

PROPERTY INFORMATION:

Address: 4321 - 11th Ave. City: Seattle

- | | | | |
|--|------------------------------------|--|-------------------------------------|
| <input type="checkbox"/> Single-family | <input type="checkbox"/> Duplex | <input type="checkbox"/> Condominium | <input type="checkbox"/> Townhouse |
| <input type="checkbox"/> Single-story | <input type="checkbox"/> Two-story | <input type="checkbox"/> Tri-level | <input type="checkbox"/> Multilevel |
| <input type="checkbox"/> Occupied | <input type="checkbox"/> Vacant | <input type="checkbox"/> Partially furnished | <input type="checkbox"/> Other |

Year Built: 1950

Bedrooms: 3

Bathrooms: Full 1 3/4 1 1/2 0

The above property information has been provided to Coast Inspections by agents, buyers, sellers or other representatives. This information is not verified by Coast Inspections and is used for reporting purposes only.

Front entry is assumed to be facing: WEST

Weather:

- | | | | |
|--------------------------------|-----------------------------------|--------------------------------------|----------------------------------|
| <input type="checkbox"/> Sunny | <input type="checkbox"/> Overcast | <input type="checkbox"/> Recent rain | <input type="checkbox"/> Raining |
|--------------------------------|-----------------------------------|--------------------------------------|----------------------------------|

Approximate temperature at start of inspection: 58 Degrees

Inspection Attended By:

- | | | | |
|--|--|---|---|
| <input type="checkbox"/> Buyer | <input type="checkbox"/> Buyer's agent | <input type="checkbox"/> Seller | <input type="checkbox"/> Seller's agent |
| <input type="checkbox"/> Client did not attend full inspection | | <input type="checkbox"/> No one present during inspection | |

Inspection Ordered By:

Name: <u>Amy Jones</u>	Business phone: <u>(206) 555-0123</u>
Address: <u>789 Moss Blvd.</u>	Company: <u>Contoso, Ltd.</u>

Inspection Date: <u>MARCH 7, 1998</u>	Inspector: <u>JEFF SMITH</u>
Inspection start time: <u>8:00 A.M.</u>	Completion time: <u>11:15 A.M.</u>
Inspection fee paid by: <input type="checkbox"/> Check	<input type="checkbox"/> Cash <input type="checkbox"/> Not received

REPORT LEGEND

N/A—Not applicable to this item.

Serviceable—Capable of being used at time of inspection. Some serviceable items may show signs of wear and tear and still be considered usable.

Operational—In operating condition at time of inspection.

Inoperable—Not operating at time of inspection.

Asterisk (*)—A health or safety item or item which could be or could lead to a major repair. Please pay special attention to an item which is checked and followed by an asterisk. We strongly recommend these items be further evaluated or promptly repaired by a qualified licensed contractor before the close of escrow.

PLEASE READ CAREFULLY

This report contains technical information that may not be readily understandable to the lay person. Therefore, the client is required to attend the onsite inspection and review this inspection report. If the client chooses not to attend the inspection, Coast Inspections cannot be held liable for the client's understanding or misunderstanding of this report or any of its contents. This report includes a summary page. The summary does not contain all of the information in the report and should be used as a quick page reference only. Other important information may be contained in the report which is not included in the summary. Only items in the report that are marked by a box checked with an (X) are applicable. Coast Inspections strongly suggests that you have a qualified licensed contractor complete all repairs or further evaluations recommended in this report before the close of escrow. Older homes may contain asbestos, lead or other hazardous materials which Coast Inspections are not licensed to evaluate, so this report will not comment on these items. You may wish to contact an expert in these fields if these items concern you. Please read all of this report carefully. If you have any questions about this report, the inspection or inspection review, please contact us for clarification. We will be happy to assist you any way we can.

SUMMARY

Item #	Page #
1. Rear wood gates/fences are older with damaged areas. Rear northeast walkway is lifting near tree. Site grading/drainage is inadequate. Sections of screened patio are missing.	3
2. South fascia has some wood deterioration. Windows are all in need of maintenance.	4
3. Water pressure is too high. Deadfront cover is missing, water ground clamp is loose and no bond strap was present in the electrical panel. Electrical wires are exposed to rear patio light.	5
4. Vent screens are missing, copper water lines are not all secured, copper lines have dissimilar metal contact, wood debris is present and floors under bathrooms have wood damage in the sub-area.	7
5. Fire wall has openings, electrical wires are not secured properly, outlet has reversed polarity and car door opener does not auto-reverse in the garage. Chimney crown is cracked and chimney does not have a spark arrester/rain cap on the roof.	8
6. Gas line is not sealed/caulked in the fireplace.	9
7. Door binds and smoke detector is inoperable in the hallway. Ventilation is inadequate in the attic.	10
8. Drain line has negative slope, range fan is noisy, faucet leaks, sink wall is unfinished, right range burner is inoperable, dishwasher is not secured to cabinet and dishwasher air gap device is missing in the kitchen.	11
9. Wall is damaged, sink drain has a temporary repair, shower drain is slow, shower cold valve leaks and shower head is missing in bath # 1. Wall is damaged, toilet runs, sink drains leak, sink bowls are rusted, tub spout is damaged, tub shower wand is damaged, tub tile needs a little grout and ceiling light is damaged/inoperable in bath # 2.	12
10. Doors bind in bedroom # 2 & 3. Door binds and ceiling is water stained in the family room.	13
11. Heater is covered with debris in the attic. Water heater vent clearance is inadequate at ceiling area and unit does not have an overflow pipe from the TPR valve.	15

The example companies, organizations, products, people and events depicted herein are fictitious. No association with any real company, organization, product, person or event is intended or should be inferred.

GROUNDS

Fences and Walls:

- | | | | | |
|-------------|--------------------------------------|-------------------------------------|---------------------------------------|--------------------------------|
| Front Yard: | <input type="checkbox"/> Wood | <input type="checkbox"/> Chain link | <input type="checkbox"/> Wrought iron | <input type="checkbox"/> Block |
| | <input type="checkbox"/> Serviceable | <input type="checkbox"/> Missing | <input type="checkbox"/> Damaged* | <input type="checkbox"/> N/A |
| Rear Yard: | <input type="checkbox"/> Wood | <input type="checkbox"/> Chain link | <input type="checkbox"/> Wrought iron | <input type="checkbox"/> Block |
| | <input type="checkbox"/> Serviceable | <input type="checkbox"/> Missing | <input type="checkbox"/> Damaged* | <input type="checkbox"/> N/A |

Gates:

- | | | | | |
|-------------|--------------------------------------|-------------------------------------|---------------------------------------|--------------------------------|
| Front Yard: | <input type="checkbox"/> Wood | <input type="checkbox"/> Chain link | <input type="checkbox"/> Wrought iron | <input type="checkbox"/> Other |
| | <input type="checkbox"/> Serviceable | <input type="checkbox"/> Missing | <input type="checkbox"/> Damaged* | <input type="checkbox"/> N/A |
| Rear Yard: | <input type="checkbox"/> Wood | <input type="checkbox"/> Chain link | <input type="checkbox"/> Wrought iron | <input type="checkbox"/> Other |
| | <input type="checkbox"/> Serviceable | <input type="checkbox"/> Missing | <input type="checkbox"/> Damaged* | <input type="checkbox"/> N/A |
- Recommend repairs/evaluation by a qualified licensed contractor before close of escrow

Comments: Rear wood fences are older, leaning and missing some slats. Wood gates are loose and binding.

- | | | | | |
|-----------|--------------------------------------|--|--------------------------------------|-----------------------------------|
| Driveway: | <input type="checkbox"/> Concrete | <input type="checkbox"/> Asphalt | <input type="checkbox"/> Brick | <input type="checkbox"/> N/A |
| | <input type="checkbox"/> Serviceable | <input type="checkbox"/> Medium cracks | <input type="checkbox"/> Open cracks | <input type="checkbox"/> Damaged* |
| Walkways: | <input type="checkbox"/> Concrete | <input type="checkbox"/> Asphalt | <input type="checkbox"/> Brick | <input type="checkbox"/> N/A |
| | <input type="checkbox"/> Serviceable | <input type="checkbox"/> Medium cracks | <input type="checkbox"/> Open cracks | <input type="checkbox"/> Damaged* |

Comments: Rear northeast walkway is damaged/lifting from tree roots. Area is a hazard at this time (may cause someone to trip and fall).

Sprinklers:

- | | | | | |
|-------------|--------------------------------------|-------------------------------------|---|----------------------------------|
| Front yard: | <input type="checkbox"/> Automatic | <input type="checkbox"/> Manual | <input type="checkbox"/> Partial system | <input type="checkbox"/> N/A |
| | <input type="checkbox"/> Operational | <input type="checkbox"/> Inoperable | <input type="checkbox"/> Need cleaning | <input type="checkbox"/> Damaged |
| Rear yard: | <input type="checkbox"/> Automatic | <input type="checkbox"/> Manual | <input type="checkbox"/> Partial system | <input type="checkbox"/> N/A |
| | <input type="checkbox"/> Operational | <input type="checkbox"/> Inoperable | <input type="checkbox"/> Need cleaning | <input type="checkbox"/> Damaged |
- All sprinklers and valves may not have been found/tested
 Automatic sprinklers are not tested. Recommend owner display system operation

Comments:

- | | | | | |
|----------|--|--|---|-----------------------------------|
| Grading: | <input type="checkbox"/> Flat site | <input type="checkbox"/> Minor slope | <input type="checkbox"/> Moderate slope | <input type="checkbox"/> Hillside |
| | <input type="checkbox"/> Site drainage appears adequate | <input type="checkbox"/> Site drainage appears inadequate* | | |
| | <input type="checkbox"/> Recommend monitoring site drainage during/after rains | | | |
| | <input type="checkbox"/> Recommend ground be properly sloped away from structure for at least 5 feet | | | |

Comments: Site grading/drainage is toward the house foundation at all yard areas.

- | | | | | |
|--------------|--------------------------------------|--|--------------------------------------|-----------------------------------|
| Patio Floor: | <input type="checkbox"/> Concrete | <input type="checkbox"/> Brick | <input type="checkbox"/> Tile | <input type="checkbox"/> Wood |
| | <input type="checkbox"/> Serviceable | <input type="checkbox"/> Medium cracks | <input type="checkbox"/> Open cracks | <input type="checkbox"/> Damaged* |
| Structure: | <input type="checkbox"/> Wood | <input type="checkbox"/> Metal | <input type="checkbox"/> Fiberglass | <input type="checkbox"/> N/A |
| | <input type="checkbox"/> Serviceable | <input type="checkbox"/> Missing | <input type="checkbox"/> Damaged* | <input type="checkbox"/> Other |

Comments: Some sections of screened patio are missing or damaged.

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HOUSE EXTERIOR

- | | | | | |
|------------|---|--------------------------------------|--|----------------------------------|
| Structure: | <input type="checkbox"/> Wood Frame | <input type="checkbox"/> Block | <input type="checkbox"/> Brick | <input type="checkbox"/> Other |
| Covering: | <input type="checkbox"/> Stucco | <input type="checkbox"/> Wood | <input type="checkbox"/> Brick | <input type="checkbox"/> Other |
| | <input type="checkbox"/> Serviceable | <input type="checkbox"/> Needs paint | <input type="checkbox"/> Missing | <input type="checkbox"/> Damaged |
| Trim: | <input type="checkbox"/> Serviceable | <input type="checkbox"/> Needs paint | <input type="checkbox"/> Missing | <input type="checkbox"/> Damaged |
| Eaves: | <input type="checkbox"/> Serviceable | <input type="checkbox"/> Needs paint | <input type="checkbox"/> Damaged | <input type="checkbox"/> N/A |
| Fascia: | <input type="checkbox"/> Serviceable | <input type="checkbox"/> Needs paint | <input type="checkbox"/> Damaged | <input type="checkbox"/> N/A |
| Veneer: | <input type="checkbox"/> Serviceable | <input type="checkbox"/> Needs paint | <input type="checkbox"/> Damaged | <input type="checkbox"/> N/A |
| Soffits: | <input type="checkbox"/> Serviceable | <input type="checkbox"/> Needs paint | <input type="checkbox"/> Damaged | <input type="checkbox"/> N/A |
| Outlets: | <input type="checkbox"/> Operational | <input type="checkbox"/> Inoperable | <input type="checkbox"/> Improper wiring* | <input type="checkbox"/> N/A |
| | <input type="checkbox"/> Exterior outlets not weather proof* | | <input type="checkbox"/> Exterior outlets not GFI protected* | |
| | <input type="checkbox"/> Recommend repairs/evaluation by a qualified licensed contractor before close of escrow | | | |

Comments: South fascia board/trim has some wood deterioration. See pest report for recommendations of wood repair to this area.

- | | | | | |
|--|--------------------------------------|-------------------------------------|-----------------------------------|--------------------------------|
| Windows: | <input type="checkbox"/> Double hung | <input type="checkbox"/> Sliding | <input type="checkbox"/> Casement | <input type="checkbox"/> Other |
| Screens: | <input type="checkbox"/> Serviceable | <input type="checkbox"/> Inoperable | <input type="checkbox"/> Damaged* | <input type="checkbox"/> Other |
| | <input type="checkbox"/> Serviceable | <input type="checkbox"/> Missing | <input type="checkbox"/> Damaged | <input type="checkbox"/> N/A |
| <input type="checkbox"/> Windows are in need of maintenance/repair for proper operation* | | | | |

Comments: Windows are all in need of maintenance for proper operation. Several stick, bind or have missing sash cords.

- | | | | | | |
|------------|--|--|--|----------------------------------|--|
| Gutters: | <input type="checkbox"/> Metal | <input type="checkbox"/> Vinyl | <input type="checkbox"/> Copper | <input type="checkbox"/> N/A | |
| Downspouts | <input type="checkbox"/> Serviceable | <input type="checkbox"/> Need cleaning | <input type="checkbox"/> Missing | <input type="checkbox"/> Damaged | |
| | <input type="checkbox"/> Serviceable | <input type="checkbox"/> Need cleaning | <input type="checkbox"/> Missing | <input type="checkbox"/> Damaged | |
| Drainage: | <input type="checkbox"/> Gutter drainage appears adequate | | <input type="checkbox"/> Gutter drainage appears inadequate* | | |
| | <input type="checkbox"/> Downspouts terminate too close to house foundation* | | | | |
| | <input type="checkbox"/> Recommend splash blocks or extensions to divert water away from structure | | | | |

Comments: N/A

- | | | | | |
|--|--|---|---|--------------------------------|
| Front porch: | <input type="checkbox"/> Concrete | <input type="checkbox"/> Brick | <input type="checkbox"/> Tile | <input type="checkbox"/> N/A |
| Drainage: | <input type="checkbox"/> Serviceable | <input type="checkbox"/> Unseen/Covered | <input type="checkbox"/> Damaged* | <input type="checkbox"/> Other |
| | <input type="checkbox"/> Porch drainage appears adequate | | <input type="checkbox"/> Porch drainage appears inadequate* | |
| <input type="checkbox"/> Recommend ground be properly sloped away from structure for at least 5 feet | | | | |
| Rear porch: | <input type="checkbox"/> Concrete | <input type="checkbox"/> Brick | <input type="checkbox"/> Tile | <input type="checkbox"/> N/A |
| Drainage: | <input type="checkbox"/> Serviceable | <input type="checkbox"/> Unseen/Covered | <input type="checkbox"/> Damaged* | <input type="checkbox"/> Other |
| | <input type="checkbox"/> Porch drainage appears adequate | | <input type="checkbox"/> Porch drainage appears inadequate* | |
| <input type="checkbox"/> Recommend ground be properly sloped away from structure for at least 5 feet | | | | |

Comments:

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BALCONY/DECKING

- Type: Wood Concrete Brick Other
 Serviceable Loose* Damaged* Other
Railings: Serviceable Loose* Damaged* N/A
Stairs: Serviceable Loose* Damaged* N/A
Deck drain: Drainage appears adequate Drainage appears inadequate*
 Recommend area drainage be corrected

Comments: N/A

UTILITIES

Water:

- Shut-Off **Location: WEST** **Water Pressure: 110 PSI**
Valve: Serviceable Frozen Leaks Damaged
Line sizes: 2-1/2 inch 2 inch 1-1/2 inch 1 1/4 inch
 1 inch 3/4 inch 1/2 inch Other
Supply lines: Copper Galvanized Plastic Other
 Serviceable Leaking* Damaged* Other
Drain lines: Cast iron Plastic Galvanized Other
 Serviceable Leaking* Damaged* Other
Volume/
Flow: Good Adequate Below normal* Poor*
 Recommend repairs/evaluation by a qualified licensed contractor before close of escrow

Comments: Water pressure is above normal. A pressure regulator can be installed to bring water pressure into the normal range of 40-80 PSI.

Gas:

- Meter: **Location: WEST** No indication of leaks at meter
Shut-off: Serviceable Damaged* Not accessible* Not found
Line type: Plastic Iron/Galvanized Wrapped Unwrapped*
Line size: 1-1/2 inch 1 inch 3/4 inch Other
Lines: Serviceable Leaking* Improper line* Damaged*
Gas is off: Recommend gas company light and test all appliances before close of escrow

Comments:

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Electrical:

Main Panel: Location: NORTH

- Service type: Overhead Underground Electricity is off. Unable to inspect.*
- Main: 200 AMP 150 AMP 125 AMP 120 Volt 100 AMP
- Breakers: 70 AMP AMP No Main* Not verified*
- Branch wire: 15 AMP 20 AMP 30 AMP 40 AMP
- Ground: 50 AMP 60 AMP 100 AMP Spares
- Ground: Copper Aluminum* Knob & tube* Other
- Ground: Water Driven rod UFER Not verified*

Sub Panel 1: Location: N/A

- Breakers: 15 AMP 20 AMP 30 AMP 40 AMP
- Branch wire: 50 AMP 60 AMP 100 AMP Spares
- Branch wire: Copper Aluminum* Knob & tube* Unknown

Sub Panel 2: Location: N/A

- Breakers: 15 AMP 20 AMP 30 AMP 40 AMP
- Branch wire: 50 AMP 60 AMP 100 AMP Spares
- Branch wire: Copper Aluminum* Knob & tube* Unknown

Sub Panel 3: Location: N/A

- Breakers: 15 AMP 20 AMP 30 AMP 40 AMP
- Branch wire: 50 AMP 60 AMP 100 AMP Spares
- Branch wire: Copper Aluminum* Knob & tube* Unknown

- Service may not be adequate by today's standards.*
- Recommend repairs/evaluation by a qualified licensed contractor before close of escrow
- Recommend all knob and tube wire be certified by a qualified licensed electrician

Comments: Panel is not properly bonded. Deadfront cover is missing. Water ground clamp is loose in the sub-area. Wires/connections are exposed at south patio ceiling light.

SLAB ON GRADE

Foundation Perimeter:

- Foundation: Visible Partially Visible Not visible Other
- Cracks: None seen Common cracks Open cracks* Damaged*
- Interior Floor: Trees/roots too close to foundation. Recommend monitoring or removal.*
- Interior Floor: No uneven areas seen at this time Uneven/sloped areas found*
- Not visible due to carpet/floor coverings
- No evidence of problems noted to interior floor at this time
- Recommend repairs/evaluation by a qualified licensed contractor before close of escrow

Comments: Note: Family room only is slab construction. The rest of the house is raised foundation.

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SUB-AREA/CRAWL SPACE

Access: **Locations: SOUTH**

- | | | | | |
|--------------|---|---|---|--|
| Crawl space: | <input type="checkbox"/> Entered | <input type="checkbox"/> Partial access | <input type="checkbox"/> No access | <input type="checkbox"/> Blocked |
| Clearance: | <input type="checkbox"/> Adequate | <input type="checkbox"/> Inadequate* | <input type="checkbox"/> Earth contact* | <input type="checkbox"/> Other |
| Piers/posts: | <input type="checkbox"/> Serviceable | <input type="checkbox"/> Damaged* | <input type="checkbox"/> Missing* | <input type="checkbox"/> N/A |
| Foundation: | <input type="checkbox"/> Concrete | <input type="checkbox"/> Block | <input type="checkbox"/> Brick | <input type="checkbox"/> Stone |
| | <input type="checkbox"/> Cripple wall* | <input type="checkbox"/> Tall wall* | <input type="checkbox"/> Reinforced | <input type="checkbox"/> Not reinforced* |
| Cracks: | <input type="checkbox"/> None seen | <input type="checkbox"/> Common cracks | <input type="checkbox"/> Medium cracks | <input type="checkbox"/> Open cracks* |
| Sill plate: | <input type="checkbox"/> Bolted | <input type="checkbox"/> Not bolted* | <input type="checkbox"/> Partially bolted | <input type="checkbox"/> Other |
| Wood/floor: | <input type="checkbox"/> Serviceable | <input type="checkbox"/> Damaged* | <input type="checkbox"/> Missing* | <input type="checkbox"/> Water stained* |
| Plumbing: | <input type="checkbox"/> Serviceable | <input type="checkbox"/> Corroded* | <input type="checkbox"/> Not secured* | <input type="checkbox"/> Other |
| Gas lines: | <input type="checkbox"/> Serviceable | <input type="checkbox"/> Corroded* | <input type="checkbox"/> Leaking* | <input type="checkbox"/> Improper* |
| Electrical: | <input type="checkbox"/> Serviceable | <input type="checkbox"/> Exposed* | <input type="checkbox"/> Not secured* | <input type="checkbox"/> N/A |
| Ducts: | <input type="checkbox"/> Serviceable | <input type="checkbox"/> Damaged* | <input type="checkbox"/> Missing | <input type="checkbox"/> N/A |
| Vent pipes: | <input type="checkbox"/> Serviceable | <input type="checkbox"/> Damaged | <input type="checkbox"/> Missing | <input type="checkbox"/> N/A |
| Ventilation: | <input type="checkbox"/> Adequate | <input type="checkbox"/> Inadequate* | <input type="checkbox"/> Vents blocked* | <input type="checkbox"/> screens Missing |
| Moisture: | <input type="checkbox"/> None noted | <input type="checkbox"/> Damp Soil | <input type="checkbox"/> Wet soil* | <input type="checkbox"/> Other |
| | <input type="checkbox"/> Recommend repairs/evaluation by a qualified licensed contractor before close of escrow | | | |

Comments: Access and vent screens are all missing. Copper water lines are not all secured properly. Copper lines have dissimilar metal contact. Some wood debris is present. Floor areas under both bathrooms have wood damage.

BASEMENT

- | | | | | |
|------------|---|--|--|---------------------------------------|
| Ceiling: | <input type="checkbox"/> Serviceable | <input type="checkbox"/> Damaged | <input type="checkbox"/> Stained* | <input type="checkbox"/> N/A |
| Walls: | <input type="checkbox"/> Serviceable | <input type="checkbox"/> Damaged | <input type="checkbox"/> Stained* | <input type="checkbox"/> Open cracks* |
| Floor: | <input type="checkbox"/> Serviceable | <input type="checkbox"/> Medium cracks | <input type="checkbox"/> Open cracks | <input type="checkbox"/> Damaged* |
| Stairs: | <input type="checkbox"/> Serviceable | <input type="checkbox"/> Loose* | <input type="checkbox"/> Damaged* | <input type="checkbox"/> N/A |
| Headroom: | <input type="checkbox"/> Adequate | <input type="checkbox"/> Inadequate* | <input type="checkbox"/> At bottom | <input type="checkbox"/> At top |
| Rails: | <input type="checkbox"/> Serviceable | <input type="checkbox"/> Damaged* | <input type="checkbox"/> Needs handrail* | <input type="checkbox"/> N/A |
| Plumbing: | <input type="checkbox"/> Serviceable | <input type="checkbox"/> Corroded* | <input type="checkbox"/> Leaking* | <input type="checkbox"/> Other |
| Sump pump: | <input type="checkbox"/> Operational | <input type="checkbox"/> Inoperable | <input type="checkbox"/> Not tested | <input type="checkbox"/> N/A |
| Lights: | <input type="checkbox"/> Operational | <input type="checkbox"/> Inoperable | <input type="checkbox"/> Damaged | <input type="checkbox"/> N/A |
| Outlets: | <input type="checkbox"/> Operational | <input type="checkbox"/> Inoperable | <input type="checkbox"/> Not GFI* | <input type="checkbox"/> N/A |
| Moisture: | <input type="checkbox"/> None noted | <input type="checkbox"/> Minor moisture* | <input type="checkbox"/> Wet areas* | <input type="checkbox"/> Other |
| | <input type="checkbox"/> Recommend repairs/evaluation by a qualified licensed contractor before close of escrow | | | |

Comments: N/A

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GARAGE

Type:	<input type="checkbox"/> One car	<input type="checkbox"/> Two car	<input type="checkbox"/> Three car	<input type="checkbox"/> Four car
	<input type="checkbox"/> Attached	<input type="checkbox"/> Detached	<input type="checkbox"/> Built-in	<input type="checkbox"/> Carport
Exterior:	<input type="checkbox"/> Serviceable	<input type="checkbox"/> Paint needed	<input type="checkbox"/> Stucco needed	<input type="checkbox"/> Damaged*
Framing:	<input type="checkbox"/> Serviceable	<input type="checkbox"/> Damaged studs*	<input type="checkbox"/> Missing studs*	<input type="checkbox"/> Unseen/covered
Lights:	<input type="checkbox"/> Operational	<input type="checkbox"/> Inoperable	<input type="checkbox"/> Damaged	<input type="checkbox"/> N/A
Outlets:	<input type="checkbox"/> Operational	<input type="checkbox"/> Inoperable	<input type="checkbox"/> Not GFI*	<input type="checkbox"/> Improper wiring*
Windows:	<input type="checkbox"/> Operational	<input type="checkbox"/> Inoperable	<input type="checkbox"/> Stationary	<input type="checkbox"/> N/A
Vents:	<input type="checkbox"/> Serviceable	<input type="checkbox"/> Covered	<input type="checkbox"/> Vents needed*	<input type="checkbox"/> N/A
Fire wall:	<input type="checkbox"/> Serviceable	<input type="checkbox"/> Openings*	<input type="checkbox"/> Damaged*	<input type="checkbox"/> N/A
Fire door:	<input type="checkbox"/> Serviceable	<input type="checkbox"/> Openings*	<input type="checkbox"/> Improper*	<input type="checkbox"/> N/A
Softwall:	<input type="checkbox"/> Braced	<input type="checkbox"/> Not braced*	<input type="checkbox"/> Unknown*	<input type="checkbox"/> N/A
Car door:	<input type="checkbox"/> Wood	<input type="checkbox"/> Metal	<input type="checkbox"/> Tilt up	<input type="checkbox"/> roll up
	<input type="checkbox"/> Operational	<input type="checkbox"/> Inoperable	<input type="checkbox"/> Damaged	<input type="checkbox"/> N/A
Springs:	<input type="checkbox"/> Operational	<input type="checkbox"/> Damaged*	<input type="checkbox"/> Cable missing*	<input type="checkbox"/> N/A
Opener:	<input type="checkbox"/> Operational	<input type="checkbox"/> Inoperable	<input type="checkbox"/> Disconnected	<input type="checkbox"/> N/A
	<input type="checkbox"/> Reverses	<input type="checkbox"/> Doesn't reverse*	<input type="checkbox"/> Needs adjusting	<input type="checkbox"/> Other
	<input type="checkbox"/> Proper outlet	<input type="checkbox"/> Improper outlet*	<input type="checkbox"/> Extension cord*	<input type="checkbox"/> Other
Floor:	<input type="checkbox"/> Concrete	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Unseen/covered	<input type="checkbox"/> Other
	<input type="checkbox"/> Serviceable	<input type="checkbox"/> Medium cracks	<input type="checkbox"/> Open cracks	<input type="checkbox"/> Damaged*
Sill plate:	<input type="checkbox"/> Bolted	<input type="checkbox"/> Not bolted*	<input type="checkbox"/> Unseen/covered	<input type="checkbox"/> N/A
	<input type="checkbox"/> Recommend repairs/evaluation by a qualified licensed contractor before close of escrow			

Comments: Fire wall has a few openings. Romex from attic to southeast area is

not secured properly. Car door opener junction box is not secured properly.

Car door opener does not auto-reverse properly. South outlet has reversed polarity.

Access to this area was limited due to occupants belongings.

ROOF

Viewed By:	<input type="checkbox"/> Walking roof	<input type="checkbox"/> Ladder	<input type="checkbox"/> Ground	<input type="checkbox"/> Binoculars
# Of layers:	<input type="checkbox"/> One layer	<input type="checkbox"/> Two layers	<input type="checkbox"/> Three layers	<input type="checkbox"/> Unknown*
Roof type:	<input type="checkbox"/> Composition shingle		HOUSE	
	<input type="checkbox"/> Serviceable	<input type="checkbox"/> Missing	<input type="checkbox"/> Damaged*	<input type="checkbox"/> N/A
Roof type:	<input type="checkbox"/> Rolled roofing		FAMILY ROOM	
	<input type="checkbox"/> Serviceable	<input type="checkbox"/> Missing	<input type="checkbox"/> Damaged*	<input type="checkbox"/> N/A
Roof type:	<input type="checkbox"/> Tile		_____	
	<input type="checkbox"/> Serviceable	<input type="checkbox"/> Missing	<input type="checkbox"/> Damaged*	<input type="checkbox"/> N/A
Chimney:	<input type="checkbox"/> Serviceable	<input type="checkbox"/> Loose brick*	<input type="checkbox"/> Damaged*	<input type="checkbox"/> Other
	<input type="checkbox"/> Unstrapped*	<input type="checkbox"/> Unlined*	<input type="checkbox"/> Not reinforced*	<input type="checkbox"/> N/A
Arrester/cap:	<input type="checkbox"/> Serviceable	<input type="checkbox"/> Inadequate*	<input type="checkbox"/> Damaged*	<input type="checkbox"/> Missing*
Skylights:	<input type="checkbox"/> Serviceable	<input type="checkbox"/> Caulk needed*	<input type="checkbox"/> Damaged*	<input type="checkbox"/> N/A
Flashing:	<input type="checkbox"/> Serviceable	<input type="checkbox"/> Missing*	<input type="checkbox"/> Damaged*	<input type="checkbox"/> Unseen
Vent pipes:	<input type="checkbox"/> Serviceable	<input type="checkbox"/> Caps missing	<input type="checkbox"/> Vents are not high enough	
	<input type="checkbox"/> Damaged*	<input type="checkbox"/> Caulk needed	<input type="checkbox"/> Paint/maintenance needed	
Slope:	<input type="checkbox"/> Adequate	<input type="checkbox"/> Slope may be too low for this type of material*		
Drainage:	<input type="checkbox"/> Appears adequate		<input type="checkbox"/> Appears inadequate*	
	<input type="checkbox"/> Recommend leaves/debris be removed from roof area			
	<input type="checkbox"/> Recommend repairs/evaluation by a qualified licensed contractor before close of escrow			

Comments: Chimney does not have a spark arrester/rain cap. Chimney crown area has some hairline cracks which need caulking.

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FRONT ENTRY

Door bell:	<input type="checkbox"/> Operational	<input type="checkbox"/> Inoperable	<input type="checkbox"/> Missing	<input type="checkbox"/> N/A
Entry door:	<input type="checkbox"/> Operational	<input type="checkbox"/> Inoperable	<input type="checkbox"/> Binds	<input type="checkbox"/> Damaged*
Ceiling:	<input type="checkbox"/> Painted	<input type="checkbox"/> Textured	<input type="checkbox"/> Acoustic	<input type="checkbox"/> Other
	<input type="checkbox"/> Serviceable	<input type="checkbox"/> Missing	<input type="checkbox"/> Stained*	<input type="checkbox"/> Damaged*
Walls:	<input type="checkbox"/> Painted	<input type="checkbox"/> Textured	<input type="checkbox"/> Wallpaper	<input type="checkbox"/> Paneling
	<input type="checkbox"/> Serviceable	<input type="checkbox"/> Missing	<input type="checkbox"/> Stained*	<input type="checkbox"/> Damaged*
Flooring:	<input type="checkbox"/> Tile	<input type="checkbox"/> Carpet	<input type="checkbox"/> Wood	<input type="checkbox"/> Vinyl
	<input type="checkbox"/> Serviceable	<input type="checkbox"/> Missing	<input type="checkbox"/> Stained*	<input type="checkbox"/> Other
Lights:	<input type="checkbox"/> Operational	<input type="checkbox"/> Inoperable	<input type="checkbox"/> Damaged	<input type="checkbox"/> N/A

Comments:

LIVING ROOM

Door bell:	<input type="checkbox"/> Operational	<input type="checkbox"/> Inoperable	<input type="checkbox"/> Missing	<input type="checkbox"/> N/A
Ceiling:	<input type="checkbox"/> Painted	<input type="checkbox"/> Textured	<input type="checkbox"/> Acoustic	<input type="checkbox"/> Wood
	<input type="checkbox"/> Serviceable	<input type="checkbox"/> Missing	<input type="checkbox"/> Stained*	<input type="checkbox"/> Damaged*
Walls:	<input type="checkbox"/> Painted	<input type="checkbox"/> Textured	<input type="checkbox"/> Wallpaper	<input type="checkbox"/> Paneling
	<input type="checkbox"/> Serviceable	<input type="checkbox"/> Missing	<input type="checkbox"/> Stained*	<input type="checkbox"/> Damaged*
Flooring:	<input type="checkbox"/> Carpet	<input type="checkbox"/> Wood	<input type="checkbox"/> Tile	<input type="checkbox"/> Other
	<input type="checkbox"/> Serviceable	<input type="checkbox"/> Missing	<input type="checkbox"/> Stained*	<input type="checkbox"/> Other
Windows:	<input type="checkbox"/> Operational	<input type="checkbox"/> Inoperable	<input type="checkbox"/> Damaged*	<input type="checkbox"/> N/A
Doors:	<input type="checkbox"/> Operational	<input type="checkbox"/> Inoperable	<input type="checkbox"/> Bind	<input type="checkbox"/> N/A
Lights:	<input type="checkbox"/> Operational	<input type="checkbox"/> Inoperable	<input type="checkbox"/> Damaged	<input type="checkbox"/> N/A
Outlets:	<input type="checkbox"/> Operational	<input type="checkbox"/> Inoperable	<input type="checkbox"/> Improper wiring*	<input type="checkbox"/> N/A

Comments:

FIREPLACE

Location: # 1 **LIVING ROOM**

Type:	<input type="checkbox"/> Masonry	<input type="checkbox"/> Manufactured	<input type="checkbox"/> Freestanding	<input type="checkbox"/> Other
Firebox:	<input type="checkbox"/> Serviceable	<input type="checkbox"/> Dirty*	<input type="checkbox"/> Damaged*	<input type="checkbox"/> Other
Damper:	<input type="checkbox"/> Operational	<input type="checkbox"/> Inoperable	<input type="checkbox"/> Needs stop*	<input type="checkbox"/> N/A
Flue:	<input type="checkbox"/> Clear	<input type="checkbox"/> Unseen*	<input type="checkbox"/> Needs cleaning*	<input type="checkbox"/> Blocked*
	<input type="checkbox"/> Lined	<input type="checkbox"/> Unlined*	<input type="checkbox"/> Damaged*	<input type="checkbox"/> Other
Gas valve:	<input type="checkbox"/> Operational	<input type="checkbox"/> Capped	<input type="checkbox"/> Inoperable*	<input type="checkbox"/> N/A
Hearth:	<input type="checkbox"/> Serviceable	<input type="checkbox"/> Damaged*	<input type="checkbox"/> Wrong Type*	<input type="checkbox"/> None*
	<input type="checkbox"/> Recommend repairs/evaluation by a qualified licensed contractor before close of escrow			

Comments: Gas line through firebox wall is not sealed/caulked properly.

Recommend a damper stop for gas log set.

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Location: # 2 _____

Type:	<input type="checkbox"/> Masonry	<input type="checkbox"/> Manufactured	<input type="checkbox"/> Freestanding	<input type="checkbox"/> Other
Firebox:	<input type="checkbox"/> Serviceable	<input type="checkbox"/> Dirty*	<input type="checkbox"/> Damaged*	<input type="checkbox"/> Other
Damper:	<input type="checkbox"/> Operational	<input type="checkbox"/> Inoperable	<input type="checkbox"/> Needs stop*	<input type="checkbox"/> N/A
Flue:	<input type="checkbox"/> Clear	<input type="checkbox"/> Unseen	<input type="checkbox"/> Needs cleaning*	<input type="checkbox"/> Blocked*
	<input type="checkbox"/> Lined	<input type="checkbox"/> Unlined*	<input type="checkbox"/> Damaged*	<input type="checkbox"/> Other
Gas valve:	<input type="checkbox"/> Operational	<input type="checkbox"/> Capped	<input type="checkbox"/> Inoperable*	<input type="checkbox"/> N/A
Hearth:	<input type="checkbox"/> Serviceable	<input type="checkbox"/> Damaged*	<input type="checkbox"/> Wrong type*	<input type="checkbox"/> None*
	<input type="checkbox"/> Recommend repairs/evaluation by a qualified licensed contractor before close of escrow			

Comments: N/A

DINING ROOM

Ceiling:	<input type="checkbox"/> Painted	<input type="checkbox"/> Textured	<input type="checkbox"/> Acoustic	<input type="checkbox"/> Other
	<input type="checkbox"/> Serviceable	<input type="checkbox"/> Missing	<input type="checkbox"/> Stained*	<input type="checkbox"/> Damaged*
Walls:	<input type="checkbox"/> Painted	<input type="checkbox"/> Textured	<input type="checkbox"/> Wallpaper	<input type="checkbox"/> Paneling
	<input type="checkbox"/> Serviceable	<input type="checkbox"/> Missing	<input type="checkbox"/> Stained*	<input type="checkbox"/> Damaged*
Flooring:	<input type="checkbox"/> Carpet	<input type="checkbox"/> Wood	<input type="checkbox"/> Tile	<input type="checkbox"/> Vinyl
	<input type="checkbox"/> Serviceable	<input type="checkbox"/> Missing	<input type="checkbox"/> Damaged*	<input type="checkbox"/> Other
Windows:	<input type="checkbox"/> Operational	<input type="checkbox"/> Inoperable	<input type="checkbox"/> Damaged*	<input type="checkbox"/> N/A
Doors:	<input type="checkbox"/> Operational	<input type="checkbox"/> Inoperable	<input type="checkbox"/> Bind	<input type="checkbox"/> N/A
Lights:	<input type="checkbox"/> Operational	<input type="checkbox"/> Inoperable	<input type="checkbox"/> Damaged	<input type="checkbox"/> N/A
Outlets:	<input type="checkbox"/> Operational	<input type="checkbox"/> Inoperable	<input type="checkbox"/> Improper wiring*	<input type="checkbox"/> N/A

Comments:

HALLWAY/STAIRWAY

Locations:	# 1	<u>OFF ENTRY</u>	# 2	<u>N/A</u>
Ceiling:	<input type="checkbox"/> Serviceable	<input type="checkbox"/> Missing	<input type="checkbox"/> Stained*	<input type="checkbox"/> Damaged*
Walls:	<input type="checkbox"/> Serviceable	<input type="checkbox"/> Missing	<input type="checkbox"/> Stained*	<input type="checkbox"/> Damaged*
Flooring:	<input type="checkbox"/> Serviceable	<input type="checkbox"/> Missing	<input type="checkbox"/> Damaged*	<input type="checkbox"/> Other
Cabinets:	<input type="checkbox"/> Serviceable	<input type="checkbox"/> Missing	<input type="checkbox"/> Damaged*	<input type="checkbox"/> N/A
Closets:	<input type="checkbox"/> Serviceable	<input type="checkbox"/> Stained*	<input type="checkbox"/> Damaged	<input type="checkbox"/> N/A
Doors:	<input type="checkbox"/> Operational	<input type="checkbox"/> Inoperable	<input type="checkbox"/> Bind	<input type="checkbox"/> N/A
Lights:	<input type="checkbox"/> Operational	<input type="checkbox"/> Inoperable	<input type="checkbox"/> Damaged	<input type="checkbox"/> N/A
Outlets:	<input type="checkbox"/> Operational	<input type="checkbox"/> Inoperable	<input type="checkbox"/> Improper wiring*	<input type="checkbox"/> N/A
Stairs:	<input type="checkbox"/> Serviceable	<input type="checkbox"/> Loose*	<input type="checkbox"/> Damaged*	<input type="checkbox"/> N/A
Rails:	<input type="checkbox"/> Serviceable	<input type="checkbox"/> Loose/damaged*	<input type="checkbox"/> Needs handrail*	<input type="checkbox"/> N/A
Smoke detector:	<input type="checkbox"/> Operational	<input type="checkbox"/> Inoperable*	<input type="checkbox"/> Damaged*	<input type="checkbox"/> Not tested*

Recommend smoke detectors in sleeping/living areas*

Recommend carbon monoxide detectors in sleeping/living areas*

Comments: Door binds at top area. Smoke detector is inoperable.

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ATTIC

Locations:	# 1 <u>HALLWAY</u>	# 2 <u>N/A</u>	
Attic area:	<input type="checkbox"/> Full attic <input type="checkbox"/> Partial attic	<input type="checkbox"/> No attic	<input type="checkbox"/> Inaccessible
Viewed by:	<input type="checkbox"/> Entering attic <input type="checkbox"/> From access	<input type="checkbox"/> Limited access	<input type="checkbox"/> Partial view
Frame type:	<input type="checkbox"/> Truss <input type="checkbox"/> Purlin	<input type="checkbox"/> Conventional	<input type="checkbox"/> Other
	<input type="checkbox"/> Serviceable <input type="checkbox"/> Damaged*	<input type="checkbox"/> Missing*	<input type="checkbox"/> Water stained*
Ventilation:	<input type="checkbox"/> Adequate <input type="checkbox"/> Inadequate*	<input type="checkbox"/> Blocked screens	<input type="checkbox"/> None*
	<input type="checkbox"/> Recommend additional vents be installed in attic area		
Vent type:	<input type="checkbox"/> Stationary <input type="checkbox"/> Rotary fan	<input type="checkbox"/> Electric fan	<input type="checkbox"/> Other
Fans:	<input type="checkbox"/> Operational <input type="checkbox"/> Inoperable	<input type="checkbox"/> Not tested	<input type="checkbox"/> N/A
Heat ducts:	<input type="checkbox"/> Serviceable <input type="checkbox"/> Not insulated	<input type="checkbox"/> Damaged*	<input type="checkbox"/> N/A
Insulation:			
Type:	<input type="checkbox"/> Loose fill <input type="checkbox"/> Batting	<input type="checkbox"/> Other	<input type="checkbox"/> None
Amount:	<input type="checkbox"/> 1 to 2 inches <input type="checkbox"/> 2 to 4 inches	<input type="checkbox"/> 4 to 6 inches	<input type="checkbox"/> Over 6 inches
R-Value:	<input type="checkbox"/> R-11 <input type="checkbox"/> R-19	<input type="checkbox"/> R-25	<input type="checkbox"/> R-30
	<input type="checkbox"/> R-38 <input type="checkbox"/> R-49	<input type="checkbox"/> Other	<input type="checkbox"/> Unknown
	Attic access:	<input type="checkbox"/> Insulated <input type="checkbox"/> Not insulated	<input type="checkbox"/> Damaged
Electrical:	<input type="checkbox"/> Serviceable <input type="checkbox"/> None seen	<input type="checkbox"/> Knob & tube*	<input type="checkbox"/> Exposed*
	<input type="checkbox"/> Recommend repairs/evaluation by a qualified licensed contractor before close of escrow		
<input type="checkbox"/> Recommend all knob and tube wire be certified by a qualified licensed electrician			

Comments: Ventilation is inadequate. Minor water stains noted at north ridge area.

Stains are not active at this time.

KITCHEN

Ceiling:	<input type="checkbox"/> Painted <input type="checkbox"/> Textured	<input type="checkbox"/> Wood	<input type="checkbox"/> Other
	<input type="checkbox"/> Serviceable <input type="checkbox"/> Missing	<input type="checkbox"/> Stained*	<input type="checkbox"/> Damaged*
Walls:	<input type="checkbox"/> Painted <input type="checkbox"/> Textured	<input type="checkbox"/> Wallpaper	<input type="checkbox"/> Wood
	<input type="checkbox"/> Serviceable <input type="checkbox"/> Missing	<input type="checkbox"/> Stained*	<input type="checkbox"/> Damaged*
Flooring:	<input type="checkbox"/> Vinyl <input type="checkbox"/> Tile	<input type="checkbox"/> Wood	<input type="checkbox"/> Other
	<input type="checkbox"/> Serviceable <input type="checkbox"/> Missing	<input type="checkbox"/> Damaged*	<input type="checkbox"/> Other
Windows:	<input type="checkbox"/> Operational <input type="checkbox"/> Inoperable	<input type="checkbox"/> Damaged*	<input type="checkbox"/> N/A
Doors:	<input type="checkbox"/> Operational <input type="checkbox"/> Inoperable	<input type="checkbox"/> Bind	<input type="checkbox"/> N/A
Counters:	<input type="checkbox"/> Ceramic <input type="checkbox"/> Formica	<input type="checkbox"/> Wood	<input type="checkbox"/> Other
	<input type="checkbox"/> Serviceable <input type="checkbox"/> Damaged*	<input type="checkbox"/> Needs grout	<input type="checkbox"/> Needs caulk
Cabinets:	<input type="checkbox"/> Serviceable <input type="checkbox"/> Missing*	<input type="checkbox"/> Damaged	<input type="checkbox"/> N/A
Island:	<input type="checkbox"/> Serviceable <input type="checkbox"/> Loose*	<input type="checkbox"/> Damaged*	<input type="checkbox"/> N/A
Lights:	<input type="checkbox"/> Operational <input type="checkbox"/> Inoperable	<input type="checkbox"/> Damaged	<input type="checkbox"/> N/A
Outlets:	<input type="checkbox"/> Operational <input type="checkbox"/> Inoperable	<input type="checkbox"/> Improper wiring*	<input type="checkbox"/> N/A
	<input type="checkbox"/> GFI protected <input type="checkbox"/> Not GFI*	<input type="checkbox"/> Recommend GFI outlets for safety	
<input type="checkbox"/> Recommend repairs/evaluation by a qualified licensed contractor before close of escrow			

Comments:

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Appliances:

Sink:	<input type="checkbox"/> Serviceable	<input type="checkbox"/> Stained	<input type="checkbox"/> Chipped*	<input type="checkbox"/> Damaged*
Faucet:	<input type="checkbox"/> Operational	<input type="checkbox"/> Inoperable	<input type="checkbox"/> Leaks/drips	<input type="checkbox"/> Damaged
Drain:	<input type="checkbox"/> Operational	<input type="checkbox"/> Leaks/drips	<input type="checkbox"/> Improper	<input type="checkbox"/> Slow*
Disposal:	<input type="checkbox"/> Operational	<input type="checkbox"/> Inoperable	<input type="checkbox"/> Noisy	<input type="checkbox"/> N/A
Range:	<input type="checkbox"/> Gas	<input type="checkbox"/> Electric	<input type="checkbox"/> Other	<input type="checkbox"/> N/A
	<input type="checkbox"/> Operational	<input type="checkbox"/> Inoperable	<input type="checkbox"/> Disconnected	<input type="checkbox"/> Damaged*
Vent fan:	<input type="checkbox"/> Operational	<input type="checkbox"/> Inoperable	<input type="checkbox"/> Noisy	<input type="checkbox"/> N/A
	<input type="checkbox"/> Vented	<input type="checkbox"/> Not vented	<input type="checkbox"/> Disconnected	<input type="checkbox"/> Damaged*
Hood light:	<input type="checkbox"/> Operational	<input type="checkbox"/> Inoperable	<input type="checkbox"/> Damaged	<input type="checkbox"/> N/A
Oven:	<input type="checkbox"/> Gas	<input type="checkbox"/> Electric	<input type="checkbox"/> Other	<input type="checkbox"/> N/A
	<input type="checkbox"/> Operational	<input type="checkbox"/> Inoperable	<input type="checkbox"/> Disconnected	<input type="checkbox"/> Damaged*
Dishwasher:	<input type="checkbox"/> Operational	<input type="checkbox"/> Inoperable*	<input type="checkbox"/> Leaking*	<input type="checkbox"/> N/A
Air gap:	<input type="checkbox"/> Operational	<input type="checkbox"/> Inoperable*	<input type="checkbox"/> Missing*	<input type="checkbox"/> N/A
	<input type="checkbox"/> Unable to test dishwasher			
Trash comp:	<input type="checkbox"/> Operational	<input type="checkbox"/> Inoperable	<input type="checkbox"/> Noisy	<input type="checkbox"/> N/A
	<input type="checkbox"/> Unable to test trash compactor			
Microwave:	<input type="checkbox"/> Operational	<input type="checkbox"/> Inoperable*	<input type="checkbox"/> Damaged*	<input type="checkbox"/> N/A
	<input type="checkbox"/> Recommend repairs/evaluation by a qualified licensed contractor before close of escrow			

Comments: Faucet leaks at stem area. Cold volume is very poor. Cabinet wall is unfinished under sink. Range fan is noisy. Dishwasher is not secured to cabinet. Unable to test in present condition. Dishwasher shut-off valve is corroded and air gap is missing. Disposal drain has negative slope. Right range burner did not respond to control.

BATHROOMS

Locations:	# 1	<u>WEST</u>	# 2	<u>EAST</u>
Number Of:	Full	<u>1</u>	3/4	<u>1</u>
	1/2	<u>0</u>		
Ceiling:	<input type="checkbox"/> Serviceable	<input type="checkbox"/> Missing	<input type="checkbox"/> Stained*	<input type="checkbox"/> Damaged*
Walls:	<input type="checkbox"/> Serviceable	<input type="checkbox"/> Missing	<input type="checkbox"/> Stained*	<input type="checkbox"/> Damaged*
Floors:	<input type="checkbox"/> Serviceable	<input type="checkbox"/> Missing	<input type="checkbox"/> Damaged*	<input type="checkbox"/> Other
Fan:	<input type="checkbox"/> Operational	<input type="checkbox"/> Inoperable	<input type="checkbox"/> Noisy	<input type="checkbox"/> N/A
Windows:	<input type="checkbox"/> Operational	<input type="checkbox"/> Inoperable	<input type="checkbox"/> Damaged*	<input type="checkbox"/> N/A
Doors:	<input type="checkbox"/> Operational	<input type="checkbox"/> Inoperable	<input type="checkbox"/> Bind	<input type="checkbox"/> Damaged
Toilet:	<input type="checkbox"/> Operational	<input type="checkbox"/> Inoperable*	<input type="checkbox"/> Loose	<input type="checkbox"/> Runs

Comments: Wall near shower has minor water damage in bath # 1. Wall near tub is water damaged and toilet runs in bath # 2.

Sink:	<input type="checkbox"/> Serviceable	<input type="checkbox"/> Stained/Rusted	<input type="checkbox"/> Chipped*	<input type="checkbox"/> Damaged*
Faucet:	<input type="checkbox"/> Operational	<input type="checkbox"/> Inoperable	<input type="checkbox"/> Leaks/drips	<input type="checkbox"/> Damaged
Drain:	<input type="checkbox"/> Operational	<input type="checkbox"/> Corroded	<input type="checkbox"/> Improper	<input type="checkbox"/> Slow*
Cabinets:	<input type="checkbox"/> Serviceable	<input type="checkbox"/> Needs grout	<input type="checkbox"/> Damaged	<input type="checkbox"/> N/A

Comments: Drain has a temporary repair in bath # 1. Drain line is corroded, drain line has a temporary repair and sink bowls are a little rusted in bath # 2.

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Shower:

Walls:	<input type="checkbox"/> Serviceable	<input type="checkbox"/> Needs grout	<input type="checkbox"/> Damaged*	<input type="checkbox"/> Other
Floor:	<input type="checkbox"/> Serviceable	<input type="checkbox"/> Needs grout	<input type="checkbox"/> Damaged*	<input type="checkbox"/> Other
Door:	<input type="checkbox"/> Operational	<input type="checkbox"/> Needs adjusting	<input type="checkbox"/> Damaged*	<input type="checkbox"/> N/A
Valves:	<input type="checkbox"/> Operational	<input type="checkbox"/> Inoperable	<input type="checkbox"/> Leaks/drips	<input type="checkbox"/> Damaged
Drain:	<input type="checkbox"/> Operational	<input type="checkbox"/> Leaks/drips*	<input type="checkbox"/> Slow*	<input type="checkbox"/> Damaged*

Comments: Shower head is missing, cold valve leaks and drain is slow in bath # 1.

Bathtub:	<input type="checkbox"/> Serviceable	<input type="checkbox"/> Stained	<input type="checkbox"/> Chipped*	<input type="checkbox"/> Damaged*
Enclosure:	<input type="checkbox"/> Serviceable	<input type="checkbox"/> Doors off track	<input type="checkbox"/> Damaged*	<input type="checkbox"/> N/A
Walls:	<input type="checkbox"/> Serviceable	<input type="checkbox"/> Needs grout	<input type="checkbox"/> Damaged*	<input type="checkbox"/> Other
Valves:	<input type="checkbox"/> Operational	<input type="checkbox"/> Inoperable	<input type="checkbox"/> Leaks/drips	<input type="checkbox"/> Damaged*
Drain:	<input type="checkbox"/> Operational	<input type="checkbox"/> Leaks/drips	<input type="checkbox"/> Slow*	<input type="checkbox"/> Damaged*

Comments: Tub spout is rusted/damaged, tub shower wand leaks and tub tile needs a little grout in bath # 2.

Lights:	<input type="checkbox"/> Operational	<input type="checkbox"/> Inoperable	<input type="checkbox"/> Missing	<input type="checkbox"/> Damaged
Outlets:	<input type="checkbox"/> Operational	<input type="checkbox"/> Inoperable	<input type="checkbox"/> Improper wiring*	<input type="checkbox"/> N/A
	<input type="checkbox"/> GFI protected	<input type="checkbox"/> Not GFI*	<input type="checkbox"/> Recommend GFI outlets for safety*	
Heater:	<input type="checkbox"/> Operational	<input type="checkbox"/> Inoperable	<input type="checkbox"/> Damaged*	<input type="checkbox"/> N/A
Heat Lamp:	<input type="checkbox"/> Operational	<input type="checkbox"/> Inoperable	<input type="checkbox"/> Damaged*	<input type="checkbox"/> N/A
	<input type="checkbox"/> Recommend repairs/evaluation by a qualified licensed contractor before close of escrow			

Comments: Ceiling light is damaged/inoperable in bath # 2.

BEDROOMS

Locations:	# 1	<u>WEST CENTER</u>	# 2	<u>SOUTHWEST</u>
	# 3	<u>MASTER</u>	# 4	<u>N/A</u>
Ceiling:	<input type="checkbox"/> Serviceable	<input type="checkbox"/> Missing	<input type="checkbox"/> Stained*	<input type="checkbox"/> Damaged*
Walls:	<input type="checkbox"/> Serviceable	<input type="checkbox"/> Missing	<input type="checkbox"/> Stained*	<input type="checkbox"/> Damaged*
Floors:	<input type="checkbox"/> Serviceable	<input type="checkbox"/> Missing	<input type="checkbox"/> Stained*	<input type="checkbox"/> Other
Windows:	<input type="checkbox"/> Operational	<input type="checkbox"/> Inoperable	<input type="checkbox"/> Damaged*	<input type="checkbox"/> N/A
Doors:	<input type="checkbox"/> Serviceable	<input type="checkbox"/> Missing	<input type="checkbox"/> Bind	<input type="checkbox"/> Damaged
Closet:	<input type="checkbox"/> Serviceable	<input type="checkbox"/> Damaged*	<input type="checkbox"/> No closet*	<input type="checkbox"/> Other
Lights:	<input type="checkbox"/> Operational	<input type="checkbox"/> Inoperable	<input type="checkbox"/> Damaged	<input type="checkbox"/> N/A
Outlets:	<input type="checkbox"/> Operational	<input type="checkbox"/> Inoperable	<input type="checkbox"/> Improper wiring*	<input type="checkbox"/> Other
Smoke detector:	<input type="checkbox"/> Operational	<input type="checkbox"/> Inoperable*	<input type="checkbox"/> Damaged*	<input type="checkbox"/> None*

Comments: Door rubs on carpet in bedroom # 2. Closet doors bind in bedroom # 3.

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INTERIOR ROOMS

Name:	# 1	<u>FAMILY ROOM</u>	# 2	<u>N/A</u>		
Ceiling:	<input type="checkbox"/>	Painted	<input type="checkbox"/>	Textured	<input type="checkbox"/>	Wood
	<input type="checkbox"/>	Serviceable	<input type="checkbox"/>	Missing	<input type="checkbox"/>	Damaged*
Walls:	<input type="checkbox"/>	Painted	<input type="checkbox"/>	Textured	<input type="checkbox"/>	Wood
	<input type="checkbox"/>	Serviceable	<input type="checkbox"/>	Missing	<input type="checkbox"/>	Damaged*
Flooring:	<input type="checkbox"/>	Carpet	<input type="checkbox"/>	Wood	<input type="checkbox"/>	Vinyl
	<input type="checkbox"/>	Serviceable	<input type="checkbox"/>	Missing	<input type="checkbox"/>	Other
Windows:	<input type="checkbox"/>	Operational	<input type="checkbox"/>	Inoperable	<input type="checkbox"/>	N/A
Doors:	<input type="checkbox"/>	Operational	<input type="checkbox"/>	Inoperable	<input type="checkbox"/>	N/A
Lights:	<input type="checkbox"/>	Operational	<input type="checkbox"/>	Inoperable	<input type="checkbox"/>	N/A
Outlets:	<input type="checkbox"/>	Operational	<input type="checkbox"/>	Inoperable	<input type="checkbox"/>	N/A
Bar area:	<input type="checkbox"/>	Serviceable	<input type="checkbox"/>	Missing	<input type="checkbox"/>	N/A
Bar sink:	<input type="checkbox"/>	Operational	<input type="checkbox"/>	Leaks/drips	<input type="checkbox"/>	N/A
			<input type="checkbox"/>	Acoustic	<input type="checkbox"/>	Wood
			<input type="checkbox"/>	Stained*	<input type="checkbox"/>	Damaged*
			<input type="checkbox"/>	Wallpaper	<input type="checkbox"/>	Wood
			<input type="checkbox"/>	Stained*	<input type="checkbox"/>	Damaged*
			<input type="checkbox"/>	Tile	<input type="checkbox"/>	Vinyl
			<input type="checkbox"/>	Stained*	<input type="checkbox"/>	Other
			<input type="checkbox"/>	Damaged*	<input type="checkbox"/>	N/A
			<input type="checkbox"/>	Bind	<input type="checkbox"/>	N/A
			<input type="checkbox"/>	Damaged	<input type="checkbox"/>	N/A
			<input type="checkbox"/>	Improper wiring*	<input type="checkbox"/>	N/A
			<input type="checkbox"/>	Damaged	<input type="checkbox"/>	N/A
			<input type="checkbox"/>	Slow*	<input type="checkbox"/>	N/A

Comments: Exterior door binds and ceiling has some water stains. Stains are not active at this time.

LAUNDRY AREA

Location:	<input type="checkbox"/>	Garage	<input type="checkbox"/>	Laundry room	<input type="checkbox"/>	Kitchen	<input type="checkbox"/>	Hall closet
Washer:	<input type="checkbox"/>	Hot line	<input type="checkbox"/>	Cold line	<input type="checkbox"/>	Drain line	<input type="checkbox"/>	No outlet*
Dryer:	<input type="checkbox"/>	120 outlet	<input type="checkbox"/>	240 outlet	<input type="checkbox"/>	Gas connection	<input type="checkbox"/>	Improper vent*
	<input type="checkbox"/>	Combustion air appears adequate		<input type="checkbox"/>	Combustion air appears inadequate*		<input type="checkbox"/>	N/A
Sink:	<input type="checkbox"/>	Serviceable	<input type="checkbox"/>	Leaks/drips	<input type="checkbox"/>	Damaged*	<input type="checkbox"/>	N/A
Windows:	<input type="checkbox"/>	Operational	<input type="checkbox"/>	Inoperable	<input type="checkbox"/>	Damaged*	<input type="checkbox"/>	N/A
Doors:	<input type="checkbox"/>	Operational	<input type="checkbox"/>	Inoperable	<input type="checkbox"/>	Bind	<input type="checkbox"/>	N/A
Lights:	<input type="checkbox"/>	Operational	<input type="checkbox"/>	Inoperable	<input type="checkbox"/>	Damaged	<input type="checkbox"/>	N/A
Outlets:	<input type="checkbox"/>	Operational	<input type="checkbox"/>	Inoperable	<input type="checkbox"/>	Improper wiring*	<input type="checkbox"/>	N/A
Fan:	<input type="checkbox"/>	Operational	<input type="checkbox"/>	Inoperable	<input type="checkbox"/>	Noisy	<input type="checkbox"/>	N/A

Comments: Outlet has reversed polarity.

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HEATING AND AIR CONDITIONING

Unit # 1:	Location: <u>ATTIC</u>	MFG: <u>GAFFERS/SAT</u>	<u>100,000 BTUs</u>
Unit Type:	<input type="checkbox"/> Closet unit <input type="checkbox"/> Wall unit	<input type="checkbox"/> Floor unit <input type="checkbox"/> Gravity unit	<input type="checkbox"/> Heat pump
	<input type="checkbox"/> Gas <input type="checkbox"/> Electric	<input type="checkbox"/> Forced air	<input type="checkbox"/> Heat pump
Unit # 2:	Location: <u>N/A</u>	MFG: _____	
Unit Type:	<input type="checkbox"/> Closet unit <input type="checkbox"/> Wall unit	<input type="checkbox"/> Floor unit <input type="checkbox"/> Gravity unit	
	<input type="checkbox"/> Gas <input type="checkbox"/> Electric	<input type="checkbox"/> Forced air	<input type="checkbox"/> Heat pump
Unit # 3:	Location: <u>N/A</u>	MFG: _____	
Unit Type:	<input type="checkbox"/> Closet unit <input type="checkbox"/> Wall unit	<input type="checkbox"/> Floor unit <input type="checkbox"/> Gravity unit	
	<input type="checkbox"/> Gas <input type="checkbox"/> Electric	<input type="checkbox"/> Forced air	<input type="checkbox"/> Heat pump
	<input type="checkbox"/> Operational <input type="checkbox"/> Inoperable*	<input type="checkbox"/> Dirty motor*	<input type="checkbox"/> Dirty filter*
Burner:	<input type="checkbox"/> Clear <input type="checkbox"/> Needs adjusting*	<input type="checkbox"/> Dirty*	<input type="checkbox"/> Rusted*
Registers:	<input type="checkbox"/> Operational <input type="checkbox"/> Inoperable	<input type="checkbox"/> Damaged	<input type="checkbox"/> Missing
Gas Valve:	<input type="checkbox"/> Serviceable <input type="checkbox"/> Damaged*	<input type="checkbox"/> Missing*	<input type="checkbox"/> Improper*
Venting:	<input type="checkbox"/> Adequate <input type="checkbox"/> Inadequate*	<input type="checkbox"/> Missing*	<input type="checkbox"/> Improper*
Unit Seal:	<input type="checkbox"/> Proper seal <input type="checkbox"/> Improper seal*	<input type="checkbox"/> Openings*	<input type="checkbox"/> N/A
	<input type="checkbox"/> Combustion air appears adequate	<input type="checkbox"/> Combustion air appears inadequate*	
Air Con:	<input type="checkbox"/> Operational <input type="checkbox"/> Inoperable*	<input type="checkbox"/> Damaged*	<input type="checkbox"/> N/A
A/C Lines:	<input type="checkbox"/> Serviceable <input type="checkbox"/> Damaged	<input type="checkbox"/> Missing	<input type="checkbox"/> Not insulated
Disconnect:	<input type="checkbox"/> Serviceable <input type="checkbox"/> Improper*	<input type="checkbox"/> Missing*	<input type="checkbox"/> None*
	<input type="checkbox"/> Recommend repairs/evaluation by a qualified licensed contractor before close of escrow		

Comments: Heating unit is covered with dirt/debris. Filter compartment door does not secure properly. Recommend a flexible gas line be installed for additional safety.

WATER HEATERS

Unit # 1:	Location: <u>GARAGE</u>	Date MFG: <u>19</u>	<input type="checkbox"/> No date found
Capacity:	<input type="checkbox"/> 30 gallon <input type="checkbox"/> 40 gallon	<input type="checkbox"/> 50 gallon	<input type="checkbox"/> Unknown
Unit # 2:	Location: <u>N/A</u>	Date MFG: <u>19</u>	<input type="checkbox"/> No date found
Capacity:	<input type="checkbox"/> 30 gallon <input type="checkbox"/> 40 gallon	<input type="checkbox"/> 50 gallon	<input type="checkbox"/> __ gallon
Unit # 3:	Location: <u>N/A</u>	Date MFG: <u>19</u>	<input type="checkbox"/> No date found
Capacity:	<input type="checkbox"/> 30 gallon <input type="checkbox"/> 40 gallon	<input type="checkbox"/> 50 gallon	<input type="checkbox"/> __ gallon
	<input type="checkbox"/> Serviceable <input type="checkbox"/> Inoperable*	<input type="checkbox"/> Leaking*	<input type="checkbox"/> Damaged*
Fuel type:	<input type="checkbox"/> Gas <input type="checkbox"/> Electric	<input type="checkbox"/> Solar	<input type="checkbox"/> Other
Gas valve:	<input type="checkbox"/> Serviceable <input type="checkbox"/> Damaged*	<input type="checkbox"/> Missing*	<input type="checkbox"/> Improper*
Safety valve:	<input type="checkbox"/> TPR valve <input type="checkbox"/> Pressure only*	<input type="checkbox"/> Watts only*	<input type="checkbox"/> None*
Overflow:	<input type="checkbox"/> Serviceable <input type="checkbox"/> Needs overflow	<input type="checkbox"/> Improper type*	<input type="checkbox"/> N/A
Venting:	<input type="checkbox"/> Adequate <input type="checkbox"/> Inadequate*	<input type="checkbox"/> Missing*	<input type="checkbox"/> Improper*
Restraint:	<input type="checkbox"/> Unit is earthquake strapped	<input type="checkbox"/> Unit not properly earthquake strapped*	
	<input type="checkbox"/> Combustion air appears adequate	<input type="checkbox"/> Combustion air appears inadequate*	
	<input type="checkbox"/> Recommend repairs/evaluation by a qualified licensed contractor before close of escrow		

Comments: Vent clearance is inadequate at roof sheathing area. No overflow is present on the TPR valve. Unit is covered by an insulation blanket. Unable to obtain date or capacity of unit.

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RESIDENTIAL EARTHQUAKE HAZARDS REPORT

The following information is provided by *QUALITY HOME INSPECTIONS* to help our client, real estate agent or seller complete the mandatory earthquake hazards report. We hope you find this information useful. If you should have any questions concerning this information, please don't hesitate to call us. We will be happy to assist you in any way we can.

	Yes	No	Doesn't Apply	Don't Know
1. Is the water heater braced, strapped, or anchored to resist falling during an earthquake?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Is the house anchored or bolted to the foundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Earthquake bolts found in garage.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. If the house has cripple walls:				
• Are the exterior cripple walls braced?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• If the exterior foundation consists of unconnected concrete piers and posts, have they been strengthened?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. If the exterior foundation, or part or it, is made of masonry that's not reinforced, has it been strengthened?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. If a house is built on a hillside, answer the following:				
• Are the exterior tall foundation walls braced?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Were the tall posts or columns either built to resist earthquakes or have they been strengthened?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. If the exterior walls of the house, of part of them, are made of masonry that's not reinforced, have they been strengthened?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. If the house has a living area over the garage, was the wall around the garage door opening either built to resist earthquakes or has it been strengthened?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

If the inspector answered "no" to any of these questions, the house is likely to have an earthquake weakness. If the inspector answered "don't know" to any of these questions, it may indicate a need for further evaluation.

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REPORT DEFINITIONS

- I. **Water pressure PSI (pounds per square inch):** Normal household water pressure range is between 40 and 80 PSI. This reading is taken at an exterior faucet with a pressure gauge and corresponds to the pressure coming into the house from the city water main. Pressure above 80 PSI may require a pressure regulator to lower pressure to the normal range.
 - II. **Water Volume/flow:** The volume or flow of water to fixtures inside the home. This reading is taken inside by running several fixtures at the same time, and is not the same as water pressure. For example, if someone turns the dishwasher on while someone else is taking a shower, the volume or flow of water to the shower head would noticeably decrease. This is low water volume, usually caused by the corrosion inside older water pipes. Clogged screens at the faucet spouts and water shut-off valves, or angle valves that are not on all the way, may also affect water volume.
 - III. **Electrical service type:** The wires from the utility company's electrical pole to the house meter. The company that provides electrical service in your area is usually responsible for these wires.
 - IV. **Branch circuit wire:** the wires from electric panels to outlets and switches inside or outside the house.
 - V. **Water ground:** A ground wire from an electrical panel that's connected to the plumbing system.
 - VI. **Driven rod ground:** A ground wire from an electrical panel that's connected to a metal rod which is driven into the earth to a specific depth.
 - VII. **UFER ground:** Electrical ground connected to a metal rod which is embedded in concrete. Some newer construction has this type of grounding system.
 - VIII. **Aluminum wire:** Aluminum is still used as the electric service entrance wire and for some 240 volt appliances, but is no longer used as branch circuit wire (now typically copper). The potential problem with aluminum is that it can expand and contract and become loose at the connections to outlets and switches, creating a short circuit. There are special procedures to correct these potential problems. If your home contains aluminum branch circuit wire, we strongly recommend that you contact a qualified, licensed electrical contractor for repairs and/or further evaluation.
 - IX. **Cripple wall:** A cripple wall is the stud wall (usually 2x4's) between the foundation and the first floor of a raised foundation home. We recommend that unbraced cripple walls be braced by a qualified contractor to help resist movement from earthquakes, wind and other forces of nature.
 - X. **Sill plate:** The wooden member that attaches the house to the foundation. This should be bolted to the foundation to help resist movement from earthquakes, wind and other forces of nature.
 - XI. **GFI or GFCI (ground fault circuit interrupter):** A special electrical device which shuts off power to a circuit when as little as .005 amp is leaking. These safety devices are installed to prevent you from being shocked and are recommended near bathroom sinks, near kitchen sinks, in garages, basements, near swimming pools, on exterior outlets or any other area where water may be present.
 - XII. **Combustion air:** Air which an appliance requires to operate safely and efficiently.
 - XIII. **TPR valve (temperature and pressure relief valve):** A special safety valve which detects extreme temperature or pressure buildup in a hot water system. We strongly recommend these be installed on each water heating system for your safety.
 - XIV. **Pressure valve:** A pressure valve only detects extreme pressure buildup in a hot water system and is usually installed on a exterior faucet. In our opinion, a pressure valve installed by itself does not provide maximum safety. If your system only has a pressure valve, we recommend that you have it changed to a TPR valve or have a watts installed to work in conjunction with your pressure valve.
 - XV. **Watts valve:** A watts valve only detects extreme temperature buildup in a hot water system and is usually installed on the heater. In our opinion, a watts valve installed by itself does not provide maximum safety. If your system only has a watts valve, we recommend that you have it changed to a TPR valve or have a pressure valve installed to work in conjunction with your watts valve.
- A/C disconnect: (air conditioner electrical disconnect)** This electrical disconnect should be located near the air conditioner compressor/condenser or should be within view from this area.

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HomeAdvisor Inspection Report Highlights

Weather (page 1): Have the property inspected on a sunny day so the inspector can get under the house or onto the roof.

Inspection attended by (page 1): Attend the inspection yourself to get on-the-spot answers about any areas of concern.

Inspection ordered by (page 1): You or your agent should order (and pay for) the inspection so the inspector is accountable to you, not the seller.

Inspection start time (page 1): Make sure the inspection is performed during the day so the inspector can review the condition of both the home and the grounds.

Summary (page 2): A good report summarizes the inspector's findings and may include recommendations about repairs.

Grading comments by inspector (page 2): Ground should slope away from the home to prevent water or melting snow runoff from draining toward the house. This can be an expensive problem to correct.

Exterior comments by inspector (page 2): Wood deterioration may signal extensive and costly damage caused by termites or other pests. Hire a specialist to do a pest inspection.

Exterior/downspouts (page 4): Downspouts that don't divert water away from the house can cause costly foundation problems in time.

Utility comments by inspector (page 5): It's easy to adjust high water pressure, but low pressure may indicate that costly repairs are needed.

Utilities/gas (page 5): Have the gas company inspect any leaking or cracked gas lines before the sale closes.

Utilities/electrical (page 6): Most homes need 240 wiring to run modern appliances. Upgrading an older system can be very expensive.

Sub-area/crawl space comments by inspector (page 7): Wood debris under the house may be another sign of pest infestation. Water stains sometimes indicate plumbing problems.

Basement (page 7): Beware of floor stains or other signs that the basement is prone to flooding--another costly repair.

Garage (page 8): If the seller has remodeled the garage or made minor improvements, ask for proof that the work was approved by the local building inspector.

Roof (page 8): Roofs are costly to fix. To inspect the roof thoroughly, the inspector must climb on the roof or survey it by standing on a ladder and using binoculars.

Living room (page 9): Stains on the ceiling in any room are signs that the roof may leak. Uneven flooring may mean the foundation has problems.

Smoke detector comments by inspector (page 10): Every home should have at least two working smoke detectors, one in the hallway and another in the master bedroom.

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Appliances (page 12): Appliances included in the sale should work properly. Ask the seller for operating instructions and warranties.

Bathrooms (page 12): Low water pressure or a toilet that flushes slowly could be signs that major plumbing repairs are needed.

Bathroom comments by inspector (page 12): Rust stains in a sink or toilet bowl may indicate the plumbing system is old and may need major repairs.

Bedrooms (page 13): Measure the bedrooms yourself to ensure any oversized beds or furniture you own will fit.

Laundry area (page 14): Both hot and cold faucets must work properly. You may need new appliances if the home can't accommodate your current washer and dryer.

Heating and air conditioning (page 15). Heating and cooling problems can be expensive to fix, so you may want a specialist to follow-up on problems spotted by your inspector.

Water heater (page 15): You'll probably need at least a 40-gallon heater if more than three people live in the house.

Water heater comments by inspector (page 15): A temperature-pressure relief valve (TPR) is an important safety mechanism that's easy and inexpensive to install.

Residential earthquake hazards report (page 16): This probably won't be included in your report unless you live in California or another earthquake-prone area.

Reporting definitions (page 17): A good inspection report includes a definition of basic terms. Ask the inspector to explain terms or comments that you don't understand.

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