

BUILDING DATA / RECEIPT INFORMATION

RECEIPT

Inspection Date: 3.18.05
Inspection Number: 2154
Client Name: Client Name
Inspection Address: Somewhere Important near Seattle
Inspected by: Neal Johnson

| | |
|---------------------|------------------|
| Inspection: | \$358.00 |
| Termite: | \$66.00 |
| Other: Free termite | \$-66.00 |
| Total: | \$ 358.00 |

Paid by: Check #1343

BUILDING DATA

Approximate Age: 23 years
Style: One story
General Appearance: Satisfactory
Main Entrance Faces: East
Weather Condition: Clear
Temperature: 54 degrees
Ground cover: Damp

GROUNDS

Grounds

“The Grounds” consist of, but may not be limited to, the following components or systems of a home: decks, patios, balconies, service walks, driveways, fences, grading around the home, plants near the home that may affect the home, stoops and steps, retaining walls, and porches. These areas are all inspected during this inspection and any findings related to these components and or systems will be noted on the Summary Page.

ROOF COVERING

General

Roof Visibility

All Percent None Limited By:

Inspected From

Roof Ladder at eaves Ground w/binoculars

Style of Roof

Type: Combination: Gable Hip Mansard Shed Flat Other
 Pitch: Combination: Low Medium Steep Flat

Roof Covering

Roof #1: Type: Asphalt Estimated Layers: 1 Layer Approximate age of cover: 1 week
Roof #2: Type: INFO Estimated Layers: INFO Approximate age of cover: INFO years
Roof #3: Type: INFO Estimated Layers: INFO Approximate age of cover: INFO years

Ventilation System

Combination: Soffit Ridge Gable Roof
 Powered Eaves Other

Flashing Material

Combination: Galv./Aluminum Asphalt Lead Rubber Not visible
 Copper Other

Valley Material

Combination: Galv./Aluminum Asphalt Copper N/A
 Not visible Other

CHIMNEY / GUTTERS / SIDING / TRIM

| | | | |
|---|---|--|---|
| Chimney (s) | <input type="checkbox"/> None | Location(s): 1) Middle of roof and 2) South | |
| Viewed from: <input checked="" type="checkbox"/> Roof | <input type="checkbox"/> Ladder at eaves | <input type="checkbox"/> Ground w/binoculars | |
| Chase: <input checked="" type="checkbox"/> Brick | <input type="checkbox"/> Stone | 1 <input checked="" type="checkbox"/> Metal | <input type="checkbox"/> Framed <input type="checkbox"/> Blocks |
| Evidence of: | <input type="checkbox"/> Cracked chimney cap | <input type="checkbox"/> Loose mortar joints | |
| | <input type="checkbox"/> Holes in metal | <input type="checkbox"/> Rust | <input type="checkbox"/> Flaking |
| Flue: <input type="checkbox"/> Tile | 1 <input checked="" type="checkbox"/> Metal | <input type="checkbox"/> Unlined | 2 <input checked="" type="checkbox"/> Not Visible |
| Evidence of: | <input type="checkbox"/> Scaling | <input type="checkbox"/> Cracks | <input type="checkbox"/> Creosote |
| <input type="checkbox"/> Have flue(s) cleaned and re-evaluated | <input type="checkbox"/> Not evaluated due to a lack of access or visibility | | |
| <input type="checkbox"/> Recommend cricket/saddle flashing | | | |

| | | | | | | |
|--------------------------------|--|-------------------------------------|--------------------------------|---|---------------------------------------|--------------------------------|
| Siding | | | | | | |
| <input type="checkbox"/> Brick | <input checked="" type="checkbox"/> Wood | <input type="checkbox"/> Metal | <input type="checkbox"/> Vinyl | <input type="checkbox"/> Stucco | <input type="checkbox"/> Fiber-cement | |
| | <input type="checkbox"/> Stone | <input type="checkbox"/> Fiberboard | | <input type="checkbox"/> Asphalt | <input type="checkbox"/> EIFS | <input type="checkbox"/> Other |
| Condition: | <input checked="" type="checkbox"/> Satisfactory | <input type="checkbox"/> Marginal | <input type="checkbox"/> Poor | <input type="checkbox"/> Recommend repair/painting | | |

| | | | | |
|--|--|--|--------------------------------|--------------------------------|
| Trim / Fascia / Soffits (1, 2, 3) | | | | |
| Condition: | 1,2,3 <input checked="" type="checkbox"/> Wood | <input type="checkbox"/> Metal | <input type="checkbox"/> Vinyl | <input type="checkbox"/> Other |
| | <input checked="" type="checkbox"/> Satisfactory | <input type="checkbox"/> Marginal | <input type="checkbox"/> Poor | |
| | <input type="checkbox"/> Recommend painting | <input type="checkbox"/> Damaged wood | | |

EXTERIOR / AC / GARAGE

Exterior Wall Construction

Not visible Wood frame Masonry Log Other

A/C Condenser / Heat Pump

None Approximate age: **INFO** Max breaker/fuse:

#1 Brand: **INFO**

Model #: **INFO**

Shutoff: Yes No

#2 Brand: **INFO**

Model #: **INFO**

Shutoff: Yes No

Condition: Satisfactory Marginal Poor Rusted/dirty

Level: Yes No

Energy source: Electric Gas Other Approximate age: ??? year(s)
Central air: Air cooled Water cooled Gas chiller Heat pump
Operated: Yes No Not operated due to outside temperature
Temperature differential: Unit 1: ??? °F Unit 2: ??? °F Unit 3: ??? °F
Operation: Satisfactory: Yes No **Recommend HVAC technician examine**
Refrigerant lines: Leak Damaged Insulation missing Satisfactory
Through wall unit(s): N/A Operated: Yes No Satisfactory Needs service

Garage

None Attached Detached

In the garage the following systems and components are inspected as to their condition, expected lifespan, and fire safety: concrete slab or other flooring, foundation walls, sheetrock condition, entry door, smoke detectors, garage car door, electrical outlets, and windows. The furnace, electrical panel, and hot water heater are inspected but those components and systems are described on another page. This is also true of the garage exterior siding and roofing.

INTERIOR ROOMS

In Interior Rooms the floor structure, wall structure, and ceiling structures are inspected. Often the interior structures for these three areas are not visible as they are covered by floor coverings, paneling, sheetrock, and or wallpaper.

In addition to structure each room is checked for the existence of and proper operation of heat sources, window operation and condition, electrical system safety and operation, heat sources, sink and plumbing fixture operation and shut-off valves, and door condition and operation. After checking all interior rooms any areas that could not be inspected, major concerns, potential safety concerns, deficient items or items near the end of their useful lives, or items requiring general maintenance will be noted on the Summary Page at the back of the report

WINDOWS / FIREPLACES / DETECTORS / STAIRS / ATTIC

Interior Windows / Glass

This confidential report is prepared exclusively for
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Evidence of leaking insulated glass: Yes No Not determinable N/A

| | | | |
|---|---|---|---|
| Fireplace (s) | <input type="checkbox"/> None | Location(s): Living room | |
| <input checked="" type="checkbox"/> Gas | <input type="checkbox"/> Wood | <input type="checkbox"/> Woodburner stove | |
| <input type="checkbox"/> Masonry insert | <input type="checkbox"/> Metal insert | <input type="checkbox"/> Metal | <input type="checkbox"/> Electric |
| <input checked="" type="checkbox"/> Blower built-in | Operates: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Damper operates | <input type="checkbox"/> Damper missing |
| <input type="checkbox"/> Open joints or cracks in firebrick should be sealed | | <input type="checkbox"/> Pre-fabricated panels damaged/worn | |
| Hearth: Satisfactory: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | Mantle: <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Loose | | |
| <input type="checkbox"/> Recommend having flue cleaned and re-examined by a licensed chimney sweep | | <input type="checkbox"/> Ventless | |

| | | | | |
|----------------|---------------------------------------|-----------------------------------|-------------------------------|---|
| Stairs | <input type="checkbox"/> Satisfactory | <input type="checkbox"/> Marginal | <input type="checkbox"/> Poor | <input checked="" type="checkbox"/> None |
| Handrail: | <input type="checkbox"/> Satisfactory | <input type="checkbox"/> Marginal | <input type="checkbox"/> Poor | <input type="checkbox"/> Safety Hazard |
| Risers/Treads: | <input type="checkbox"/> Satisfactory | <input type="checkbox"/> Marginal | <input type="checkbox"/> Poor | <input type="checkbox"/> Risers/treads uneven |


| | | | | | |
|-----------------------------|---|-----------|---|--------------|---|
| Smoke / CO Detectors | | | | | |
| Smoke detector: | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | Operates: | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Not tested | CO detector: | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |

| | | | | | |
|-------------------------------|--|--|---|--|---|
| Attic | | | | | |
| Access: | <input type="checkbox"/> Stairs | <input type="checkbox"/> Pulldown | <input checked="" type="checkbox"/> Scuttlehole | <input type="checkbox"/> Knee wall | <input type="checkbox"/> No access |
| Inspected from: | <input checked="" type="checkbox"/> Access panel | <input type="checkbox"/> In the attic | <input type="checkbox"/> Other | | |
| Location: | <input checked="" type="checkbox"/> Bedroom hall | <input type="checkbox"/> Bedroom closet | <input type="checkbox"/> Garage | <input type="checkbox"/> Other | |
| Flooring: | <input type="checkbox"/> Complete | <input type="checkbox"/> Partial | <input checked="" type="checkbox"/> None | | |
| Insulation: Type: | <input type="checkbox"/> Batts | <input checked="" type="checkbox"/> Loose | Average inches: 6-9 | | |
| Installed in: | <input checked="" type="checkbox"/> Floor | <input type="checkbox"/> Rafters | <input type="checkbox"/> Walls | <input type="checkbox"/> Not Visible | |
| Vent fans: | <input type="checkbox"/> Present | <input type="checkbox"/> Not tested | <input type="checkbox"/> Thermostat controlled | <input type="checkbox"/> Safety Hazard | |
| Ventilation: | <input checked="" type="checkbox"/> Appears adequate | <input type="checkbox"/> Recommend additional venting | | | |
| Roof structure: | <input checked="" type="checkbox"/> Wood rafters/joists/trusses | <input type="checkbox"/> Metal rafters/joists | <input type="checkbox"/> Collar ties | | |
| | <input type="checkbox"/> Other | <input type="checkbox"/> Not visible | | | |
| Roof sheathing: | <input checked="" type="checkbox"/> Plywood | <input type="checkbox"/> OSB | <input type="checkbox"/> 1 x 4 wood | <input type="checkbox"/> Other | |
| | <input type="checkbox"/> Rotted | <input checked="" type="checkbox"/> Stained | <input type="checkbox"/> Delaminated | <input checked="" type="checkbox"/> Satisfactory | <input type="checkbox"/> Marginal <input type="checkbox"/> Poor |
| Fans exhausted to: | Attic: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | Outside: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | <input type="checkbox"/> Not visible | <input type="checkbox"/> N/A | |
| Chimney chase: | <input type="checkbox"/> Satisfactory | <input type="checkbox"/> Needs repairs | <input checked="" type="checkbox"/> Not visible | | |
| Structural problems observed: | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | <input type="checkbox"/> See comments below | | | |
| Vapor barriers: | <input type="checkbox"/> Not visible | <input type="checkbox"/> Improperly installed | | | |
| | <input type="checkbox"/> Kraft faced | <input type="checkbox"/> Plastic | | | |
| Electrical: | <input type="checkbox"/> Open junction box(es) | <input type="checkbox"/> Handyman wiring | <input type="checkbox"/> Visible knob-and-tube | | |

CRAWL SPACE / SLAB ON GRADE / BASEMENT

| | |
|---------------------------------|---|
| Slab On Grade | <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Not visible Signs of settlement: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Anchor bolts not visible <input type="checkbox"/> No anchor bolts <input type="checkbox"/> No Access |
| Crawl Space | <input type="checkbox"/> Full <input type="checkbox"/> Combination basement/crawl space |
| Access to Crawl Space | <input type="checkbox"/> Exterior <input type="checkbox"/> Interior hatch door <input type="checkbox"/> Via basement <input type="checkbox"/> No Access Inspected from: <input type="checkbox"/> Access panel <input type="checkbox"/> In the crawl space |
| Foundation Walls | <input type="checkbox"/> Concrete block <input checked="" type="checkbox"/> Poured concrete <input type="checkbox"/> Stone <input type="checkbox"/> Wood <input type="checkbox"/> Brick <input type="checkbox"/> Piers & columns <input type="checkbox"/> Other <input type="checkbox"/> Cracks <input type="checkbox"/> Movement <input type="checkbox"/> Have evaluated <input type="checkbox"/> Monitor |
| Floor | <input type="checkbox"/> Dirt <input checked="" type="checkbox"/> Concrete <input type="checkbox"/> Gravel <input type="checkbox"/> Other <input type="checkbox"/> Typical cracks <input type="checkbox"/> Large cracks noted |
| Seismic Bolts | <input type="checkbox"/> N/A <input checked="" type="checkbox"/> None visible <input type="checkbox"/> Appear satisfactory <input type="checkbox"/> Recommend evaluation |
| Drainage | <input type="checkbox"/> Outside drain <input type="checkbox"/> Sump pump Tested: <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> None apparent Evidence of moisture damage: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| Ventilation | <input type="checkbox"/> Wall vents <input type="checkbox"/> Power vents <input checked="" type="checkbox"/> None apparent |
| Girders (1), Columns (2) | <input checked="" type="checkbox"/> N/A Condition: <input type="checkbox"/> Steel 1,2 Wood <input type="checkbox"/> Block <input type="checkbox"/> Concrete <input type="checkbox"/> Not visible <input type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Rusted <input type="checkbox"/> Cracks |
| Joists | <input type="checkbox"/> Joists <input type="checkbox"/> Not visible <input type="checkbox"/> I-Joist |
| Sub Floor | <input checked="" type="checkbox"/> Not visible <input type="checkbox"/> Wood <input type="checkbox"/> Concrete <input type="checkbox"/> Other |
| Moisture Stains | <input type="checkbox"/> Walls <input type="checkbox"/> Sub floor <input type="checkbox"/> Other |
| Insulation | <input type="checkbox"/> None <input type="checkbox"/> Walls <input type="checkbox"/> Ceiling <input type="checkbox"/> Other |
| Vapor Barrier | <input type="checkbox"/> Yes <input type="checkbox"/> No |

| | |
|--------------------------|---|
| Basement Drainage | Indication of moisture: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Fresh <input type="checkbox"/> Old stains Sump Pump: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Working <input type="checkbox"/> Not working <input type="checkbox"/> Not tested Floor drain(s) present: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not tested <input type="checkbox"/> Efflorescence present |
|--------------------------|---|

| | |
|---|--|
| Basement / Crawl Space / Slab on Grade Walls | North  |
| Diagram indicates where wall not visible and type of covering: P = Paneling C = Crack(s) D = Drywall M = Monitor S = Storage E = Evaluate | |

PLUMBING

| | | | | |
|------------------------|--|--|--|--|
| Water Service | Shut off location: garage | | | |
| Water entry piping: | <input type="checkbox"/> Not visible | <input checked="" type="checkbox"/> Copper/Galv. | <input type="checkbox"/> Plastic/PB | <input type="checkbox"/> Unknown |
| Water lines: | <input checked="" type="checkbox"/> Copper | <input type="checkbox"/> Galvanized | <input type="checkbox"/> Plastic | <input type="checkbox"/> Polybutylene <input checked="" type="checkbox"/> Unknown |
| | Lead (<i>other than solder joints</i>): | | <input type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Service entry <input checked="" type="checkbox"/> Unknown |
| | Water flow: | <input checked="" type="checkbox"/> Satisfactory | <input type="checkbox"/> Poor | Cross connection: <input type="checkbox"/> Yes <input type="checkbox"/> No |
| | Water pressure: | <input checked="" type="checkbox"/> Satisfactory | <input type="checkbox"/> Poor | <input type="checkbox"/> Above 80 psi (Needs evaluation) |
| | Pipes: | <input type="checkbox"/> Corroded <input type="checkbox"/> Leaking | <input type="checkbox"/> Valves broken/missing | <input type="checkbox"/> Dissimilar metal |
| Drain/waste/vent pipe: | <input type="checkbox"/> Copper | <input type="checkbox"/> Cast iron | <input checked="" type="checkbox"/> Plastic | <input type="checkbox"/> Other |
| | Condition: | <input checked="" type="checkbox"/> Satisfactory | <input type="checkbox"/> Marginal | <input type="checkbox"/> Poor <input checked="" type="checkbox"/> Not visible |
| | Waste discharge: | <input checked="" type="checkbox"/> Satisfactory | <input type="checkbox"/> Slow drain | |

| | | | | |
|------------------------|---|--|---|---|
| Water Heater #1 | <input type="checkbox"/> N/A | | | |
| | <input checked="" type="checkbox"/> Gas | <input type="checkbox"/> Electric | <input type="checkbox"/> Oil | <input type="checkbox"/> Other |
| | Capacity: 50 gallons | | Approx. age: 12 yr(s) | |
| Relief valve: | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | Extension proper: | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Missing |
| Vent pipe: | <input type="checkbox"/> N/A | <input checked="" type="checkbox"/> Satisfactory | <input type="checkbox"/> Improper pitch | <input type="checkbox"/> Rusted <input type="checkbox"/> Safety Hazard |

| | | | | |
|------------------------|--|---------------------------------------|--|---|
| Water Heater #2 | <input checked="" type="checkbox"/> N/A | | | |
| | <input type="checkbox"/> Gas | <input type="checkbox"/> Electric | <input type="checkbox"/> Oil | <input type="checkbox"/> Other |
| | Capacity: INFO gallons | | Approx. age: ??? yr(s) | |
| Relief valve: | <input type="checkbox"/> Yes <input type="checkbox"/> No | Extension proper: | <input type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Missing |
| Vent pipe: | <input type="checkbox"/> N/A | <input type="checkbox"/> Satisfactory | <input type="checkbox"/> Improper pitch | <input type="checkbox"/> Rusted <input type="checkbox"/> Safety Hazard |

HEATING SYSTEM

| | |
|----------------------------------|--|
| Fuel Shutoff for Building | Main fuel shutoff location: Outside at the gas meter |
|----------------------------------|--|

| | |
|--------------------------|--|
| Forced Air System | <input type="checkbox"/> Central Unit <input type="checkbox"/> Wall Furnace <input type="checkbox"/> Floor Furnace |
|--------------------------|--|

System not operated due to: **INFO**

Energy source:
 Gas
 LP
 Oil
 Electric

Hot air systems:
 Belt drive
 Direct drive
 Gravity

Heat exchanger:
 Visual with mirror
 N/A (sealed)
 Not accessible

Condition:
 Rusted
 Flame distortion
 Other

Distribution:
 Metal duct
 Insul. flex duct
 Cold air returns

Flue piping:
 Metal
 PVC
 Proper pitch
 Rusted
 N/A

Filter:
 Standard
 Electrostatic
 Paper
 N/A

Condition:
 Satisfactory
 Replace/clean
 Missing

Operated:
 When turned on by thermostat:
 Fired
 Did not fire

Operation:
 Satisfactory:
 Yes
 No
 Recommend HVAC technician examine
 Before closing

Controls:
 Disconnect
 Normal operating and safety controls observed

Heat pump:
 Aux. Elec.
 Aux. Gas
 Aux. geothermal
 N/A

Emergency heat tested:
 Yes
 No
 N/A

| | |
|----------------------|---|
| Boiler System | <input checked="" type="checkbox"/> N/A |
|----------------------|---|

System not operated due to: **INFO**

Energy source:
 Gas
 LP
 Oil
 Electric

Distribution:
 Hot water
 Baseboard
 Steam
 Radiator

Circulator:
 Pump
 Gravity
 Multiple zones

Controls:
 Temp/pressure gauge exist:
 Yes
 No
Operating:
 Yes
 No

Relief valve:
 Yes
 No
 Missing
 Extension proper:
 Yes
 No

Operated:
 When turned on by thermostat:
 Fired
 Did not fire

Operation:
 Satisfactory:
 Yes
 No
 Recommend HVAC technician examine
 Before closing

| | |
|---------------|------------------------------|
| Others | <input type="checkbox"/> N/A |
|---------------|------------------------------|

Electric baseboard
 Radiant ceiling cable
 Gas fireplace

Electric wall-mounted
 Wood-burning stove

ELECTRICAL

| | | | |
|--|---|---|--------------------------------------|
| Main Panel / Disconnect | Location: Garage | | |
| Amps: 200 | Volts: 240 | <input checked="" type="checkbox"/> Breakers | <input type="checkbox"/> Fuses |
| Appears grounded: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | GFCI present: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | <i>Operates:</i> <input type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Not visible |
| Main Wire: <input type="checkbox"/> Copper <input checked="" type="checkbox"/> Aluminum | <input type="checkbox"/> Copper clad aluminum | <input type="checkbox"/> Not visible | <input type="checkbox"/> Not visible |
| Branch Wire: <input checked="" type="checkbox"/> Copper <input type="checkbox"/> Aluminum | <input type="checkbox"/> Copper clad aluminum | <input type="checkbox"/> Not visible | <input type="checkbox"/> Knob & tube |
| <input checked="" type="checkbox"/> Romex | <input type="checkbox"/> BX cable | <input type="checkbox"/> Conduit | |
| <input type="checkbox"/> Ungrounded outlets within 6 feet of water | | | |

| | | | |
|---|---|---|--|
| Sub Panel (s) | <input checked="" type="checkbox"/> None apparent | | |
| Location 1: INFO | Location 2: INFO | Location 3: INFO | |
| Branch Wiring: | <input type="checkbox"/> Panel not accessible | <input type="checkbox"/> Not evaluated | Reason: INFO |
| | <input type="checkbox"/> Copper | <input type="checkbox"/> Aluminum | <input type="checkbox"/> Copper clad aluminum |
| Neutral/ground separated: | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Have electrician separate |
| Neutral isolated: | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Have electrician isolate |
| <input type="checkbox"/> Multiple tapping | <input type="checkbox"/> Branch wires undersized | <input type="checkbox"/> Safety Hazard | |

| |
|---|
| Electrical Systems and Fixtures |
| <input checked="" type="checkbox"/> Recommend a licensed electrician evaluate the service |

SUMMARY SHEET*

SYSTEMS AND COMPONENTS NOT INSPECTED

The following list will have systems and components not inspected and the reason(s) why they were not inspected

NI 1) Due to the water line being shut off, the instant hot water heater was not inspected.

MAJOR CONCERNS

The following items are significant and require repair(s) or replacement of components or systems. If these items are not taken care of promptly, it is possible there could be significant financial loss and or damage to the home.

None apparent

POTENTIAL SAFETY HAZARDS

The following items have the possibility of allowing injury or illness to occupants or guests of this property or home

- S1. The garage roll up door does not have a working safety reverse mechanism. This is important to prevent crushing hazards. We recommend the safety reverse be repaired or one be installed.
- S2. There are mold-like substances at south and SW bedroom window frames. We recommend these be removed by a qualified person.
- S3. We would recommend that two seismic restraints, one each at the top and bottom thirds of the tank, be installed on the hot water tank using proper materials and installation methods.
- S4. The home lacks an adequate number of working smoke detectors. We would recommend an adequate number, according to the local jurisdictional authority, be installed to ensure the safety of residents.
- S5. The following electrical system items are in a less than ideal state: There is handyman wiring to a north outside light from an extension cord in the garage. There is an uncovered junction box overhead in the hall with live wires. There are two double taps in main panel. We recommend these items be rendered safe by a licensed electrician.

ITEMS THAT ARE SIGNIFICANTLY DEFICIENT OR NEAR THE END OF THEIR USEFUL LIVES

Items that have reached or are reaching their normal life expectancy or show indications that they may require repair, replacement, or one time or periodic maintenance anytime during the next five (5) years.

- D1. The roof sheathing shows signs of damage/stains from previous leaking. We recommend a licensed roofing contractor come and look at this roof sheathing to determine the extent of repairs needed, if any, determine the estimated cost of these repairs, and the estimated remaining life left in this roof sheathing.
- D2. There are older window locks in this home that are broken, and the windows do not open anymore. They would need replaced to let the window open again.
- D3. This home has double-paned windows. The seals on these windows can fail at any time, resulting in a cloudy appearance as water vapor gets between windowpanes. The only remedy for this is to replace the affected windows. There are damaged windows seals or broken windows at the south pane of kitchen windows, the east living room north and central window panes, and the master bedroom south window pane.
- D4. The hot water heater is approximately 12 years old. It is possible it may need replaced in the next five years.
- D5. The outside west faucet leaks. We recommend it be repaired or replaced as needed.
- D6. The master bathroom vanity sink stopper is missing, and the hall bathroom sink leaks around the stopper mechanism. The hall bathtub stopper is missing. We recommend they be replaced.
- D7. Parts of the gutters are split, and paint is chipping off them. We recommend they be repaired or replaced as needed.
- D8. The hall bathroom ceiling is water damaged. We recommend it be repaired by a licensed building contractor.

MAINTENANCE INFORMATION

The following items require one-time or periodic maintenance

- M1. We would recommend that all plants that touch the home be trimmed back to avoid damage to paint seals, siding products, etc...
- M2. We recommend that all cracks in service walks and driveways be properly filled and sealed to prevent further damage.
- M3. There is moss growing on the sheds roof covering. We recommend this moss be chemically treated and removed.
- M4. We would recommend caulk be applied to ensure a watertight barrier at the following locations: Caulk around the hall bath tub spigot, and the upper rim of the master bathroom shower rim.
- M5. There is a gutter downspout disconnected in the SW corner. We recommend it be reattached.
- M6. The bathroom fans vent tubes in the attic are not connected to a vent. We recommend they be attached.

* Items listed in this report may inadvertently have been left off the Summary Sheet. Customer should read the entire report, including the Remarks.

***It is recommended that any deficiencies and the components / systems related to those deficiencies noted in the report or on the Summary Page be evaluated / inspected and repaired as needed by licensed contractors or other professionals PRIOR TO THE CLOSE OF ESCROW. Further evaluation PRIOR to the close of escrow is recommended so a properly licensed professional can evaluate our concerns further and inspect the remainder of the system or component in question for additional concerns that may be outside our area of expertise or the scope of this inspection. Please call our office for any clarification or further questions.**

IMPORTANT NOTES—Please Read Carefully

The sub-floors in this home are not visible, the wall structure in this home is not visible as it is covered with sheetrock or paneling, and the ceilings are covered and structural components are not visible

Due to a lack of flooring in the attic and the inability to walk in the attic safely, only the area near the attic access hatch is visible. The rest of the attic is excluded from this inspection.

The concrete slab floor in this home is not visible. Concrete floors can have cracks, settling, cold joints, water encroachment, and other problems. The slab in this home is not visible and no opinion of its condition can be made.

We recommend all electrical repairs be made by a licensed electrician, all plumbing repairs by a licensed plumber, and all other repairs be made by a licensed general contractor who is familiar with the work to be performed.

We do not inspect paint, wallpaper, carpets, blinds and window treatments.

The refrigerator is at 40 degrees and the freezer is at 2 degrees Fahrenheit.

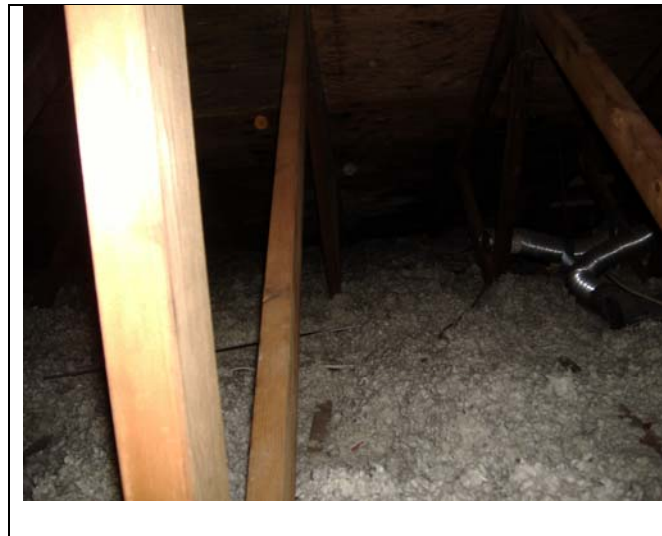
The hot water in this home is currently 118 degrees Fahrenheit.

WATER

Water, if not properly controlled, is one of the most destructive forces acting on a house. A healthy house has a healthy roof covering, flashing system, gutter / downspout / splash-block-drain systems, good grading of land away from the home, vapor barriers in place in crawlspaces, area drains, sump pump or drain systems in basements, and a significant difference in elevation between the exterior grade and the interior floors. Water that is not controlled can lead to erosion and undermining of foundations, bulging of concrete slabs and walls, efflorescence, spalling at bricks, wood rot, mold growth, destroyed sheetrock, etc... Any system or component of this home or land that does not meet accepted best practices in the building trades for the control of water should be changed immediately to avoid or minimize damage to this home and danger to its occupants.



Downspout disconnected.



Bathroom vent tubes lying in insulation.



Sheathing discoloration.



Discoloration, possible damage.