

KEY TO THE INSPECTION REPORT

Report: 1234 Ash

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 "APPEAR 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. When in the inspector's opinion, an item is "significantly deficient", the reason will be checked within the body of the report.

Please read the entire report for all items checked.

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.

() Items that have a () 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.

NOTICE: AN ABRIDGED VERSION OF THIS KEY IS PRINTED AT THE TOP OF EACH PAGE. 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: [X] Client [] Buyer's Agent [] Seller's Agent [] Seller

INSPECTOR : Mike Doe

Inspection Date: 1/15/2017 Start Time: 10:00 am Completion Time: 12:00 pm

The weather condition at the time of inspection was Partly Cloudy
Approximate temperature during inspection 25.0

Property Information:
The subject property inspected was a (an): Single Family. # of units 1
Approximate age of building: 2008 Stated by: MLS
Approximate age of roof: Same Stated by: MLS
Additions / Alterations to: N/A Stated by:

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

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

Page 2 GROUNDS

Report # :1234 Ash

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1 Driveway N/A Asphalt Concrete Gravel

Appears serviceable Not Functional* Unsafe* Worn* Near end of lifespan* Not fully visible*
 Eroded Asphalt* Maintenance* Sealant needed* Deterioration* Evidence of poor drainage*
 No cracks found Common cracks Major cracks* Trip hazards* Surface raised* Surface settled*

[Comments:](#)

2 Sidewalks N/A Concrete Brick Paver / Tile Gravel

Appears serviceable Not Functional* Unsafe* Worn* Near end of lifespan* Not fully visible*
 No cracks found Common cracks Major cracks* Trip hazards* Surface raised* Surface settled*
 Concrete is above* Evidence of poor drainage* Other*

[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): Concrete Brick N/A

Appears serviceable Not Functional* Unsafe* Worn* Near end of lifespan* Not fully visible*
 No cracks found Common cracks Major cracks (1) Trip hazards* Surface raised* Surface settled*
 Concrete is above* Evidence of*

[Comments:](#)

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

Appears serviceable Not Functional* Unsafe* Worn* Near end of lifespan* Not fully visible*
 Attachment to house * Open Design Covered Roof (refer to Roof Page)*
 Moisture at Patio cover lacks Wood appears

[Comments:](#)

6 Decks / Porch N/A WOOD Waterproofed Coating Concrete N/A

LOCATION(S): A Front B Rear 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 Railing of
 Railings are serviceable N/A Railing

[Comments:](#)

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:** Wood **Location:** A Front B Rear 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 FRAME **Wall Covering is:** T-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:](#)

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

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

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

[Comments:](#)

11 Chimney(s) N/A **Location:** A Living Room B C D

Material: A B C D METAL FLUE WOOD FRAME

Appears serviceable Not Functional* Unsafe* Worn* Near end of lifespan* Not fully visible*
 Chimney / brick / mortar is: Settlement (2) Flashing is
 Spark screen present 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* Heavy corrosion/wear* 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 type valve (5)

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

[Comments:](#)

14 Gutters & Downspouts N/A Full Partial None Installed

Appears serviceable Not Functional* Unsafe* Worn* Near end of lifespan* Not fully visible*
 Drains blocked* Debris filled* Gutters / downspouts:
 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:](#) Recommend adding gutters and down spouts around home for proper drainage of roof water away from foundation. **

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.*

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- 15 Grading** N/A Level Site Slope Minor Moderate Steep (1) Stairstepped Banks
- Drainage of site/slope of soil at foundation is proper based upon visual observation Not fully visible*
- Improper soil slope toward foundation* Soil / pavement is high at foundation* Earth-to-wood contact visible* (3)
- Plants touch Trees planted close to structure * Overgrown landscaping*
- Surface drains noted, not tested - underground pipes cannot be judged* Signs of poor drainage / erosion*

Comments:

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 Brick Brick Not Visible*
- Entered crawl space No access* Partial access* Viewed from access opening only*
- Door Cover : OK 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
- Cracks appear common in size and type* 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 fiberglass
- VAPOR RETARDER N/A Installed Not installed* Not visible* Loose* Installed incorrectly*
- Sump pump N/A Serviceable Not functional* Pump not tested* Sump pump needed*

Comments:

BASEMENT STAIRS N/A Serviceable Uneven rise(2)(4) Uneven run(2)(4) loose step(s) (2)(4)

Railings Stairs too steep (2)(4)(5) Ceiling is

Comments:

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

Page 6 PLUMBING

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23 Main Line N/A **Main pipe is Plastic (see Notice below) Size: 1" Pressure: 45 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: in Crawlspace 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 Pex's**

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: Garage Side Fuel type is Gas Meter**
 Fuel system is not on for inspection-suggest utilities company light and test all fuel appliances*

Appears serviceable Not Functional* Unsafe* Worn* Near end of lifespan* Not fully visible*
 Pipes not Pipe is corroded (2) Pipe is under strain (2)
 Improper piping at: Exposed plastic pipe (2) Pipe is not 6" above ground (2)
 No shutoff valve at Improper union at: Pipes lack proper support (2)

[Comments:](#)

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

27 Water Heaters N/A **Location A Crawlspace Type On demand Capacity**
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 are not applicable 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 recalculation pumps/systems are not part of this inspection.*

Page 7 HEATING

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28 Description	<input type="checkbox"/> N/A	Approximate BTU's	Unit A 60,000	Unit B	Unit C
Location A Crawl Space		Location B		Location C	
Heating Type: Forced air		Heating Type:		Heating Type:	
Fuel Type: Natural gas		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 type="checkbox"/> N/A	<input type="checkbox"/> Not inspected*	
<input checked="" 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"/> System(s)		<input type="checkbox"/> Damage	<input type="checkbox"/> Deterioration
<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 type="checkbox"/> N/A	<input type="checkbox"/> Backventing (2)	<input type="checkbox"/> Unable to fully inspect vent pipe*
<input checked="" 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 materials used for vent pipe	<input type="checkbox"/> Improper vent rise
<input type="checkbox"/> Soot/Rust on		<input type="checkbox"/> Vent terminates near window/opening (2)	<input type="checkbox"/> Improper elbow angle
			<input type="checkbox"/> Defective
<u>Comments:</u>			

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

32 Burners	<input type="checkbox"/> N/A	<input type="checkbox"/> Closed system / unable to inspect*	
<input checked="" 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 type="checkbox"/> N/A	Type: Ducts & Registers	
<input checked="" type="checkbox"/> Appears serviceable		<input type="checkbox"/> Ducts:	<input type="checkbox"/> Low air volume (2)
<input type="checkbox"/> Register(s)		<input type="checkbox"/> Not fully visible*	<input type="checkbox"/> Insulation
<input type="checkbox"/> Zone valve did not operate		<input type="checkbox"/> Asbestos-like materials (4)	
<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"/> Convector inoperative (2)	<input type="checkbox"/> Convector cold (2)
	<input type="checkbox"/> Leaks on convector (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 laboratory testing and is beyond the scope of this inspection.* © I.T.A Copyright 1993/2000

Page 8 HEATING Continued & AIR COOLING

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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

Corrosion at:

Switch is

Expansion tank

Comments:

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

35 Air Filter N/A

Missing* Wrong size* Unable to inspect*

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

Comments:

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 burner area (2)

Heater makes unusual noise during operation, further evaluation needed (2)

High Low Air leaks at:

Condensate lines:

Fuel tank leak (2) (4)

Undercut doors off carpet*

Leakage at:

Termination location:

Comments: Suggest/Recommend cleaning, servicing and checking heat exchanger for defects at the forced air furnace burner area by a professional heating contractor if its not been done in the last year. (2&4)

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*

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:

Page 9 **ELECTRICAL**

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39 Service N/A Overhead Underground Number of conductors **3**
 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 Bedroom** 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: 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 couple(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

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:
 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) Kitchen
 Closet light is subject to damage at:* Closet light is subject to hazard at:*
 Doorbell worked Fixture

Comments: Not enough AFCI'S installed in breaker panel. Have AFCI'S installed where applicable for safety.(2)(4)See Photos.

Page 10 INTERIOR

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45 DOORS (Entry) N/A **Appears serviceable** Damage* Deterioration* Defects*
 Hardware operational Doorbell Door jamb operational Weather stripping
Comments:

46 & 47 DOORS (Interior & Exterior) N/A Several frames are not square - may indicate movement (1)
 Appears serviceable Damaged jamb* Needs adjustment at:
 Hardware is operational Missing* Loose* Not operational* kitchen
 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
Comments: The latching hardware on the rear exterior sliding door was not operational at the time of the inspection.

48 Windows N/A **Type: Vinyl Sliding** Security bars
 Sample tested appears serviceable Window
 Window Broken *
 Window Stains* Damage*
 Screens
Comments:
 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:
 Notice: The condition of walls behind wallpaper, paneling and furnishings cannot be judged.

50 Ceilings N/A **Drywall** Acoustic Spray Plaster N/A
 General condition serviceable Ceiling(s)
 Ceiling(s)
 Ceiling(s)
Comments:
 Notice: Determining whether acoustic sprayed ceilings contain asbestos is beyond the scope of this inspection. For more information please contact the American Lung Association or an asbestos specialist.

51 Floors N/A **Carpet** **Vinyl** **Wood** Tile N/A
 General condition serviceable Damage * Deterioration *
 Cracked tiles at: Damaged* Uneven area at:
 Furnishings prevent full inspection-do a careful final walk-through* Loose carpet noted* 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 carpet is not inspected.*

52 Fireplace(s) N/A **Location(s)** **A Living Room** **B** **C**
Type INSERT (have checked by removal*)
 Fireplace(s) Unit A Appears serviceable Not Functional* Unsafe* Worn* Near end of lifespan*
 Fireplace(s) Fireplace(s)
 Fireplace(s)
 Gas was N/A 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 11 INTERIOR Continued

Report # : 1234 Ash

KEY: This compiled Comments report is provided as a courtesy for quick access to the information within the inspection report. It is not intended as a substitute for reading the inspection report. All items below will be discussed further on the correspond
 (1)Evaluation by structural or geo-tech engineer 2)Recommend repairs by specialty tradesman dealing with item or system 3)Refer to termite report 4)Item is a safety hazard/dangerous is needed 5)Upgrades are recommended for safety. **This item warrants attention

53 Interior Features <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Ceiling fan(s) operational	<input type="checkbox"/> Fan (s)
<input checked="" type="checkbox"/> Interior stairs appear serviceable	<input type="checkbox"/> Uneven	<input type="checkbox"/> Stairway is
<input checked="" type="checkbox"/> Stair handrails appear serviceable	<input type="checkbox"/> Railing is	<input type="checkbox"/> Openings in rails too wide* (5)
<input type="checkbox"/> Wet bar faucet appears serviceable	<input type="checkbox"/> Faucet is not operational (2)	<input type="checkbox"/> Faucet leaks (2) <input type="checkbox"/> Cold water only
<input type="checkbox"/> Counter appears serviceable	<input type="checkbox"/> Damage to	<input type="checkbox"/> Deterioration to
<input type="checkbox"/> Plumbing under sink serviceable	<input type="checkbox"/> Leaks (2)	<input type="checkbox"/> Improper piping <input type="checkbox"/> Icemaker not on
Items installed but not inspected:	<input type="checkbox"/> Central vacuum <input type="checkbox"/> Security system	<input type="checkbox"/> Intercom <input type="checkbox"/> N/A

[Comments:](#)

54 Smoke Detector <input type="checkbox"/> N/A	Locations: A: Main Hallway B: All Bedrooms
	C: Living Room D:
<input checked="" type="checkbox"/> Smoke detector test button responds	<input checked="" type="checkbox"/> A <input checked="" type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> Not tested* <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D
<input type="checkbox"/> Did not respond to test button*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> None found (5) <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D
<input type="checkbox"/> Couldn't test / no test button*	<input type="checkbox"/> Indicator light on <input type="checkbox"/> Suggest additional detectors in appropriate locations* (5)

[Comments:](#)

55 Laundry <input type="checkbox"/> N/A	<input type="checkbox"/> Garage <input type="checkbox"/> Basement <input checked="" type="checkbox"/> Service Area <input type="checkbox"/> Other
<input checked="" type="checkbox"/> Piping (water&waste) serviceable	<input type="checkbox"/> Unable to view / not tested* <input type="checkbox"/> Damage* <input type="checkbox"/> Deterioration* <input type="checkbox"/> Door / jambs*
<input checked="" type="checkbox"/> Electrical outlet grounded (120 Volt)	<input type="checkbox"/> Unable to test* <input type="checkbox"/> Ungrounded* <input type="checkbox"/> Not operational (2) <input type="checkbox"/> Miswired (2)
<input checked="" type="checkbox"/> 240 volt outlet operational	<input type="checkbox"/> Inoperative* <input type="checkbox"/> No 240 outlet <input checked="" type="checkbox"/> Not viewed* <input type="checkbox"/> Not inspected*
<input checked="" type="checkbox"/> Gas piping appears serviceable	<input type="checkbox"/> N/A <input type="checkbox"/> No gas provided <input type="checkbox"/> Unable to view*
<input checked="" type="checkbox"/> Dryer venting provided <input type="checkbox"/> Dryer venting not provided*	<input type="checkbox"/> Dryer vents into attic* <input type="checkbox"/> Dryer vents into crawl space*
<input type="checkbox"/> Laundry sink serviceable <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Damage on sink* <input type="checkbox"/> Deterioration on sink* <input type="checkbox"/> Sink is loose* <input type="checkbox"/> Slow draining*
<input type="checkbox"/> Plumbing below sink serviceable	<input type="checkbox"/> Deterioration* <input type="checkbox"/> Corrosion* <input type="checkbox"/> Improper piping (2) <input type="checkbox"/> Leaks (2)
<input type="checkbox"/> Faucet operational	<input type="checkbox"/> Deterioration* <input type="checkbox"/> Corrosion* <input type="checkbox"/> Faucet leaks (2) <input type="checkbox"/> 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 <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Full <input type="checkbox"/> Partial	Roof Frame: <input checked="" type="checkbox"/> Truss <input type="checkbox"/> Rafter Framing X
		Ceiling Frame: <input checked="" type="checkbox"/> Truss <input type="checkbox"/> Joist Framing X
How Inspected: <input checked="" type="checkbox"/> Entered <input type="checkbox"/> Access	Location Closet	<input checked="" type="checkbox"/> Inspection limited to view from access*
<input checked="" type="checkbox"/> Appears serviceable	<input type="checkbox"/> Not Functional* <input type="checkbox"/> Unsafe* <input type="checkbox"/> Worn* <input type="checkbox"/> Near end of lifespan* <input type="checkbox"/> Not fully visible*	
<input type="checkbox"/> No stains visible	<input type="checkbox"/> Small stains* <input type="checkbox"/> Moderate stains (2) <input type="checkbox"/> Major stains (2) <input type="checkbox"/> Unable to determine leakage*	
<input type="checkbox"/> Sagging framing (1)(2)	<input type="checkbox"/> Broken framing (1)(2) <input type="checkbox"/> Truss(es)	<input type="checkbox"/> Framing appears undersized* (1)
<input checked="" type="checkbox"/> Vents provided	<input type="checkbox"/> None* <input type="checkbox"/> Blocked* <input type="checkbox"/> Minimal* <input type="checkbox"/> Poor ventilation* <input type="checkbox"/> Missing wind resistant straps(2)	
<input type="checkbox"/> Power ventilator operational	<input type="checkbox"/> N/A <input type="checkbox"/> Not inspected* <input type="checkbox"/> Not operational* <input type="checkbox"/> Screens	
<input checked="" type="checkbox"/> Insulation Type: Monotherm	<input type="checkbox"/> No insulation* <input type="checkbox"/> Poor coverage* <input type="checkbox"/> Compressed* <input type="checkbox"/> Wrong side up*	
Approximate depth: 16 inches	<input type="checkbox"/> Insulation covers	
<input checked="" type="checkbox"/> Air/vapor retarder present	<input type="checkbox"/> N/A <input type="checkbox"/> Installed	<input type="checkbox"/> Vent pipe

[Comments:](#) Attic has 16 inches of monotherm insulation making it approx. R38. No issues viewed.

Ventilation <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Appears serviceable at: Bathrooms
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<input type="checkbox"/> Exhaust fan	<input type="checkbox"/> Exhaust fan
--------------------------------------	--------------------------------------

[Comments:](#)

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

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 (1)Evaluation by structural or geo-tech engineer 2)Recommend repairs by specialty tradesman dealing with item or system 3)Refer to termite report 4)Item is a safety hazard;correction is needed 5)Upgrades are recommended for safety **) This item warrants attention.

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:](#)

63 Automatic Opener N/A Non-operational* Opener / auto-reverse was not tested*
 Appears serviceable # of Units 1 Unit Electronic sensor: Was tested*
 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:

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* Heavy corrosion/wear*
 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 Heavy corrosion/wear*
 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 range is missing the anti-tip preventer device. Install for safety. (4)

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 Checked only at time of inspection No test (power/water off)*

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

Comments:

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

71 Special Features N/A Special features not inspected*

Trash compactor appears serviceable Non operational (2) No Key* Not inspected*
 Built-in blender appears serviceable Heavy corrosion/wear* Not inspected*
 Other features/appliances present but not inspected include:*

Comments:

Page 14 BATHROOMS

Report # : 1234 Ash

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LOCATION: Bath A Main	B Lower 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 checked="" type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	Loose toilet tank* <input type="checkbox"/> A <input 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> The toilet was loose at the floor in the lower bathroom. This is indicative of a bad wax seal. Repair before major damage occurs. (4)				

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 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>									

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
Enclosure appears serviceable	<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
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	Not applicable to this bathroom			<input checked="" type="checkbox"/> A	<input checked="" 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	Corroded fixtures*			<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	Doors difficulty to operate*			<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>									

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

1)Evaluation by structural or Geo-Tech. engineer 2)Recommend repairs by specialty tradesman dealing with item or system
3)Refer to termite report 4)Item is a safety hazard;correction is needed 5)Upgrades are recommended for safety
**Warrants attention

Client: John and Jane Buyer

Report #: 1234 Ash

- 1. Driveway
- 2. Sidewalks
- 3. Retaining Walls
- 4. Patio
- 5. Patio Cover
- 6. Decks/Porches
- 7. Fences & Gates

GROUNDS

Page 2

- 8. Exterior Stairs
- 9. Exterior Walls
- 10. Trim /Eaves, Sophist & Fascia
- 11. Chimney
- 12. Sprinklers
- 13. Hose Faucets
- 14. Gutters & Down spouts

EXTERIOR

Page 3

Recommend adding gutters and down spouts around home for proper drainage of roof water away from foundation. **

- 15. Lot Drainage / Grading
- 16. Slab on Grade, 17. Raised Foundation, 18. Basement
- Wood Frame: Floor Joist
- 18. Basement

FOUNDATION

Page 4

- 19. House Roof
- 20. Garage Roof

ROOF

Page 5

- 21. Third Roof
- 22. Exposed Flashing

23. Main Line **PLUMBING** **Page 6**

24. Water Supply Lines

25. Waste Lines

26. Fuel System

27. Water Heater(s)

28. Description **HEATING** **Page 7**

29. Condition

30. Venting

31. Combustion Air

32. Burners

33. Distribution

34. Normal Controls **HEATING Continued & AIR** **Page 8**

35. Air Filters

36. Heating Notes

Suggest/Recommend cleaning, servicing and checking heat exchanger for defects at the forced air furnace burner area by a professional heating contractor if its not been done in the last year. (2&4)

37.& 38. Evaporative Cooler/Air Conditioner

Comments

39. Electric Service **ELECTRICAL** **Page 9**

40. Main Panel

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

44. Wiring Notes

Not enough AFCI'S installed in breaker panel. Have AFCI'S installed where applicable for safety.(2)(4)See Photos.

45. Entry Doors **INTERIOR** **Page 10**

46. & 47 Interior & Exterior Doors

The latching hardware on the rear exterior sliding door was not operational at the time of the inspection. Repair for safety.
(4)

48. Windows

49. Interior Walls

50. Ceilings

51. Floors

52. Fireplace

53. Interior Features

INTERIOR Continued

Page 11

54. Smoke Detectors

55. Laundry

56. Attic

Attic has 16 inches of monotherm insulation making it approx. R38. No issues viewed.

Ventilation

57. Floor

GARAGE

Page 12

58. Firewall/Ceiling

59. Ventilation

60. Door to Living Space

61. Exterior Door

62. Vehicle Door

63. Automatic Opener

64. Electrical

65. Comment

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

KITCHEN

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68. Garbage Disposal

69. Range / Oven / Cook top

The range is missing the anti-tip preventer device. Install for safety. (4)

70. Dishwasher

71. Special Features

72. Toilet

BATHROOMS

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The toilet was loose at the floor in the lower bathroom. This is indicative of a bad wax seal. Repair before major damage occurs. (4)

73. Sink

74. Ventilation / Heat

Client: John and Jane Buyer

Subject Property

Schedule Date : 01/15/2017

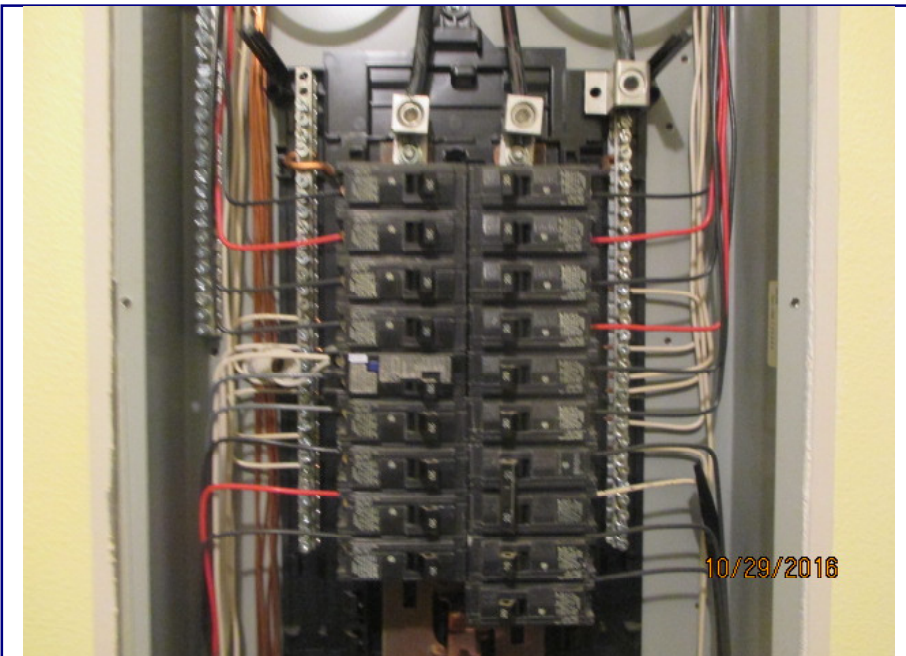
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Picture 1



Home Front.

Picture 2



Not enough AFCI.

Ace Property Consultants