

**Lovelace Property Inspection Services, Inc.**

P.O. Box 704

Anderson, IN. 46015

(765) 649.0398 Fax (765) 649.0492 License# HI00500335



**Schedule Date :** Friday, August 18, 2006

**Client:** Walter C Robbins

**Report #:** 081806B

**Subject Property**

**Address:**  
**City/State/Zip:**

**2608 S. Manhattan Ave.**  
**Muncie, IN 47302**

**Buyers**

**Agent :** JANICE SONGER  
**Office :** CARPENTER REALTORS

**Address :** #1 Jackson St.  
**City/State/Zip :** Anderson IN 46016

**Work Phone:** 765- 640-2080

**Fax #:** 765- 640-0922

**Sellers**

**Agent :** FOR SALE BY OWNER

**Office :**  
**Address :**  
**City/State/Zip :**

**Work Phone:** -

**Fax #:** -

**Client:** Walter C Robbins

**Subject Property**

**Schedule Date :** Friday, August 18, 2006

2608 S. Manhattan Ave.  
Muncie, IN 47302

**Picture 1**



Rear porch has settled towards foundation.

**Picture 2**



Roof penetrations have been mastic (tar) covered. One sewage vent appears to be cracked and may be leaking. Recommend repair to sewage vent boot to prevent leaking.

**Lovelace Property Inspection Services, Inc.**

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**Picture 3**



Clothes dryer is venting into garage. Hot, moist air has potential to cause some mold growth on garage walls, however no signs of mold / fungus growth at time of inspection.

**Picture 4**



Exposed wire noted under kitchen for what appears to be removed garbage disposal. If disposal is not replaced, recommend protecting end of wire in junction box.

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**Picture 5**



Dryer cord is connected to romex wire due to distance from outlet. Romex wire is susceptible to damage.

**Picture 6**



Minor crack noted at bedroom window.

**Lovelace Property Inspection Services, Inc.**

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**Picture 7**



Junction box is missing cover plate noted in attic. Recommend protecting open junction box with cover plate.

**Picture 8**



Bathroom exhaust fan is venting into attic. Recommend venting to exterior or near roof vent.

**Lovelace Property Inspection Services, Inc.**

Client: Walter C Robbins

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Picture 9



Floor joists and beam are made of steel and appeared serviceable at time of inspection. Unable to fully inspect foundation block due to insulation coverage.

Picture 10



Plumbing waste lines are ABS (plastic), copper and cast iron. Some metal plumbing is showing minor rust and corrosion. No leaking noted to plumbing lines at time of inspection.

Lovelace Property Inspection Services, Inc.

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**Subject Property**

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Picture 11



HVAC supply ducts are fed into crawlspace with no individual ducts connected to floor registers. This type duct system allows crawlspace to be conditioned and reduces potential moisture problems. Conditioned air rises through floor registers.

Picture 12



HVAC supply ducts are fed into crawlspace with no individual ducts connected to floor registers. This type duct system allows crawlspace to be conditioned and reduces potential moisture problems. Conditioned air rises through floor registers.

Lovelace Property Inspection Services, Inc.

## COMPILED COMMENTS REPORT

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

**Client:** Walter C Robbins

**Report #:** 081806B

1. Driveway **GROUPS** **Page 2**

2. Sidewalks

3. Retaining Walls

4. Patio

5. Patio Cover

6. Decks/Porches

Rear porch has settled towards foundation. SEE PHOTO 1.

7. Fences & Gates

8. Exterior Stairs **EXTERIOR** **Page 3**

9. Exterior Walls

10. Trim /Eaves, Soffits & Facia

11. Chimney

12. Sprinklers

13. Hose Faucets

14. Gutters & Downspouts

15. Lot Drainage / Grading **FOUNDATION** **Page 4**

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

Unable to fully inspect foundation block due to insulation coverage. SEE PHOTO 9. No crawlspace vents, crawlspace is sealed and conditioned to reduce moisture problems.

Wood Frame: Floor Joist

Floor joists and beam are made of steel and appeared serviceable at time of inspection. SEE PHOTO 9.

18. Basement

19. Main Roof **ROOF** **Page 5**

20. Second Roof

21. Third Roof

22. Exposed Flashing

Roof penetrations have been mastic (tar) covered. One sewage vent appears to be cracked and may be leaking. Recommend repair to sewage vent boot to prevent leaking. SEE PHOTO 2.

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

24. Water Supply Lines

25. Waste Lines

Plumbing waste lines are ABS (plastic), copper and cast iron. Some metal plumbing is showing minor rust and corrosion.



Plumbing waste lines are ABS (plastic), copper and cast iron. Some metal plumbing is showing minor rust and corrosion. No testing noted to plumbing lines at time of inspection. SEE PHOTO 10.

## 26.Fuel System

## 27.Water Heater(s)

DATE PLATE: 1996 BRADFORD WHITE. Recommend unit having a catch pan with an exterior routed drain line.

## 28.Description

**HEATING**

**Page 7**

## 29.Condition

System was last serviced on 8/31/2005.

## 30.Venting

## 31.Combustion Air

## 33.Burners

## 34.Distribution

HVAC supply ducts are fed into crawlspace with no individual ducts connected to floor registers. This type duct system allows crawlspace to be conditioned and reduces potential moisture problems. Conditioned air rises through floor registers. SEE PHOTOS 11 & 12.

## 34.Normal Controls

**HEATING Continued & AIR Page 8**

## 35.Air Filters

Filter is located at return vent.

## 37.& 38.Evaporative Cooler/Air Conditioner

## 36.Heating Notes

## 37.& 38.Evaporative Cooler/Air Conditioner

Temperature differential was acceptable at time of inspection.

## 39.Electric Service

**ELECTRICAL**

**Page 9**

## 42.& 43.Sub-Panel, Panel Notes

## 44.Wiring Notes

House has some older two conductor wiring with non-grounded two prong & three prong outlets. Junction box is missing cover plate noted in attic. Recommend protecting open junction box with cover plate. SEE PHOTO 7. Exposed wire noted under kitchen for what appears to be removed garbage disposal. SEE PHOTO 4.

## 45.Entry Doors

**INTERIOR**

**Page 10**

## 46.& 47.Interior & Exterior Doors

## 48.Windows

Minor crack noted at bedroom window. SEE PHOTO 6.

## 49.Interior Walls

## 50.Ceilings

## 51.Floors

## 52.Fireplace

## 53.Interior Features

**INTERIOR Continued**

**Page 11**

## 54.Smoke Detectors

Smoke detectors are noted, however not part of this inspection.

## 55.Laundry

Clothes dryer is venting into garage. Hot, moist air has potential to cause some mold growth on garage walls, however no

signs of mold / fungus growth at time of inspection. SEE PHOTO 3. Dryer cord is connected to romex wire due to distance from outlet. Romex wire is susceptible to damage. SEE PHOTO 5.

#### 56. Attic

Bathroom exhaust fan is venting into attic. Recommend venting to exterior or near roof vent. SEE PHOTO 8. Soffit and gable vents noted.

#### Ventilation

#### 57. Floor

**GARAGE**

**Page 12**

Garage walls and floor not fully visible due to personal belongings.

#### 58. Firewall/Ceiling

Garage walls and floor not fully visible due to personal belongings.

#### 59. Ventilation

#### 60. Door to Living Space

#### 61. Exterior Door

#### 62. Vehicle Door

#### 63. Automatic Opener

#### 64. Electrical

#### COMMENTS

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

**KITCHEN**

**Page 13**

#### 68. Garbage Disposal

#### 69. Range / Oven / Cooktop

#### 70. Dishwasher

#### 71. Special Features

#### 72. Toilet

**BATHROOMS**

**Page 14**

#### 73. Sink

Sink faucet handle leaks when used.

#### 74. Ventilation / Heat

Bathroom exhaust fan is venting into attic. Recommend venting to exterior or near roof vent. SEE PHOTO 8.

#### 75. Bathtub

Bathtub faucet has slow drip.

#### 76. Shower

**KEY TO THE INSPECTION REPORT**

Report #: 081806B

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.

**NOTICE: THIS WRITTEN REPORT AND ALL COMMUNICATION BETWEEN CLIENT AND INSPECTOR CONCERNING INSPECTION AND ANY ADDITIONAL SERVICES THEREAFTER ARE VOID IF LIMITED LIABILITY CONTRACT IS NOT SIGNED BY CLIENT.**

**KEY TO THE INSPECTION REPORT**

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

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

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

**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:  Client  Buyer's Agent  Seller's Agent  Seller

INSPECTOR : Scott Lovelace

Inspection Date: Aug/18/2006, Friday

Start Time: 12:00 pm

Completion Time: 2:00 pm

The weather condition at the time of inspection was Hot

Approximate temperature during inspection 85.0 House faces West

**Property Information:**

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

Approximate age of building: unknown Stated by:

Approximate age of roof: unknown Stated by:

Additions / Alterations to: Stated by:

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

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

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

**1 Driveway**  N/A  Asphalt  Concrete  Other  
 **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  Other  
 **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  Deterio  
 **Appears serviceable**  Not Functional\*  Unsafe\*  Worn\*  Near end of lifespan\*  Not fully visible\*  
 No cracks found  Common cracks  Major cracks (1)  Moisture penetration\*  No drainage openings\*  
Comments:

**4 Patio**  N/A **LOCATION(S):**Rear  Concrete  Brick  Other  
 **Appears serviceable**  Not Functional\*  Unsafe\*  Worn\*  Near end of lifespan\*  Not fully visible\*  
 No cracks found  Common cracks  Major cracks (1)  Trip hazards\*  Surface raised\*  Surface settled\*  
 Concrete is above\*  Evidence of\*  
Comments:

**5 Patio Cover**  N/A **LOCATION(S):**  Earth contact (3)  
 **Open Design**  **Covered Roof (refer to Roof Page)\***  
 **Appears serviceable**  Not Functional\*  Unsafe\*  Worn\*  Near end of lifespan\*  Not fully visible\*  
 Attachment to house \*  Patio cover lacks  Wood appears  
 Moisture at  
Comments:

**6 Decks / Porch**  N/A  WOOD  Waterproofed Coating  Concrete  Other  
**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 not visible & improper at house junction (2)  Earth-to-wood contact (3)  (A)  (B)  (C)  
 Porch\*  Steps\* B has settled towards house\*  Uneven\*  
 Screens\*  Panels\*  Unable to  Railing of  
 **Railings are serviceable**  N/A  Railing  
Comments: Rear porch has settled towards foundation. SEE PHOTO 1.

**7 Fences & Gates**  N/A  NOT INSPECTED  Wood  Chain Link  Other  
 **Appears serviceable**  Not Functional\*  Unsafe\*  Worn\*  Near end of lifespan\*  Not fully visible\*  
 Posts are  Blocks are  Boards are  
 No cracks  Common cracks  Major cracks (2)  Fence height at  
 Gate(s) need  Self closing device is  Post rusted & leaning\*  
Comments:

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**8 Exterior Stairs**

N/A

Type:  
Location: **A** **B** **C**

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

[Comments:](#)

**9 Exterior Walls**

N/A

Structure:  WOOD FRAME

Wall Covering is: Vinyl, Metal Siding, Brick Veneer

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

[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, Facia, Soffits**

N/A

WOOD  METAL  VINYL  Other

- Eaves, soffits, facia & 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** **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 a  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

- 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:](#)

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  Not Visible\*  None
- Columns:  Concrete  Steel  Wood  Masonry Brick  Brick  Not Visible\*  None
- 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\* all sides.
- 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 some foundation walls due to insulation coverage\*
- Slab not visible due to
- Cracks  Settlement

**Ventilation:**  Serviceable  N/A  Vents

Comments: Unable to fully inspect foundation block due to insulation coverage. SEE PHOTO 9. No crawlspace vents, crawlspace is sealed and conditioned to reduce moisture problems.

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  OTHER
- Wood Frame:**  CONVENTIONAL WOOD FRAMING  TRUSS  OTHER  STEEL
- 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 Material is 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: Floor joists and beam are made of steel and appeared serviceable at time of inspection. SEE PHOTO 9.

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

Comments:

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

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 (2) Recommended evaluation and repairs by a licensed contractor (5) Upgrades are recommended for safety enhancement  
 (3) Refer to qualified termite report for further information \* This item warrants attention/repair or monitoring

**Roof style:** **Main Roof** **Gable** **Second Roof** **Third Roof**  
**How inspected:**  Walked  Viewed from ladder\*  Viewed from ground\*  With binoculars\*  Inspection is limited\*  
 Not fully visible due to:  Height  Weather  Snow  Type  Debris  Other

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

**20 Second Roof**  N/A **Roof Covering is:** # of layers:  
 **Appears serviceable/within useful life**  Not Functional\*  Unsafe\*  Worn\*  Near end of lifespan\*(2)  Not fully visible\*  
**Condition:**  Fasteners (2)  Dented  Rusted  Deteriorated paint (2)  
 Loose  Displaced  Damaged  Missing  Prior repairs (2)  Insufficient Pitch(2)  Moss covered\*  
 Roof material appears improperly installed (2)  Holes/openings(2)  Exposed(2)  Deteriorated membrane(2)  
Comments:

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

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

**Roof Notes**  N/A  **NOTICE:**  
Comments:

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

**22 Exposed Flashings**  N/A  **Flashings appears serviceable**  
 Not Functional\*  Unsafe\*  Worn\*  Near end of lifespan\*(2)  
 Separation (s) / improper at:  Roof\*  Wall\*  Drip edge\*  Vent Pipes\*  Skylight\*  Other \*  
 **Vent caps appear serviceable**  Needs repair\*  Missing caps\*  Rusty flashing\*  Mastic covered\*  
 Damaged flashing\*  Improper flashing at:  No visible flashing at:  
 **Skylight(s) appear serviceable**  Cracked (2)  Damaged (2)  Defect (2)  Non professional skylight\*  
Comments: Roof penetrations have been mastic (tar) covered. One sewage vent appears to be cracked and may be leaking. Recommend repair to sewage vent boot to prevent leaking. SEE PHOTO 2.

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

**Page 6 PLUMBING**

**Report # : 081806B**

**KEY:** (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed  
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**23 Main Line**  N/A **Main pipe is Copper** **Size: 3/4" Pressure: OK**  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 furnace closet  Not located\*  Operational  Not operational (2)  Not inspected\*  
 Handle is  Excessive corrosion on valve (2)  Copper pipe not protected from concrete\*  
 Water softener installed-(water condition/quality is not tested\*)  Leaks at main valve (2)  Leaks at water conditioner (2)  
Comments:

**24 Supply Lines**  N/A **Supply lines are Copper**  
 **Appear serviceable**  Not Functional\*  Unsafe\*  Worn\*  Near end of lifespan\*  Not fully visible\*  
 Supply pipes show  Leaking noted at:  
 Water flow appears serviceable  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 wall cannot be judged for sizing, leaks or corrosion.\* Water quality testing or testing for hazards such as lead is not part of this inspection.\* Notice:  
 Be advised that some "Polybutylene" plastic piping systems have experienced documented problems. Contact the manufacturer or an expert for further information and evaluations.\*

**25 Waste Lines**  N/A **Waste lines are Cast Iron, Galvanized & ABS (plastic)**  
 **Appear serviceable**  Not Functional\*  Unsafe\*  Worn\*  Near end of lifespan\*  Not fully visible\*  
 Waste pipes show minor corrosion\*  Pipes lack proper support at:  
 Plumbing Vents & Traps are serviceable  All vents/traps not fully visible\*  Leaking noted at:  
 Insufficient fall for adequate drainage (2)  Open waste line (2)  Trap not visible at: laundry (2)  
Comments: Plumbing waste lines are ABS (plastic), copper and cast iron. Some metal plumbing is showing minor rust and corrosion. No leaking noted to plumbing lines at time of inspection. SEE PHOTO 10.

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

**26 Fuel System**  N/A **Shut Valve Location: Rear** **Fuel type is Natural Gas**  
 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 no perform tests for gas leaks or pipe size.\*

**27 Water Heaters**  N/A **Location A Furnace Closet** **Type Gas** **Capacity 30 Gallons**  
**Location B** **Type** **Capacity**  
 **Appears serviceable**  Not Functional\*  Unsafe\*  Worn\*  Near end of lifespan\*  Not fully visible\*  
 Rust flakes in burner chamber\*  Burner flame appears improper (2)  Heater leaks  
 Water shutoff valve installed (no test)  Corrosion on pipes\*  Heater in garage is not on 18" raised platform\* (5)  
 Temperature Pressure Relief Valve installed (no test)  Combustion air is serviceable  
 Insufficient clearance to combustible material (2)  Pilot / system off -- could not inspect\*  
 Vent flue piping is serviceable  Vent flue piping  
 Seismic straps appear serviceable  Seismic straps  Thermal blanket  
 Unit needs a catch pan with an exterior routed drain line\*  Recommend protecting heater from physical damage\*  
 Enclosure  Firewall  
Comments: DATE PLATE: 1996 BRADFORD WHITE. Recommend unit having a catch pan with an exterior routed drain line.



# Page 7 HEATING

Report # : 081806B

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

28 Description	<input type="checkbox"/> N/A	Approximate BTU's	Unit A	Unit B	Unit C
Location A					
Furnace Closet					
Heating Type:		Location B		Location C	
Forced air		Heating Type:		Heating Type:	
Fuel Type:		Natural gas		Fuel Type:	

Comments:

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

29 Condition	<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"/> System(s)	<input type="checkbox"/> Near end of lifespan	<input type="checkbox"/> Damage
	<input type="checkbox"/> Deterioration	

Comments: System was last serviced on 8/31/2005.

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 vent rise
<input type="checkbox"/> Improper materials used for vent pipe			<input type="checkbox"/> Improper elbow angle
<input type="checkbox"/> Soot/Rust on			<input type="checkbox"/> Defective
<input type="checkbox"/> Vent terminates near window/opening (2)			

Comments:

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

Comments:

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

Comments:

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

33 Distribution	<input type="checkbox"/> N/A	Type: Ducts & Registers
<input checked="" type="checkbox"/> Appears serviceable		<input type="checkbox"/> Ducts:
<input type="checkbox"/> Register(s)		<input type="checkbox"/> Not fully visible*
<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"/> Leaks on convector (2)
		<input type="checkbox"/> Leaks on fitting (2)
		<input type="checkbox"/> Low air volume (2)
		<input type="checkbox"/> Insulation

Comments: HVAC supply ducts are fed into crawlspace with no individual ducts connected to floor registers. This type duct system allows crawlspace to be conditioned and reduces potential moisture problems. Conditioned air rises through floor registers. SEE PHOTOS 11 & 12.

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

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**34 Normal Controls**  N/A

**Appears serviceable**

Controls need

Leaks at:

Comments:

Unable to inspect\*  Utilities off\*

Thermostat

Damage\*  Deterioration\*  Defects\*

Gauges need

Corrosion at:

Switch is

Expansion tank

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\* monthly\*  No filter hold-down\*

Comments: Filter is located at return vent.

Notice: Electronic air cleaner, 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 yearly\*

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

High  Low

Condensate lines:

Air leaks at:

Fuel tank leak (2) (4)

Undercut doors off carpet\*

Leakage at:

Termination location:

Comments:

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

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

**37 Cooler & 38 Air**  N/A

Location(s) Unit A Closet & Rear B C

Type: Split system

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

**Appears operational**  Not Functional\*  Unsafe\*  Worn\*  Near end of lifespan\*  Not fully visible\*

Unit makes unusual noise during operation (2)

Unit is not level\*

Pads

Unit

Float valve  Pump not functioning\*  Leaking noted\*

Comments: Temperature differential was acceptable at time of inspection.

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 leve

POWER:  120 Volts

240 Volts

Electrical disconnect present  Gas\* (not inspected)

No electrical disconnect provided at unit (2)

Improper conduit (2)

Proper grounding not provided at unit (2)

No conduit (2)

Junction box  Cover cover missing & loose\*

Heat pump auxiliary heat not functional(2)

CONDENSATE:  N/A  Condensate line installed

Line not fully visible\*

Termination location: to exterior

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: 1991 CARRIER

Comments:

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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: Main Panel  No drip loop on service wires (2)

Comments:

**40 Main Panel**  N/A **#A - Location Garage**  Panel rating **100**  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: **Non-Metallic Cable**

**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 #:(  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): Main  
 Missing 240 volt - split branch couple(s) at panel #\*   
 Fused neutral wire(s) at panel # (2):  Breakers  Fuses  
 Electrical system appears outdated by today's standards (2)

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)  Finishings prevent testing of all outlets and switches\*  
 Three prong outlets did not test properly grounded (2)(4) a various areas  
 Reverse polarity (2)(4) at:  Evidence of  
 Outlet not operational (2)(4) at:  Light not operational \*(2)(4) at  
 Outlets  Switches Loose outlets at: (2)  Open neutral (2)(4) at  
 Not exterior rated  Missing cover plates \*(2)(4) at:  
 Exposed wiring needs protection (2)(4) at: kitchen cabinet  Damaged cover plates \*(2)(4) at:  
 Box cover missing \*(4) at: Attic  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, garage & exterior  
 Closet light is subject to damage at:\*  Closet light is subject to hazard at:\*  
 Doorbell worked  Fixture

Comments: House has some older two conductor wiring with non-grounded two prong & three prong outlets. Junction box is missing cover plate noted in attic. Recommend protecting open junction box with cover plate. SEE PHOTO 7. Exposed wire noted under kitchen for what appears to be removed garbage disposal. SEE PHOTO 4.

**Page 10 INTERIOR**

**Report # : 081806B**

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

**48 Windows**  N/A **Type: Aluminum Sliding**  Security bars  
 **Sample tested appears serviceable**  Window  Broken \*  
 Window  Stains\*  Damage\*  
 Screens  
Comments: Minor crack noted at bedroom window. SEE PHOTO 6.

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 had common cracks at: various areas  
 Wall  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) had common cracks at: various areas  
 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 B C  
**Type**  Not Functional\*  Unsafe\*  Worn\*  Near end of lifespan\*  
 **Fireplace(s)**  INSERT (have checked by removal\*)  
 Fireplace(s)  Fireplace(s)  
 Fireplace(s)  
 **Gas was**  Gas at fireplace  
 Gas at fireplace  Gas at fireplace  
 Fans/blowers at fireplace  Remove or block damper open if gas log is used\*  
Comments:

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

Page 11 INTERIOR Continued

Report # : 081806B

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**53 Interior Features**  N/A  Ceiling fan(s) operational  Fan (s)

Interior stairs appear serviceable  Uneven  Stairway is  
 Stair handrails appear serviceable  Railing is  Openings in rails too wide\* (5)  
 Wet bar faucet appears serviceable  Faucet is not operational (2)  Faucet leaks (2)  Cold water only  
 Counter appears serviceable  Damage to  Deterioration to  
 Plumbing under sink serviceable  Leaks (2)  Improper piping  Icemaker not on  
 Items installed but not inspected:  Central vacuum  Security system  Intercom  N/A

Comments:

**54 Smoke Detector**  N/A

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

Comments: Smoke detectors are noted, however not part of this inspection.

**55 Laundry**  N/A  Garage  Basement  Service Area

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

Comments: Clothes dryer is venting into garage. Hot, moist air has potential to cause some mold growth on garage walls, however no signs of mold / fungus growth at time of inspection. SEE PHOTO 3. Dryer cord is connected to romex wire due to distance from outlet. Romex wire is susceptible to damage. SEE PHOTO 5.

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

**56 Attic**  N/A  Full  Partial

**Roof Frame:**  Truss  Rafter Framing 2 x 4  
**Ceiling Frame:**  Truss  Joist Framing 2 X 4

**How Inspected:**  Entered  Access **Access Location** Garage  Inspection limited to view from access\*  
 Appears serviceable  Not Functional\*  Unsafe\*  Worn\*  Near end of lifespan\*  
 No stains visible  Small stains\*  Moderate stains (2)  Major stains (2)  Unable to determine active leakage  
 Sagging framing (1)(2)  Broken framing (1)(2)  Truss(es)  Framing appears undersized\* (1)  
 Vents provided  None\*  Blocked\*  Minimal\*  Poor ventilation\*  Missing wind resistant straps(2)  
 Power ventilator operational  N/A  Not inspected\*  Not operational\*  Screens  
 Insulation Type: Blown In  No insulation\*  Poor coverage\*  Compressed\*  Wrong side up\*  
 Approximate depth: 3 - 4"  Insulation covers  
 Air retarder  N/A  Installed  Vent pipe

Comments: Bathroom exhaust fan is venting into attic. Recommend venting to exterior or near roof vent. SEE PHOTO 8. Soffit and gable vents noted.

**Ventilation**  N/A  Appears serviceable at: Kitchen and Bathroom

Exhaust fan  Exhaust fan

Comments:

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**GARAGE / CARPORT:**  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\*  Other\* common cracks  Door / jams\*

Comments: Garage walls and floor not fully visible due to personal belongings.

**58 Firewall / Ceiling**  N/A  Not fully visible\*  Does not appear fire rated (4)  
 Appears serviceable  Moisture stains\*  Damage\*  Other\*  
 Framing:  Exterior:  Holes\*  Damage\*  Missing wall covering\*

Comments: Garage walls and floor not fully visible due to personal belongings.

**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 jam\*  Door threshold\*  Damaged\*  
 Not inspected\*  Locked\*  Blocked\*  Rubs jam\*

Comments:

**62 Vehicle Door(s)**  N/A  Roll Up  Tilt-Up  Sliding  Swinging  
 Appears serviceable  Damage\*  Deterioration\*  Defects\*  Door / jams\*  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: operational  
 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 corroded\*  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  Cabinets  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\*

Disposal 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:** 1  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 ventilator none provided

Comments:

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

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

Dishwasher appears serviceable  Not Functional\*  Unsafe\*  Worn\*  Near end of lifespan\*  Not fully visible\*  
 Condition  Rust at:  Damage at:  
 Soap dish inoperative\*  Washer arm appears frozen (2)  Unit is not secured to cabinets\*  
 Door seals appear serviceable  Deteriorated\*  Leaking (2)  Door  
**DRAIN LINE INSTALLATION:**  Air gap device  Hi-loop method  Drain line is improperly installed (2)  
 No air gap device  Improper air gap device provide  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 # : 081806B

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

**LOCATION: Bath A Main Bathroom**      **B**      **C**      **D**      **E**

**72 Toilet**       N/A      **Appears serviceable**       A     B     C     D     E

Toilet loose at floor*	<input type="checkbox"/> A	<input type="checkbox"/> B	<input type="checkbox"/> C	<input type="checkbox"/> D	<input type="checkbox"/> E	Loose toilet tank*	<input type="checkbox"/> A	<input 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

Comments:

**73 Sink**       N/A      **Appears serviceable**       A     B     C     D     E       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
<b>Faucet appears serviceable</b>	<input checked="" type="checkbox"/> A	<input 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 checked="" 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
<b>Drain appears serviceable</b>	<input checked="" type="checkbox"/> A	<input 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
<b>Counter &amp; cabinet</b>											
<b>Appears serviceable</b>	<input checked="" type="checkbox"/> A	<input 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						

Comments: Sink faucet handle leaks when used.

**74 Vent / Heat**       N/A      **Appears serviceable**       A     B     C     D     E

Comments: Bathroom exhaust fan is venting into attic. Recommend venting to exterior or near roof vent. SEE PHOTO 8.

**75 Bathtub**       N/A      **Appears serviceable**       A     B     C     D     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
<b>Faucet appears serviceable</b>	<input checked="" type="checkbox"/> A	<input 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 checked="" type="checkbox"/> A	<input type="checkbox"/> B	<input type="checkbox"/> C	<input type="checkbox"/> D	<input type="checkbox"/> E
<b>Drain appears serviceable</b>	<input checked="" type="checkbox"/> A	<input 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						

Comments: Bathtub faucet has slow drip.

**76 Shower**       N/A      **Appears serviceable**       A     B     C     D     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
<b>Enclosure appears serviceable</b>	<input checked="" 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 type="checkbox"/> A	<input type="checkbox"/> B	<input type="checkbox"/> C	<input type="checkbox"/> D	<input type="checkbox"/> E
Broken glass*	<input type="checkbox"/> A	<input type="checkbox"/> B	<input type="checkbox"/> C	<input type="checkbox"/> D	<input type="checkbox"/> E	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

Comments: