



Update via EDIT COMPANY Setup

21497 Bradedich Loop

Any City, ST 92008

(619) 967- 4184 Fax (619) 123-1234

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

Client: John Smith

Address: 101 Kalanapea way

City/State/Zip: Hilo, Hawaii 96720

Report #: example

Subject Property

555 Manapua way

Pahoa, HI

I/We (Client) hereby request a limited visual inspection of the structure at the above address to be conducted by Update via EDIT COMPANY Setup, (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.

Page 1 of 2 Initial Here _____

Client: John Smith

Report #: example

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

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 informally between the parties or by arbitration conducted in accordance with the rules of the recognized Arbitration Association except that the parties shall select an arbitrator who is familiar with the home inspection industry. The Arbitrator shall conduct summary judgment motions and enforce full discovery rights as a court would as provided in civil proceeding by legal code.

USE BY OTHERS: Client promises Inspector that client has requested this inspection for Client's own use only and will not disclose any part of the inspection report to any other person with these exceptions ONLY: one copy may be provided to the current seller(s) of the property for their use as part of this transaction only, and one copy may be provided to the real estate agent representing Client and/or bank or other lender for use in Client's transaction only.

ATTORNEYS FEES: The prevailing party in any dispute arising out of this agreement, the inspection, or report(s) shall be awarded all attorney's fees, arbitration and other costs.

SEVERABILITY: Client and inspector agree that should a Court of Competent Jurisdiction determine and declare that any portion of this contract is void, voidable or unenforceable, the remaining provisions and portions shall remain in full force and effect.

DISPUTES: Client understands and agrees that any claim for failure to accurately report the visually discernible conditions at the Subject Property, as limited herein above, shall be made in writing and reported to the inspector within ten business days of discovery. Client further agrees that, with the exception of emergency conditions, Client or Client's agents, employees or independent contractors, will make no alterations, modifications or repairs to the claimed discrepancy prior to a reinspection by the inspector. Client understands and agrees that any failure to notify the Inspector as stated above shall constitute a waiver of any and all claims for said failure to accurately report the condition in question.

LIMITATIONS ON LIABILITY

INSPECTOR'S LIABILITY FOR MISTAKES OR OMISSIONS IN THIS INSPECTION REPORT IS LIMITED TO A REFUND OF THE FEE PAID FOR THIS INSPECTION AND REPORT. THE LIABILITY OF INSPECTOR'S PRINCIPALS, AGENTS, AND EMPLOYEES IS ALSO LIMITED TO THE FEE PAID. THIS LIMITATION APPLIES TO ANYONE WHO IS DAMAGED OR HAS TO PAY EXPENSES OF ANY KIND BECAUSE OF MISTAKES OR OMISSIONS IN THIS INSPECTION AND REPORT. THIS LIABILITY LIMITATION IS BINDING ON CLIENT AND CLIENT'S SPOUSES, HEIRS, PRINCIPALS, ASSIGNS AND ANYONE ELSE WHO MAY OTHERWISE CLAIM THROUGH CLIENT. CLIENT ASSUMES THE RISK OF ALL LOSSES GREATER THAN THE FEE PAID FOR THE INSPECTION. CLIENT AGREES TO IMMEDIATELY ACCEPT A REFUND OF THE FEE AS FULL SETTLEMENT OF ANY AND ALL CLAIMS WHICH MAY EVER ARISE FROM THIS INSPECTION.

Client understands that if Client wants an inspection without a limit on liability to a refund of the fee paid for the inspection, Client may pay an additional fee to receive a report without the limitation.

Client initial

[] I do NOT agree to pay an additional fee to remove the limit of liability to a refund of the fee paid. _____

[] I AGREE to pay an additional fee of _____ to remove the limit of liability to a refund of fee paid. _____

PERMITS

[] I do NOT agree to pay an additional fee for inspection to research and provide all building permits that _____ appear on the municipal records for the above property.

[] I AGREE to pay an additional fee of _____ for inspector to research and provide a copy of all building _____ permits that appear on the municipal records for the above property.

I HAVE READ, UNDERSTAND AND AGREE TO ALL OF THE TERMS AND CONDITION OF THIS CONTRACT AND AGREE TO PAY FEE LISTED.

Signed: _____ Date: _____

ADDITIONAL SERVICES:

Signed: _____ Date: _____

INSPECTION FEE: \$295.00

TOTAL INSPECTION FEES: \$295.00

Signed: _____ Date: _____

Inspector

PAYMENT:

KEY TO THE INSPECTION REPORT

Report #: example

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 : Chris Rither

Inspection Date: Jan/1/2004, Thursday

Start Time: 9:00 am

Completion Time: 12:00 pm

The weather condition at the time of inspection was Dry

Approximate temperature during inspection 82.0

Property Information:

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

Approximate age of building: 1994 Stated by: MLS

Approximate age of roof: 1994 Stated by: MLS

Additions / Alterations to: 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.

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 N/A

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*

Comments:

3 Retaining Walls N/A **LOCATION(S):** 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):** Front 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):** Front 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 N/A

LOCATION(S): A Master bedroom B 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 Deck appears unsound (1) (2) (A) (B) (C)
 Flashing Earth-to-wood contact (3) (A) (B) (C)
 Porch* Steps* Uneven*
 Screens* Panels* Unable to
 Railings are serviceable N/A Railing a little loose. Railing of

Comments: Moisture penetration and softness noted at forty five degree top joints at hand rails at outer corners.

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 Post rusted & leaning*

Comments:

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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/A

Structure: wood framed
 Wall Covering is: T-1-11

- 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 Nailing defects *

Comments: Paint is thin and worn at lower areas of siding.

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 fascia (2)(3) Not fully visible* N/A
 Flashings / Trim : Not visible at:

Comments: Minor moisture penetration and softness noted at fascia behind leaking gutter joints.

11 Chimney(s)

N/A

Location: **A** **B** **C** **D**

- Material: **A Brick** **B Metal** **C Stucco** **D Concrete** 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 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:

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 Anti-siphon

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

Comments: Front faucet leaks under handle by front porch

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: leak at corners
 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: Gutters are full of debris and drains are blocked with leaking noted at corners/down spout joints. Consider having gutters cleaned and serviced.

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 # : example

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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 *
- Surface drains noted, not tested - underground pipes cannot be judged* Overgrown landscaping*
- Signs of poor drainage / erosion*

Comments:

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** **N/A** **Exposed footing***
- Unable to inspect**
- Slab not visible due to** **Carpet and floor covering. No readily visible problem noted.**
- 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** **N/A**
- 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** **Shear panels**
- Probing where deterioration is suspected revealed:** **Engineer recommended (1)**
- Insulation**
- 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:

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 *

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Roof style: Main Roof Hip Garage 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 N/A

19 Main Roof N/A **Roof Covering is: Corrugated Metal** # 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 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) two lifting screws
 Roof appears to be Evidence of prior patching / repairs (2)
Comments: Moderate oxidation to paint consistent with age of roof. Two screw heads are lifting at the tail end of valley by front door entrance

20 Garage Roof N/A **Roof Covering is: Modified Bitumen** # 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: The roof appears to have been replaced recently. The metal flashing is separating from the fascia at front corners of the garage.

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: ADD ROOF COMMENTS VIA Main Menu, Edit Matrix Library

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 see garage roof notes
 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 # : example

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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23 Main Line N/A **Main pipe is Copper** **Size: 3/4" Pressure: 50 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: 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 Pipes lack proper support at:
 Plumbing All vents/traps not fully visible* Leaking noted at:
 Insufficient fall for adequate drainage (2) Open waste line (2) Trap
Comments:

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:** **Fuel type is**
 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 Garage** **Type Electric** **Capacity 50 Gallons**
Location B **Type** **Capacity**
 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 Corrosion on pipes* Heater in garage is not on 18" raised platform* (5)
 Temperature Pressure Relief Valve Combustion air
 Insufficient clearance to combustible material (2) Pilot / system off -- could not inspect*
 Vent flue piping Vent flue piping
 Seismic straps appear serviceable Seismic straps Thermal blanket
 Unit needs a catch pan with an exterior routed drain line* Recommend protecting heater from physical damage*
 Enclosure Firewall
Comments:

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 # : example

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	<input checked="" type="checkbox"/> N/A	Approximate BTU's	Unit A	Unit B	Unit C
Location A		Location B		Location C	
Heating Type:		Heating Type:		Heating Type:	
Fuel Type:		Fuel Type:		Fuel Type:	
<u>Comments:</u>					

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	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Not inspected*	
<input type="checkbox"/> System(s) appear serviceable <input type="checkbox"/> Did not respond to normal controls (2)			
<input type="checkbox"/> Not Functional <input type="checkbox"/> Unsafe <input type="checkbox"/> Worn <input type="checkbox"/> Near end of lifespan <input type="checkbox"/> Damage <input type="checkbox"/> Deterioration			
<input type="checkbox"/> System(s)			
<u>Comments:</u>			

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	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Backventing (2)	<input type="checkbox"/> Unable to fully inspect vent pipe*
<input type="checkbox"/> Appears serviceable <input type="checkbox"/> Damage (2) <input type="checkbox"/> Not accessible*			
<input type="checkbox"/> Vent lacks clearance from combustibles (2)(4) <input type="checkbox"/> Improper vent rise			
<input type="checkbox"/> Improper materials used for vent pipe <input type="checkbox"/> Improper elbow angle			
<input type="checkbox"/> Soot/Rust on <input type="checkbox"/> Defective			
<input type="checkbox"/> Vent terminates near window/opening (2)			
<u>Comments:</u>			

31 Combustion Air	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Air supply	
<input type="checkbox"/> Appears serviceable <input type="checkbox"/> Damage* <input type="checkbox"/> Deteriorated* <input type="checkbox"/> Defects*			
<input type="checkbox"/> Combustion and return air sources are too close or mixing (2)			
<input type="checkbox"/> Recommend sealing platform at:			
<u>Comments:</u>			

32 Burners	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Closed system / unable to inspect*	
<input type="checkbox"/> Burner flame appears typical <input type="checkbox"/> Unusual flame pattern (2)			
<input type="checkbox"/> Rust flakes in burn chamber (2) <input type="checkbox"/> Damaged			
<input type="checkbox"/> Chamber			
<u>Comments:</u>			

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	<input checked="" type="checkbox"/> N/A	Type:	
<input type="checkbox"/> Appears serviceable <input type="checkbox"/> Ducts:			
<input type="checkbox"/> Register(s) <input type="checkbox"/> Not fully visible* <input type="checkbox"/> Low air volume (2)			
<input type="checkbox"/> Zone valve did not operate <input type="checkbox"/> Asbestos-like materials (4) <input type="checkbox"/> Insulation			
<input type="checkbox"/> Radiator inoperative (2) <input type="checkbox"/> Circulating pump			
<input type="checkbox"/> Leaks on radiator (2) <input type="checkbox"/> Radiator cold (2) <input type="checkbox"/> Convactor inoperative (2) <input type="checkbox"/> Convactor cold (2)			
<input type="checkbox"/> Leaks on convactor (2) <input type="checkbox"/> Leaks on fitting (2)			
<u>Comments:</u>			

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

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34 Normal Controls N/A

- Appears serviceable**
- Controls need
- Leaks at:

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

Comments: NO AIRCONDITIONING

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

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

Comments:

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 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:

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** **B** **C**

- Type:** **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*

Power: 120volt 240volt One speed fan only*

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 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:
- 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:

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39 Service N/A **Overhead** **Underground** **Number of conductors**
 120V* 240V 120V **AMPS 100** **AMPS NOT DETERMINED**

Appears serviceable Defects* Deterioration* Unsafe* Near end of lifespan*
 Loose connections at Damaged connections at
 Frayed wires (2) Improper splices on main wires (2) Improper tap on main wires (2)
 Conductors too close to Wires touch trees* Contact utility company(4)
 Ground present Ground loose at: Ground
 Ground clamp not visible* Ground system not visible* More than six breakers with no main shutoff (2)
 Main disconnect inspected at: No drip loop on service wires (2)

Comments:

40 Main Panel N/A **#A - Location** Garage rt. side. **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:

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 N/A **Service Wire: Aluminum** **Branch Wire: Copper**
 Wiring Methods: **Plastic Sheathed Romex**

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

43 Panel Notes N/A **Wiring Methods:** **Breakers** **Fuses**

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

Comments:

44 Wiring Notes N/A **Sample of switches and outlets tested appear to be serviceable**
 Grounding and polarity of receptacles within 6' of plumbing fixtures

Appears serviceable (tested) Furnishings prevent testing of all outlets and switches*
 Three prong outlets did not test properly grounded (2)(4) at:
 Reverse polarity (2)(4) at: Evidence of
 Outlet not operational (2)(4) at: Light not operational *(2)(4) at:
 Outlets Switches Open neutral (2)(4) at:
 Not exterior rated Missing cover plates *(2)(4) at:
 Exposed wiring needs protection (2)(4) at: Damaged cover plates *(2)(4) at:master bath
 Box cover missing *(4) at: Exposed splices (2)(4) at:
 Improper wiring (2)(4) at: Extension cord used as wiring (2)(4) at:
 'GFCI(s) responded to test 'GFCI' not operational (2)(4) at:
 'GFCI', (a safety device for outlets near water) recommended at: (5)
 Closet light is subject to damage at:* Closet light is subject to hazard at:*
 Doorbell worked Fixture

Comments: Loose outlets in Living room by front windows and at kitchen by sink.

Page 12 INTERIOR

Report # : example

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45 DOORS (Entry) N/A **Appears serviceable** Damage* Deterioration* Defects*

Hardware operational Doorbell Door jamb small split at striker plate Weather stripping

Comments: Finish on front of door is thin and worn.

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: 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:
 Screen doors not checked* Screens doors slide roughly

Comments:

48 Windows N/A **Type: Aluminum Sliding** Security bars

Sample tested appears serviceable Window
 Window Kitchen & bathroom windows hard to slide Broken *
 Window Stains* Damage*
 Screens Both living room screens are bent

Comments: Glass in corner bedroom has a small corner crack at the stationary pane.

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 N/A

General condition serviceable Wall
 Wall needs repair at: Wall
 Furnishings prevent full inspection-do a careful check on your final walk-through Recommend evaluation by engineer (1)

Comments: Areas of scratches, marking and wear consistent with age. Door knob has made hole in wall behind front bedroom door.

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 *** to carpet at traffic areas.
 Cracked tiles at: Damaged* Uneven area at:
 Furnishings prevent full inspection-do a careful final walk-through* Loose carpet noted* Floor squeaks noted*

Comments: Scratching and heavy wear to dining room linoleum flooring.

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 B C
Type INSERT (have checked by removal*)

Fireplace(s) Not Functional* Unsafe* Worn* Near end of lifespan*
 Fireplace(s) Fireplace(s)
 Fireplace(s)
 Gas was Gas at fireplace
 Gas at fireplace Gas at fireplace
 Fans/blowers at fireplace Remove or block damper open if gas log is used*

Comments:

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.*

Page 13 INTERIOR Continued

Report # : example

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53 Interior Features N/A

Ceiling fan(s) operational Fan (s)

Interior stairs appear serviceable Uneven Stairway is

Stair handrails appear serviceable Railing is Openings in rails too wide* (5)

Wet bar faucet appears serviceable Faucet is not operational (2) Faucet leaks (2) Hot/Cold reversed(4)

Counter appears serviceable Damage to Deterioration to

Plumbing under sink serviceable Leaks (2) Improper piping Icemaker not on

Items installed but not inspected: Central vacuum Security system Intercom N/A

Comments:

54 Smoke Detector N/A

Locations: A: All bedrooms B: Hallway
 C: D:

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:

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 Partial

Roof Frame: Truss Rafter Framing X

Ceiling Frame: Truss Joist Framing X

How Inspected: Entered Access **Location:** hallway 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: Insulation covers

Air/vapor retarder N/A Installed Vent pipe

Comments:

Ventilation N/A

Appears serviceable at:

Exhaust fan Exhaust fan

Comments:

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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* N/A
Comments:

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 Resistive)**
 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:

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** N/A
 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: Small dent at front entry way handle.

63 Automatic Opener N/A Non-operational* Opener / auto-reverse was not tested*
 Appears serviceable # of Units Unit Electronic sensor:
 Automatic reverse operated Automatic reverse did not operate (2)(4)(5) Not inspected*
Comments:

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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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/A **Counters:** **Tile** **Laminate** 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: Minor wear to cabinets and counter tops. Grout line behind sink is separating from back splash. Consider replacing grout or caulking to inhibit water entry.

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:** **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

Comments: The front plastic grill clip on the hood vent is still in place.

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: 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:

Page 16 BATHROOMS

Report # : example

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LOCATION: Bath A Hallway **B** Master Bathroom **C** **D** **E**

72 Toilet	<input type="checkbox"/> N/A	Appears serviceable	<input checked="" type="checkbox"/> A	<input checked="" type="checkbox"/> B	<input type="checkbox"/> C	<input type="checkbox"/> D	<input type="checkbox"/> E				
Toilet loose at floor*	<input type="checkbox"/> A	<input type="checkbox"/> B	<input type="checkbox"/> C	<input type="checkbox"/> D	<input type="checkbox"/> E	Loose toilet tank*	<input type="checkbox"/> A	<input checked="" type="checkbox"/> B	<input type="checkbox"/> C	<input type="checkbox"/> D	<input type="checkbox"/> E
Recommend new wax seal (2)	<input type="checkbox"/> A	<input type="checkbox"/> B	<input type="checkbox"/> C	<input type="checkbox"/> D	<input type="checkbox"/> E	Cracked Tank *	<input type="checkbox"/> A	<input type="checkbox"/> B	<input type="checkbox"/> C	<input type="checkbox"/> D	<input type="checkbox"/> E
Water runs continually in tank*	<input type="checkbox"/> A	<input type="checkbox"/> B	<input type="checkbox"/> C	<input type="checkbox"/> D	<input type="checkbox"/> E	Rust in Tank *	<input type="checkbox"/> A	<input type="checkbox"/> B	<input type="checkbox"/> C	<input type="checkbox"/> D	<input type="checkbox"/> E
Does not flush properly*	<input type="checkbox"/> A	<input type="checkbox"/> B	<input type="checkbox"/> C	<input type="checkbox"/> D	<input type="checkbox"/> E	Moisture around toilet (2)	<input type="checkbox"/> A	<input type="checkbox"/> B	<input type="checkbox"/> C	<input type="checkbox"/> D	<input type="checkbox"/> E
<u>Comments:</u>											

73 Sink	<input type="checkbox"/> N/A	Appears serviceable	<input checked="" type="checkbox"/> A	<input checked="" type="checkbox"/> B	<input type="checkbox"/> C	<input type="checkbox"/> D	<input type="checkbox"/> E	<input type="checkbox"/> Hot & cold water reversed*(4)			
Sink cracked*	<input type="checkbox"/> A	<input type="checkbox"/> B	<input type="checkbox"/> C	<input type="checkbox"/> D	<input type="checkbox"/> E	Corrosion under sink*	<input type="checkbox"/> A	<input type="checkbox"/> B	<input type="checkbox"/> C	<input type="checkbox"/> D	<input type="checkbox"/> E
Faucet appears serviceable	<input checked="" type="checkbox"/> A	<input checked="" type="checkbox"/> B	<input type="checkbox"/> C	<input type="checkbox"/> D	<input type="checkbox"/> E	Corrosion at sink faucet*	<input type="checkbox"/> A	<input type="checkbox"/> B	<input type="checkbox"/> C	<input type="checkbox"/> D	<input type="checkbox"/> E
Sink faucet leaks*	<input type="checkbox"/> A	<input type="checkbox"/> B	<input type="checkbox"/> C	<input type="checkbox"/> D	<input type="checkbox"/> E	Corrosion on supply valve below sink*	<input type="checkbox"/> A	<input type="checkbox"/> B	<input type="checkbox"/> C	<input type="checkbox"/> D	<input type="checkbox"/> E
Low water volume*	<input type="checkbox"/> A	<input type="checkbox"/> B	<input type="checkbox"/> C	<input type="checkbox"/> D	<input type="checkbox"/> E	Sink drain stopper non-functional / missing*	<input type="checkbox"/> A	<input type="checkbox"/> B	<input type="checkbox"/> C	<input type="checkbox"/> D	<input type="checkbox"/> E
Drain appears serviceable	<input checked="" type="checkbox"/> A	<input checked="" type="checkbox"/> B	<input type="checkbox"/> C	<input type="checkbox"/> D	<input type="checkbox"/> E	Improper drain trap (2)	<input type="checkbox"/> A	<input type="checkbox"/> B	<input type="checkbox"/> C	<input type="checkbox"/> D	<input type="checkbox"/> E
Slow draining*	<input type="checkbox"/> A	<input type="checkbox"/> B	<input type="checkbox"/> C	<input type="checkbox"/> D	<input type="checkbox"/> E	Restricted view below sink*	<input type="checkbox"/> A	<input type="checkbox"/> B	<input type="checkbox"/> C	<input type="checkbox"/> D	<input type="checkbox"/> E
Rust / corroded drain line*	<input type="checkbox"/> A	<input type="checkbox"/> B	<input type="checkbox"/> C	<input type="checkbox"/> D	<input type="checkbox"/> E	Deterioration to cabinet*	<input type="checkbox"/> A	<input type="checkbox"/> B	<input type="checkbox"/> C	<input type="checkbox"/> D	<input type="checkbox"/> E
Leaking drain line (2)	<input type="checkbox"/> A	<input type="checkbox"/> B	<input type="checkbox"/> C	<input type="checkbox"/> D	<input type="checkbox"/> E	Moisture damage below sink*	<input type="checkbox"/> A	<input type="checkbox"/> B	<input type="checkbox"/> C	<input type="checkbox"/> D	<input type="checkbox"/> E
Counter & cabinet											
Appears serviceable	<input checked="" type="checkbox"/> A	<input checked="" type="checkbox"/> B	<input type="checkbox"/> C	<input type="checkbox"/> D	<input type="checkbox"/> E						
Damage to counter*	<input type="checkbox"/> A	<input type="checkbox"/> B	<input type="checkbox"/> C	<input type="checkbox"/> D	<input type="checkbox"/> E						
Grout needed at counter*	<input type="checkbox"/> A	<input type="checkbox"/> B	<input type="checkbox"/> C	<input type="checkbox"/> D	<input type="checkbox"/> E						
<u>Comments:</u>											

74 Vent / Heat	<input type="checkbox"/> N/A	Appears serviceable	<input checked="" type="checkbox"/> A	<input checked="" type="checkbox"/> B	<input type="checkbox"/> C	<input type="checkbox"/> D	<input type="checkbox"/> E
<u>Comments:</u>							

75 Bathtub	<input type="checkbox"/> N/A	Appears serviceable	<input checked="" type="checkbox"/> A	<input checked="" type="checkbox"/> B	<input type="checkbox"/> C	<input type="checkbox"/> D	<input type="checkbox"/> E				
Damage to tub*	<input type="checkbox"/> A	<input type="checkbox"/> B	<input type="checkbox"/> C	<input type="checkbox"/> D	<input type="checkbox"/> E	Not applicable to this bathroom	<input type="checkbox"/> A	<input type="checkbox"/> B	<input type="checkbox"/> C	<input type="checkbox"/> D	<input type="checkbox"/> E
Faucet appears serviceable	<input checked="" type="checkbox"/> A	<input checked="" type="checkbox"/> B	<input type="checkbox"/> C	<input type="checkbox"/> D	<input type="checkbox"/> E	Whirlpool not functional (2)	<input type="checkbox"/> A	<input type="checkbox"/> B	<input type="checkbox"/> C	<input type="checkbox"/> D	<input type="checkbox"/> E
Hot & Cold water reversed(4)	<input type="checkbox"/> A	<input type="checkbox"/> B	<input type="checkbox"/> C	<input type="checkbox"/> D	<input type="checkbox"/> E	Whirlpool not tested(2)	<input type="checkbox"/> A	<input type="checkbox"/> B	<input type="checkbox"/> C	<input type="checkbox"/> D	<input type="checkbox"/> E
Damage at faucet*	<input type="checkbox"/> A	<input type="checkbox"/> B	<input type="checkbox"/> C	<input type="checkbox"/> D	<input type="checkbox"/> E	Drain stopper missing*	<input type="checkbox"/> A	<input type="checkbox"/> B	<input type="checkbox"/> C	<input type="checkbox"/> D	<input type="checkbox"/> E
Drain appears serviceable	<input checked="" type="checkbox"/> A	<input checked="" type="checkbox"/> B	<input type="checkbox"/> C	<input type="checkbox"/> D	<input type="checkbox"/> E	Grout needed tub to wall*	<input checked="" type="checkbox"/> A	<input type="checkbox"/> B	<input type="checkbox"/> C	<input type="checkbox"/> D	<input type="checkbox"/> E
Slow draining at bathtub*	<input type="checkbox"/> A	<input type="checkbox"/> B	<input type="checkbox"/> C	<input type="checkbox"/> D	<input type="checkbox"/> E						
<u>Comments:</u> Separation of grout where tub meets ceramic tile at tub B.											

76 Shower	<input type="checkbox"/> N/A	Appears serviceable	<input checked="" type="checkbox"/> A	<input checked="" type="checkbox"/> B	<input type="checkbox"/> C	<input type="checkbox"/> D	<input type="checkbox"/> E				
Damage to shower walls*	<input type="checkbox"/> A	<input type="checkbox"/> B	<input type="checkbox"/> C	<input type="checkbox"/> D	<input type="checkbox"/> E	Not applicable to this bathroom	<input type="checkbox"/> A	<input type="checkbox"/> B	<input type="checkbox"/> C	<input type="checkbox"/> D	<input type="checkbox"/> E
Grout needed at shower walls*	<input type="checkbox"/> A	<input type="checkbox"/> B	<input type="checkbox"/> C	<input type="checkbox"/> D	<input type="checkbox"/> E	Cracked tile(s)*	<input type="checkbox"/> A	<input type="checkbox"/> B	<input type="checkbox"/> C	<input type="checkbox"/> D	<input type="checkbox"/> E
Moisture damage to wall (2)(3)	<input type="checkbox"/> A	<input type="checkbox"/> B	<input type="checkbox"/> C	<input type="checkbox"/> D	<input type="checkbox"/> E	Caulking needed at floor*	<input type="checkbox"/> A	<input type="checkbox"/> B	<input type="checkbox"/> C	<input type="checkbox"/> D	<input type="checkbox"/> E
Slow draining at shower	<input type="checkbox"/> A	<input type="checkbox"/> B	<input type="checkbox"/> C	<input type="checkbox"/> D	<input type="checkbox"/> E	Floor needs caulking*	<input type="checkbox"/> A	<input type="checkbox"/> B	<input type="checkbox"/> C	<input type="checkbox"/> D	<input type="checkbox"/> E
Leaking at water valve(s) (2)	<input type="checkbox"/> A	<input type="checkbox"/> B	<input type="checkbox"/> C	<input type="checkbox"/> D	<input type="checkbox"/> E	Low water volume at shower(2)	<input type="checkbox"/> A	<input type="checkbox"/> B	<input type="checkbox"/> C	<input type="checkbox"/> D	<input type="checkbox"/> E
Shower head drip(2)	<input type="checkbox"/> A	<input type="checkbox"/> B	<input type="checkbox"/> C	<input type="checkbox"/> D	<input type="checkbox"/> E	Shower diverter non-functional(2)	<input type="checkbox"/> A	<input type="checkbox"/> B	<input type="checkbox"/> C	<input type="checkbox"/> D	<input type="checkbox"/> E
						Unable to determine if glass is tempered*	<input type="checkbox"/> A	<input type="checkbox"/> B	<input type="checkbox"/> C	<input type="checkbox"/> D	<input type="checkbox"/> E
Enclosure appears serviceable	<input checked="" type="checkbox"/> A	<input checked="" type="checkbox"/> B	<input type="checkbox"/> C	<input type="checkbox"/> D	<input type="checkbox"/> E	Not applicable to this bathroom	<input type="checkbox"/> A	<input type="checkbox"/> B	<input type="checkbox"/> C	<input type="checkbox"/> D	<input type="checkbox"/> E
Glass does not appear to be tempered*	<input type="checkbox"/> A	<input type="checkbox"/> B	<input type="checkbox"/> C	<input type="checkbox"/> D	<input type="checkbox"/> E	Corroded fixtures*	<input type="checkbox"/> A	<input type="checkbox"/> B	<input type="checkbox"/> C	<input type="checkbox"/> D	<input type="checkbox"/> E
Broken glass*	<input type="checkbox"/> A	<input type="checkbox"/> B	<input type="checkbox"/> C	<input type="checkbox"/> D	<input type="checkbox"/> E	Doors difficulty to operate*	<input type="checkbox"/> A	<input type="checkbox"/> B	<input type="checkbox"/> C	<input type="checkbox"/> D	<input type="checkbox"/> E
Caulking needed at enclosure*	<input type="checkbox"/> A	<input type="checkbox"/> B	<input type="checkbox"/> C	<input type="checkbox"/> D	<input type="checkbox"/> E	Damaged enclosure*	<input type="checkbox"/> A	<input type="checkbox"/> B	<input type="checkbox"/> C	<input type="checkbox"/> D	<input type="checkbox"/> E
<u>Comments:</u> Shower diverter handle is very loose at shower B.											

Notice: Determining whether shower pans are watertight is beyond the scope of this inspection.*