needed ② Undercut doors off carpet / floor*
- Low / high - pressure / temperature ② Air leaks at: furnace / plenum* Leakage at boiler / pipe fittings ②
- Condensate lines: blocked / leak / disconnected / subject to freezing* Termination location: Poor / not found*

COMMENTS:

Notice: Verification of the location or condition of underground fuel storage tanks is not part of this inspection.* Environmental risks, if any, are also 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 Evaporative Cooler N/A LOCATIONS: UNIT A _____ UNIT B _____ 120 VOLT 240 VOLT

- Appears serviceable** Not functional / Unsafe / Worn / Near end of lifespan* Not fully visible: _____
- Unit makes an unusual noise ② Unit is not level* Flashing is missing / improper*
- Pads are damaged* Unit: rusted / corroded / leaks* Float valve / pump not functioning* Leaking noted*
- No electrical disconnect provided at unit ② Improper / deteriorated / no conduit / roof flashing ②
- Proper grounding not provided at unit ② Junction box / cover: loose / missing / improper* ②

COMMENTS:

38 Air Conditioning N/A LOCATIONS: UNIT A REAR UNIT B _____ UNIT C _____

- SPLIT SYSTEM / PACKAGE UNIT / WALL / WINDOW UNIT** **HEAT PUMP - AIR / GROUND / WATER SOURCE** Unable to inspect / test*
 - Appears serviceable** UNIT: A B C Not functional / Unsafe / Worn / Near end of lifespan* UNIT: A B C
 - Air temp below 65° Fahrenheit: Unable to test system(s)* (operation could cause damage) One speed fan only* UNIT: A B C
 - Not level** / makes unusual noise ② UNIT: A B C Temperature differential is incorrect ② UNIT: A B C
 - Condenser coil: damaged / poor air circulation ② UNIT: A B C Recommend system service* ② UNIT: A B C
- POWER:** 120 VOLT 240 VOLT ELECTRICAL DISCONNECT PRESENT GAS NOT INSPECTED
- No electrical disconnect provided: ② UNIT: A B C Grounding: Improper / not provided ② UNIT: A B C
 - Box / conduit: Improper / loose / missing: ② UNIT: A B C Heat pump auxiliary heat not functional ② UNIT: A B C
- CONDENSATE:** N/A **Condensate line installed** Line not fully visible*
- Condensate lines: blocked / leak / disconnected / subject to freezing / no trap* Termination location: Poor / not found*
- REFRIGERANT LINES:** N/A **Insulation installed on-lines** Insulation damaged / missing* UNIT: A B C
- Lines not fully visible* Leaks at: Evaporator / condensor ② Line(s) appear damaged ② Ice on lines / unit ②

COMMENTS:

DATA PLATE:

Notice: The inspector does not perform pressure tests on coolant systems; therefore no representation is made regarding coolant charge or line integrity.

Notice: Subjective judgment of system capacity is not part of the inspection. Window or portable units are not inspected.

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PAGE 11 ELECTRICAL

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39 Service N/A OVERHEAD UNDERGROUND NUMBER OF CONDUCTORS 3
 120V* 240V / 120V AMPS 200 AMPS NOT DETERMINED

Appears serviceable Defects / Deterioration / Unsafe / Near end of lifespan* No drip loop on service wires ②
 Loose / damaged connections / flashing at roof / mast ② Wires: Frayed / improper splices / tap on main wires ②
 Conductors too close to ground / drive / roof / pool ②④ Wires touch trees* Contact utility company* ④
 Ground present Ground loose / disconnected at: ②④ Ground clamp / system not visible*
 Main disconnect inspected at: More than six breakers with no main disconnect ②

COMMENTS: CAULK MAST AT BOOT

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

40 Main Panel N/A #A-LOCATION: GARAGE Panel rating Not verified
 Power is off at main / no inspection performed - Recommend further evaluation*
 Appears serviceable Defects / Deterioration / Unsafe / Near end of lifespan* Not accessible*
 COMMENTS:

41 Conductors N/A SERVICE WIRE: COPPER ALUMINUM CANNOT DETERMINE
 BRANCH WIRE: COPPER ALUMINUM CANNOT DETERMINE
 WIRING METHODS: NON-METALLIC CABLE KNOB AND TUBE METAL / PLASTIC CONDUIT

42 Sub-panels N/A LOCATION: #B GARAGE 200 #C GARAGE 125 #D
 Panel # _____ is locked / inaccessible - could not inspect* Further evaluation is needed*

43 Panel Notes N/A OVERCURRENT PROTECTION DEVICES INSPECTED BREAKERS / FUSES

Appear(s) serviceable #A #B #C #D Defects / Not functional / Unsafe / Near end of lifespan* _____
 Improper wiring at panel # _____ ②④ Breaker is off at panel #* _____ Have reason verified* _____
 Two wires on one non-rated breaker at panel # _____ ②④ Scorching / melting / rust / corrosion at panel # _____ ②④
 Overfusing (fuse / breaker size too large for wire) panel # _____ ②④ Neutral and ground wires connected at sub-panel # _____ ②④
 Direct tap - wires not protected by fuse/breaker at panel # _____ ②④ Panel bond is not provided for safety at panel # _____ ②④
 Aluminum wiring noted at the general 120 volt circuits _____ ②④ Antioxidant not visible on aluminum wire connections* _____
(Aluminum connections should be checked by a licensed electrician, familiar with aluminum wire.)
 Missing bushing / clamp on wire(s) at panel # _____ ②④ Unprotected opening(s) in panel # _____ ②④
 Breakers / fuses: damaged / inoperable / not labeled at panel #* _____ ②④ Missing 240 volt - handle (els) at panel # _____ ②④
 Electrical system appears outdated by today's standards _____ ② Opening(s) / missing deadfront cover(s) at panel #* _____ ②④
 Fused neutral wire(s) at panel # _____ ②④

COMMENTS:

44 Wiring Notes N/A Sample of fixtures, switches and outlets tested appear serviceable. Furnishings prevent testing of all outlets and switches*

Polarity and grounding of outlets within six feet of plumbing fixtures, in the garage and on the exterior appear serviceable
 Three prong outlets did not test properly grounded at: _____ ②④
 Reverse polarity at: _____ ②④ Evidence of overheating / arcing at: _____ ②④
 Outlet not operational at: _____ ②④ Light / fan not operational / ungrounded at*: _____ ②④
 Loose / damaged / miswired: outlets / switches at: _____ ②④ Missing / damaged cover plates* _____ ②④
 Not exterior rated wire / box / cover at: _____ ②④ Extension cord used as wiring at: _____ ②④
 Exposed wiring needs protection at: FT FOUNDATION REAR ②④ Open Neutral at: _____ ②④
 Improper wiring at: ②④ Garage / attic Kitchen / exterior Crawlspace Basement
 Exposed splices at: ②④ Garage / attic Kitchen / exterior Crawlspace Basement
 Box cover missing at*: ④ Garage / attic Kitchen / exterior Crawlspace Basement
 GFCI'(s) responded to test B + SOME EXT GFCI' not operational at: EXT FRONT ②④
 GFCI' (a safety device for outlets near water) recommended at: ⑤ Exterior / Garage / Bathrooms / Kitchen / Basement / Wetbar
 Doorbell worked / none Not operational ② Fixture is unsafe / corroded / missing / damaged* _____ ②④

COMMENTS:

PAGE 12 INTERIOR



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45 Doors (Entry) **Appear serviceable** Damage / deterioration / defects*
 Weather stripping is serviceable Damaged* No weather stripping*
 Hardware operational Not operational* Damaged door jamb*

COMMENTS: _____

46 Doors (Int.) **Doors appear serviceable** Need adjustment / damage / defect* **MISSING CLOSET DOORS**
 Hardware is operational Not operational / missing / loose*
 Several frames are not square - may indicate movement ⑤ Door(s) rub / stick / won't latch / damaged jamb*

COMMENTS: _____

47 Doors (Ext.) SLIDING GLASS FRENCH _____
 Exterior doors appear serviceable Door is damaged / in need of adjustment / difficult to operate*
 Tempered glass Not tempered ⑤ Unable to determine if glass is tempered*
 Latching hardware is operational Not operational*
 Tracks serviceable Deteriorated* Screen doors not checked* Few / many damaged / missing screens*

COMMENTS: _____

48 Windows ALUMINUM WOOD VINYL / METAL DUAL PANE SECURITY BARS
 SLIDING CASEMENT DOUBLE HUNG SINGLE HUNG LOUVER
 Sample tested appear serviceable Non-operational* Stains / damage*
 Broken sash cords* Difficult to operate / slide* Dual-glazed ⑤ Won't lock / open / close*
 Caulking / glazing deteriorated* Not safety glass ⑤ Loose / cracked / broken glass*
 Screens not checked Few / many damaged / missing* Security bars non-openable ⑤ / not tested*

COMMENTS: * GLASS DOOR (KITCHEN)

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

49 Interior Walls DRYWALL PLASTER PANELING WALLPAPER
 General condition appears serviceable Needs repair* Moist / dry - stains / damage*
 No cracks found Common cracks Major cracks ⑤ Nail pops* Holes / openings / exposed frame*
 Furnishings prevent full inspection - do a careful check on your final walkthrough* Recommend review by engineer ⑤

COMMENTS: _____

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

50 Ceilings DRYWALL ACOUSTIC SPRAY CEILING TILE PLASTER WOOD / BEAM
 General condition appears serviceable Damaged* Ceiling height appears low*
 Stains* Moist* ⑤ Dry* Unable to determine*
 No cracks found Common cracks Major cracks* Recommend evaluation by engineer ⑤

COMMENTS: _____

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

51 Floors CARPET VINYL WOOD TILE _____
 General condition appears serviceable Damage / deterioration* Uneven area in floor*
 Cracked tiles at:* Wood / vinyl / tile / carpet damaged at:*
 Furnishings prevent full inspection - do a careful check on your final walkthrough* Loose carpet / floor squeaks noted*

COMMENTS: _____

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

PAGE 13 INTERIOR 2



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52 Fireplace(s) N/A LOCATION(S) AFT RM B FM RM GARAGE
 MASONRY PREFABRICATED FREESTANDING WOOD STOVE # CO INSERT (Have checked by removal?)

Appears serviceable UNIT A B C Not functional / Unsafe / Worn / Near end of lifespan* UNIT A B C
 Deteriorated mortar* UNIT A B C Cracked / loose bricks ② UNIT A B C Combustibles close ②④ UNIT A B C
 Gas operational N/A UNIT A B C Gas is inoperative ② UNIT A B C Gas capped - no test* UNIT A B C
 Improper gas piping ②④ UNIT A B C Gas valve in firebox ②④ UNIT A B C Flue needs cleaning ② UNIT A B C
 Damper operational UNIT A B C Missing / non-operational* UNIT A B C Damper spacer needed ②③ UNIT A B C
 Fans / blowers operated N/A Blower inoperative ② UNIT A B C Doors broken / inoperative* UNIT A B C

COMMENTS: RECOMMEND ATTACHMENT OF HEAT SHIELD

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. *

53 Interior Features N/A Central vacuum is operational Central vacuum is not operational ②

Ceiling fan(s) is (are) operational Fan is non-operational / vibrates / wobbles / improperly supported ②
 Intercom system not part of this inspection* Security system is not part of this inspection*
 Interior stairs appear serviceable Uneven rise / run on steps ②④ Stairway is too narrow / steep ②④
 Stair handrail appears serviceable Railing is loose / improper / missing* Openings in rails are too wide ②④
 Wet bar faucet appears serviceable Faucet is not operational ② Faucet leaks ② Cold water only
 Counter appears serviceable Damage / deterioration to counter / cabinet* Icemaker not on
 Plumbing under sink serviceable Leaks ② Improper piping ②

COMMENTS:

54 Smoke Detector N/A Indicator light on None found* ② Not tested* Couldn't test / no test button*
 Test button responds Did not respond to test button* Suggest additional detectors in appropriate locations ②

COMMENTS:

55 Laundry N/A GARAGE BASEMENT SERVICE AREA

Piping (water & waste) serviceable Unable to view / not tested* Damage / deterioration / defects*
 Electrical outlet grounded (120 volt) Unable to test* Ungrounded* Not operational / miswired ②
 240 volt outlet operational N/A Inoperative* No 240 outlet Not viewed / tested*
 Gas piping appears serviceable N/A No gas provided Unable to view* No / improper gas valve / line ②
 Dryer venting provided Dryer venting not provided* Dryer vents into attic / crawlspace*
 Laundry sink serviceable N/A Damage / deterioration to sink* Sink is loose / slow draining*
 Plumbing below sink serviceable Corrosion / deterioration* Improper piping ② Leaks ②
 Faucet operational Corrosion / deterioration* Faucet leaks ② Hot/cold reversed ②

COMMENTS:

Notice: Washing machines and dryers are not tested or moved during this inspection -- condition of walls or flooring under 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 FULL PARTIAL N/A

ROOF FRAME: TRUSS RAFTER FRAMING 2 x 6 ACCESS LOCATION
 CEILING FRAME: TRUSS JOIST FRAMING 2 x 6 UTILITY RM

How Inspected: Entered Access blocked / small / none* Inspection limited to view from access*
 Appears serviceable Not functional / Unsafe / Worn / Near end of lifespan* Vent pipe disconnected / terminates ②
 No stains visible Small stains* Moderate / major stains / damage ② Unable to determine active leakage*
 Framing / trusses / sheathing: Sagging / broken / altered / cut / damaged / appears undersized ①② Missing wind resistant straps ②
 Vents provided Ventilation: None / poor / blocked / minimal* Screens damaged / missing / blocked / loose*
 Power ventilator operational N/A Not tested* Not operational*
 BLOWN IN type insulation No insulation* Poor coverage* Compressed* Wrong side up*
 Approximate depth: 8 inches Insulation covers Knob & Tube wiring / lights / vents ②
 Air/vapor retarder present N/A Air/vapor retarder not present* Air/vapor retarder not visible*

COMMENTS: POORLY SUPPORTED VENT PIPES

Notice: Determining the presence of asbestos or other hazardous materials is beyond the scope of this inspection.
 Notice: Testing a home for radon may cause damage to roots -- recommend reinspection for damage after testing is completed. *

PAGE 14 GARAGE



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GARAGE / CARPORT ATTACHED DETACHED CARPORT

57 Floor Not fully visible* Possible flammable material on floor ④
 Appears serviceable Damage / deterioration / defects* No cracks found Common cracks Major cracks ① Floor raised / settled* Poor drainage*
 COMMENTS:

58 Walls/Ceiling Not fully visible* Wall / ceiling / attic access cover / ladder does not appear fire rated ④
 Appears serviceable Moisture stains / damage on: ceiling / wall / floor / post* Holes / damage / missing covering*
 Framing: Sagging / bowed / damaged / altered ② Exterior walls / soffit / fascia / trim: damaged / deteriorated ④
 COMMENTS:

59 Ventilation Appears serviceable Blocked / none* Window / screens: damaged / inoperative*
 COMMENTS:

60 Door To Living Space SOLID RATED DOOR HOLLOW CORE (NON-FIRE RESISTIVE)*
 Appears serviceable Damage / deterioration* Glass / pet door installed in fire door ②④ Does not latch / seal / enters bedroom* ②
 Self closer operational ___/N/A Closer non-operational / missing / needs adjustment* Door lacks threshold / weatherstrip*
 COMMENTS:

61 Exterior Door Appears serviceable Damaged / delaminated* Needs adjustment*
 Lock inoperative* Jamb / threshold: damaged* Not tested / blocked / locked / rubs jamb*
 COMMENTS: NEED PAINT

62 Vehicle Door ROLL UP TILT-UP SLIDING SWINGING
 Appears serviceable Damage / deterioration / defects* Door / jambs: Moisture stained / damaged*
 Tension rods loose* Door warped* Door needs adjustment / balancing* Hinges loose / damaged*
 Safety springs installed Not safety type springs* ②③ Broken springs / safety wire ②④
 Vehicle door(s) are locked - could not test* SMALL Rollers / tracks damaged ②
 COMMENTS:

63 Automatic Opener Appears serviceable- # of units 1 Non-operational* Opener / auto-reverse was not tested*
 Unit needs securing* Unit is disconnected* Unit needs adjustment / lubrication*
 Automatic reverse operated Automatic reverse not functional ②④⑤ Electronic sensor: none / not functional* ②③⑤
 COMMENTS:

64 Electrical Appears serviceable Damage / deterioration / defects* Not fully visible
 Improper wiring ②④ Exposed wiring subject to damage* ④ Extension cords used as permanent wiring ②④
 Open splices ②④ Junction boxes missing covers* ④ 'GFCI' recommended ① / defective ②④
 Outlets serviceable Open ground / Reverse polarity ②④ Improper light fixture wiring ②④
 Some outlet(s) are inaccessible* Outlet(s) not functional ② Loose / damaged outlet ② / cover*
 COMMENTS:

65 Comments Occupants' belongings block view of entire garage - unable to fully inspect*

Notice: Determining the rating of firewalls is beyond the scope of this inspection.* Framing, wiring and piping covered with drywall cannot be inspected.

PAGE 15 KITCHEN



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- 66 Kitchen Sink(s)** N/A Dishes block access to sink, could not inspect* Hot & cold water reversed* ④
- Sink(s) appear(s) serviceable Minor wear Heavy wear / chipped* Slow draining*
- Recommend sealing at sink to counter connection*
- Faucet serviceable Non-operational / defective ③ Faucet leaks / drips / is corroded* Spray wand defective/leaks*
- Plumbing under sink serviceable Pipes are rusted / corroded / leaking* Improper piping ②
- Moisture stains / damage below sink* Restricted view below sink* No hot water*

COMMENTS:

- 67 Kitchen (general)** N/A Counters, Cabinets, Floor and Lights appear in serviceable condition Not fully visible*
- Doors / drawers / counters: Minor / moderate / heavy wear / cracks / damage* Missing grout / caulking / handles*

COMMENTS:

- 68 Disposal** N/A Dishes block access to sink and disposal, could not inspect* No inspection (power off)*
- Appear serviceable Not functional / Unsafe / Worn / Near end of lifespan* Not fully visible* Interior corroded*
- Blades appear to be frozen / missing ② Unit makes unusual noise* Splash guard damaged / missing*
- Wiring serviceable Improper wiring noted ③④ Loose / missing wire clamp at disposal* Missing junction box cover(s)*
- Switch is in a hazardous location ③④ Exposed wire splices ③④ Missing junction box cover(s)*

COMMENTS:

- 69 Range/Cooktop** N/A GAS ELECTRIC COMBINATION ELEC. IGNITION # OF OVENS _____
- Free standing oven - not tested* Ranges / cooktops not inspected*
- Appear serviceable Not functional / Unsafe / Worn / Near end of lifespan* No inspection (power / gas off)*
- Upper / lower - right / left - front / rear; element / burner not functional* Heavy corrosion / wear*
- Oven door(s) appear(s) serviceable Damage noted* Door does not close properly* Cracked glass ②
- Door(s) gasket(s) appear(s) serviceable Not applicable Damaged gasket* Clock appears non functional*
- Separate cooktop serviceable: ___ N/A Burner did not operate ③ _____ Element did not operate ③ _____
- Gas shutoff valve installed ___ N/A Gas valve is not visible* Gas shutoff valve not provided ③④
- Fan / hood operational None provided Fan / hood did not operate ③ Filter missing / blocked / dirty*

COMMENTS:

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 The dishwasher is not part of this inspection* No test (power / water off)*
- Appear serviceable Not functional / Unsafe / Worn / Near end of lifespan* Not fully visible:
- Condition (door, liner, racks) serviceable Rust / damage at:*
- Soap dish inoperative* Washer arm appears frozen ② Unit is not secured to cabinets*
- Door seals appear serviceable Deteriorated* Leaking ③ Door won't close / open properly*
- DRAIN LINE INSTALLATION:** Air gap device Hi-loop method Drain line is improperly installed ②
- Leaking noted at drain lines* No / improper air gap provided* Leaking noted at air gap device*

COMMENTS:

* NEEDS NEW FRONT

Notice: Determining 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 Compactor not inspected* / no key
- Microwave appears serviceable Non-operational ② Microwave not inspected*
- Water purifier installed - not inspected* Instant hot water maker installed - not inspected*
- Other features / appliances present but not inspected include:*

COMMENTS:

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

PAGE 16 BATHROOM



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 ③ Refer to qualified termite report for further information * This item warrants attention/repair or monitoring

LOCATION: Bath A MAIN Bath B MASTER Bath C FM RM Bath D _____

72 Toilet	N/A	Appears serviceable	A	B	C	D		A	B	C	D
Toilet loose at floor*	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Corrosion / leaking supply line*	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Recommend new wax seal / caulking at base*	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Loose / leaking toilet tank *	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Water runs continually in tank *	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Cracked tank / cover / bowl / base *	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Does not flush properly *	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Rust / foreign material in toilet / tank *	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
							Moisture / stains around toilet ③	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

COMMENTS:

73 Sink	N/A	Appears serviceable	A	B	C	D		A	B	C	D
Sink cracked / damaged*	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Hot & cold water reversed* ④	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Faucet appears serviceable	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Corrosion / damage underside of sink*	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sink faucet leaks*	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Corrosion / damage at sink faucet / fixtures*	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Low water volume *	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Leaks on supply valves below sink*	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Drain appears serviceable	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Corrosion on supply valves below sink*	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Slow draining*	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Drain stopper non-functional / missing*	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rust / corroded drain line *	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Improper drain trap ③	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Leaking drain line ③	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Restricted view below sink*	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Counter & Cabinet appear serviceable	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Not applicable to this bathroom	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Damage / deterioration to counter*	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Damage / deterioration to cabinet*	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Grout / caulking needed at counter*	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Moisture stains / damage below sink*	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

COMMENTS:

74 Vent/Heat	N/A	Appears serviceable	A	B	C	D		A	B	C	D
Exhaust fan did not operate*	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	No / inadequate ventilation / heat*	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Window is broken / non operational*	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Exhaust fan makes an unusual noise*	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
							Recommend installing exhaust fan*	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

COMMENTS:

75 Bathtub	N/A	Appears serviceable	A	B	C	D		A	B	C	D
Damage / deterioration to tub*	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Not applicable to this bathroom	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Faucet appears serviceable	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Moisture damaged wall / floor ② ③	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hot & cold water reversed ④	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Whirlpool not functional ⑤ / not tested*	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Faucet / fixture: Leaks / corroded / damaged* ②	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Whirlpool jets/pipes/motor need cleaning / not visible*	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Drain appears serviceable	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Constant dripping / low water volume ②	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Slow draining at bathtub*	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Drain stopper not operational / missing*	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
							Grout / caulking needed tub to wall / floor*	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

COMMENTS:

76 Shower	N/A	Appears serviceable	A	B	C	D		A	B	C	D
Damage / deterioration to shower walls*	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Not applicable to this bathroom	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Grout / caulking needed at shower walls*	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Cracked / broken / missing / loose tile(s)*	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Moisture damage to wall / floor ② ③	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Caulking needed at floor*	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Slow draining at shower*	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Shower floor needs grout / caulking*	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Water valve(s) / shower head: Leaks / drips ②	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Low water volume at shower ②	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hot & cold water reversed* ④	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Shower diverter non functional ②	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Enclosure appears serviceable	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Corroded / damaged shower fixtures*	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Glass does not appear to be tempered*	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Not applicable to this bathroom	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Broken glass / enclosure*	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Unable to determine if glass is tempered*	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Caulking needed at doors / enclosure*	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Doors difficult to operate / does not seal*	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
							Corroded / damaged door / enclosure*	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

COMMENTS:

Note: Determining whether shower pans are watertight is beyond the scope of this inspection. * Sinks, steel baths and instant water heating devices are not inspected. *



Tri-Cities 509-946-9312
 Voice/Fax 509-946-9079
 Wenatchee 509-264-3333
 www.watchinglikeahawkinspections.com

Customer # RA001 Dept of Ag. ICN # 7038BA037

INSPECTION DATE 3/16/07 FHA VA Conventional
 SELLER/OWNER JOHN STAMM
PRESALE
 BUYER _____
1830 NE 9th ST
 NUMBER AND STREET _____
KENT WA
 CITY STATE ZIP _____
HUGO HERRERA 73125
 INSPECTOR LICENSE # _____

NOTE: ONLY THE PURCHASER OF THE ORIGINAL REPORT IS ENTITLED TO RELY ON ITS CONTENTS.

COMPLETE WOOD DESTROYING ORGANISM INSPECTION REPORT

SUMMARY OF FINDINGS

VISIBLE EVIDENCE OF ACTIVE WOOD DESTROYING INSECTS	YES <input type="checkbox"/>	NO* <input checked="" type="checkbox"/>
VISIBLE EVIDENCE OF ACTIVE WOOD DECAY FUNGI	<input checked="" type="checkbox"/>	<input type="checkbox"/>
VISIBLE EVIDENCE OF DAMAGE BY WOOD DESTROYING ORGANISMS	<input checked="" type="checkbox"/>	<input type="checkbox"/>
VISIBLE EVIDENCE OF CONDITIONS CONDUCIVE TO WOOD DESTROYING ORGANISMS	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Please read the full inspection Report

* The "NO" box may be checked when, in the inspector's opinion, the visible evidence is from past events or inactive infestations. If this is the case, the person(s) relying on this report should review the original Complete Wood Destroying Organism Report, with diagram, for the areas where evidence (though inactive) may still exist. (Look for the infestation designation on the diagram.) In most cases this evidence is not removed. Neither the inspector nor the inspecting firm shall be liable or responsible for any corrective action required by future inspections in regards to this remaining evidence.

*VISIBLE EVIDENCE OF INACTIVE: Carpenter Ants, Subterranean Termites, Anobid Beetles, Moisture Ants, Dampwood Termites, Other Wood Boring Beetles, or past Water Events, remain(s). Neither the inspector nor the inspection firm shall be liable for any corrective actions required by futures inspections as a consequence of this evidence. See the FINDINGS and DIAGRAM page(s) of, This report, Previous report(s) bearing the same ICN, for details

If this box is checked, this report is for a Peace of Mind inspection and cannot be used in a real estate transaction.

LIMITATION OF LIABILITY

In accordance with the provisions of the Revised Code of Washington (RCW) 15.58.450, this report relates to a single sale, transfer, exchange, or refinancing and is not transferable to and may not be relied upon by parties involved in any subsequent sale, transfer, exchange, or refinancing on the same property.

The findings listed within this report are determined by the inspector based on a visual inspection conducted in accordance with Washington Administrative Code (WAC) 16-228-2005 through 2045 and subject to the limitations within this report, the standards listed below, and as modified by any and all associated reports attached.

The above inspecting firm and inspector endeavor to perform their services in a professional manner consistent with the care and skill ordinarily exercised by structural pest inspection professionals. The inspecting firm will re-perform any services not meeting this standard without additional compensation. In any case, the inspecting firm's total liability is hereby limited to amounts paid to the inspecting firm for the inspections made of the inspected structure. The inspecting firm will not be liable for any special, incidental, punitive or consequential damages, whether foreseen or unforeseen, regardless whether liability is based on breach of contract, breach of express or implied warranty, negligence, strict liability, tort or otherwise.

"Any controversy or claim arising out of or relating to this contract or any breach thereof, shall be settled in accordance with the arbitration tribunal of the BETTER BUSINESS BUREAU."

I have read and understand the above limitations and the inspection Standards and authorize the above named inspection firm to conduct this inspection subject to the limitations and conditions therein.

Accepted by John Stamm Date: 3-16-07
 Seller's Signature

Buyer's Signature _____ Date: _____



This report is not valid until the Client who pays for the report signs and dates the form where provided to acknowledge the inspecting firm's Limitation of Liability provided herein.



Tri-Cities 509-946-9312
 Voice/Fax 509-946-9079
 Wenatchee 509-264-3333
 www.watchinglikeahawkinspections.com

Customer # RAC01 Dept of Ag. ICN # 70358A037

INSPECTION DATE 3/16/07 FWA VA Conventional
 SELLER/OWNER JOHN STAMM
PRESALE
 BUYER _____
 NUMBER AND STREET 1830 NE 9th ST
 CITY KENT STATE WA ZIP _____
 INSPECTOR HUGO HERRERA LICENSE # 73125

NOTICE: All construction work performed under these specifications must meet standard good construction practices to quality of workmanship and materials. **Pest control measures must be performed by state licensed applicators in conformance with all current federal, state and local laws.** Nothing contained herein shall prevent the inspecting firm from assessing charges for each additional inspection. **Should all or part of the following recommendations be performed by a person or persons other than the inspecting firm, a "third party agreement" must be signed by said person(s) and a copy returned to the inspecting firm before a "No Findings Report" can be issued. A fee of \$ _____ will be charged for each pest reinspection.**

FINDINGS AND RECOMMENDATIONS
 (Refer to Sketch, Page 5)

Provisional Certification Stipulations, if any; **ONLY THE CIRCLED NUMBERS APPLY.**

PESTS AND TREATMENT

1. Treat structure for (A) carpenter ants-CA, (B) moisture ants-MA, (C) powder post beetles (anobiids)-AB, (D) subterranean termites-ST, (E) dampwood termites- DT, or (F) rot-wood decay fungus. **Treatments must be made by a licensed pest control operator.** SOME PAST EVIDENCE OF RODENTS

Evidence _____ Location _____ Chemical treatment estimate \$ _____

INTERIOR

- 2. Remove and replace rotted or insect-riddled wood in areas indicated: _____
- 3. Replace damaged or rotted (A) underlayment, (B) subfloor, (C) substructure, in bathroom / kitchen / utility / other room _____.(D) install suitable one piece vinyl and properly seal against moisture.
- 4. (A) Re-grout tiles in damaged areas. (B) Repair wall/tile in this area _____
 (C) Re-seal / re-glue tub kit in bathtub / shower area. (D) Caulk along bottom top of tub / shower to seal and keep water from rotting wood below. (E) Remove shower or shower stall covering and repair or replace any rotted or deteriorated substructure and install suitable waterproof covering and seal against moisture. (F) Bath wall appears to be structurally sound. **(Note only)**
- 5. (A) Install exhaust fan in bathroom to exhaust moisture to exterior of structure. (B) Vent bath fan to exterior _____
 (C) Repair existing bath fan. (D) Install hooded dryer vent and exhaust dryer to exterior. (E) Vent dryer exhaust to the exterior.
- 6. (A) Fix plumbing or water leaks in areas indicated: _____
 (B) Install water tank relief valve or vent valve to exterior. (C) Loose toilet at _____
- 7. _____

EXTERIOR

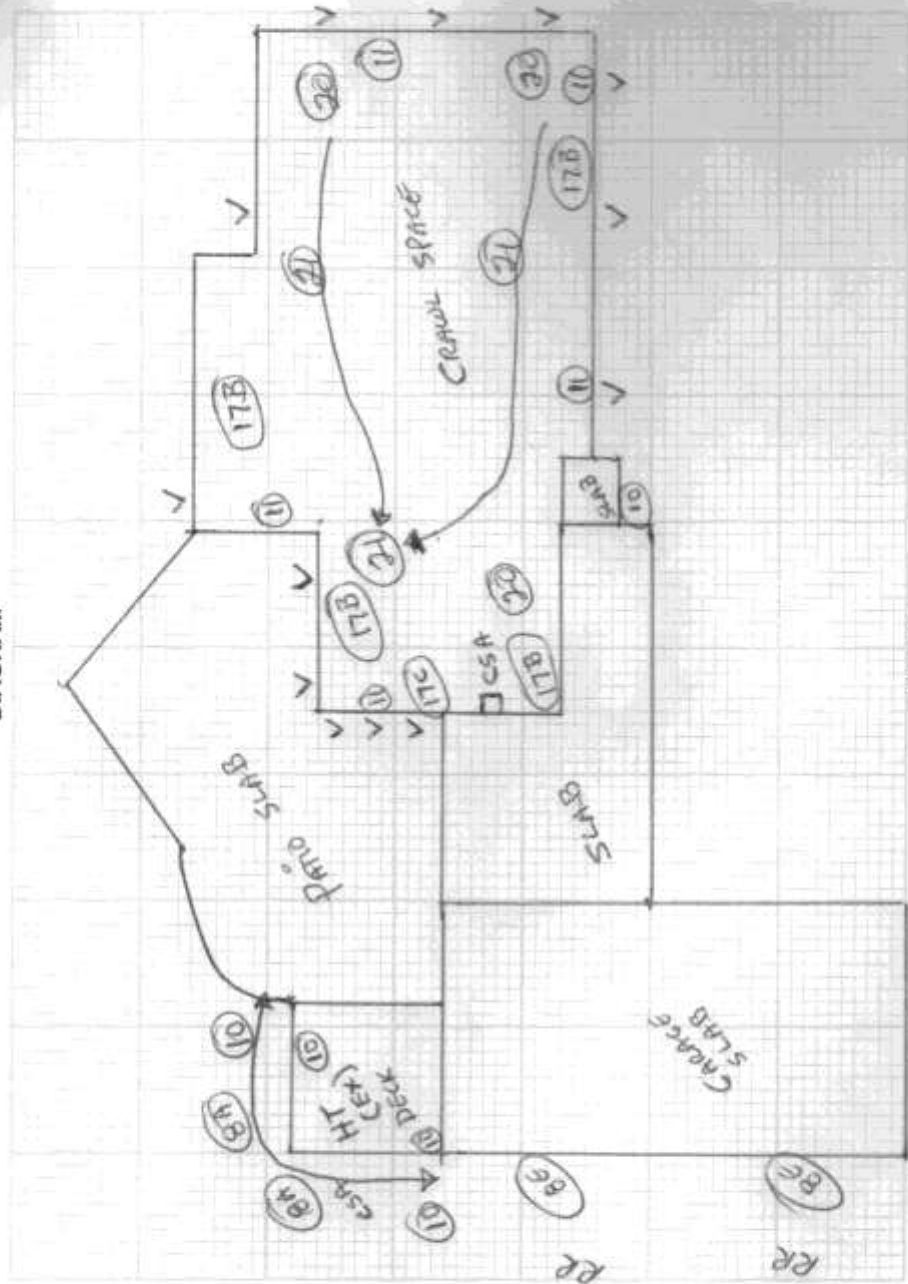
8. (A) Remove and replace rotted or insect-riddled wood in areas indicated DECK SKIRTING WALL. (B) Replace rotted support posts. (C) Re-support structure on concrete piers above ground. (D) Remove wood debris. (E) Relocate wood pile away from house.
9. (A) Clean rain gutter system. (B) Make all downspouts functional. (C) Add _____ elbows, _____ splash blocks to exhaust water away from foundation. (D) Install new gutter system. (E) Repair existing gutter system and make functional. (F) Repair or replace fascia behind the gutter. (G) Install French drain to capture and divert water away from the house. (H) Install drywells from downspouts a minimum of 15 feet from structure. (I) Install below ground downspout drain system.
10. Remove earth to wood contact (A) of siding, (B) of deck support, (C) _____ to allow 4" to 6" minimum clearance from soil, and **REPAIR OR REPLACE ANY ROT FOUND.** _____
11. Correct excessive moisture condition in the crawl space by (A) re-screening existing crawl space vent holes with 1/4" open wire mesh screen, (B) unblocking vents from insulation or other debris, (C) installing 6"x16" vent holes as indicated thru _____ siding, or _____ concrete foundation and covering with 1/4" open wire mesh screen, (D) making crawl space rodent-proof in the areas indicated by screening / flashing / other _____ **LOUVERED VENTS ARE NOT ACCEPTABLE.**
12. Cut all shrubs or vegetation at least 6" to 12" away from structure.
13. (A) Remove skirting to soil contact up 4" to 6" and install cement board / flashing / or ground rated treated lumber. (B) Install crawl space door. (C) Install crawl space well. (D) Install crawl space well cover.
14. Repair any rot or damage to (A) eaves, (B) gables, (C) soffit areas, (D) rafter tails, (E) sheathing, (F) fascia, as indicated.
15. Install (A) _____ gable end attic vents, (B) _____ hooded roof vents, (C) _____ soffit vents, where indicated.
16. _____

CRAWL SPACE, BASEMENT

17. (A) Remove and replace rotted or insect riddled wood in areas indicated: _____
(B) Remove wood debris. (C) Remove form boards. (D) Remove cardboard forms, from the crawl space.
18. (A) Excavate crawl space area to give 18" clearance from bottom of the floor joists to soil and 12" from the bottom of the beams to the soil. (B) Replace rotted support posts. (C) Re-support structure on concrete piers above ground. (D) Remove earth to wood contact in the crawl space to allow 4" to 6" minimum clearance from the soil and **REPAIR OR REPLACE ANY ROT FOUND.**
19. (A) Install proper access to inaccessible areas as indicated. (B) This area will need to be inspected after it is made accessible.
20. (A) Install 6 mil black plastic vapor barrier to cover all soil in crawl space. (B) Straighten vapor barrier in crawl space.
21. (A) Install proper gravity flow drain, or (B) install a sump pump, in the crawl space to exhaust standing water. (C) French the crawl space to the SP SP. (D) Install perforated pipe imbedded in gravel in the trenches and exit into _____ (E) Have a licensed contractor evaluate and correct crawl space drainage. (F) No standing water at time of inspection. **(Note only)**
22. (A) Fix plumbing or water leaks in areas indicated: -. (B) Install water tank relief valve or vent valve to exterior.
23. **(Note only) Inspection was restricted by areas listed in W.D.O. Standards Sec. III and Limitation of Liability on page 1. Some areas were not accessible by their nature and are excluded from this report. Areas excluded are, but are not limited to:**
PERSONAL ITEMS & FLOOR INSULATION
24. _____

25. _____

DIAGRAM



FRONT

KEY	AB—Anobid Beetles	MA—Moisture Aris	SW—Standing Water	E—Elbows	EX—Excluded from Inspection
	CA—Carpenter Aris	ST—Subterranean Termites	IA—Inaccessible Area	DS—Downspout	V—Vents
	DT—Dampwood Termites	CSA—Crawl Space Access	SF—Sleeper Floor	SB—Missing Splash Block	HT HT IVB
					RR RAIL ROAD TIES