

HomeLook Inspections

San Diego, CA 92101
(858) 602-7518

Client: John & Mary Getsomesun

Schedule Date: 12/31/2009

Report #: Sample Report

Client Address:

555 Oldhouse Ave.
Anywhere, CA 99999

Subject Property:

1111 Yourstreet Ave.
Anywhere, CA 99999

KEY TO THE INSPECTION REPORT

Report # : Sample Report

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 "APPEARS 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. If you choose not to consult with the inspector, this inspection company cannot be held liable for your understanding or misunderstanding of this report's contents. If you were not present during this inspection please call the office to arrange for your verbal consultation.

KEY TO THE INSPECTION REPORT

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

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

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

NOTICE: AN ABRIDGED VERSION OF THIS KEY IS PRINTED AT THE TOP OF EACH PAGE. If you do not understand how to read this report please contact our office.

I have read and understand the Key to the Matrix Inspection Report.

Client's Initials _____ Representative/Agent's Initials _____

I agree to read the special "NOTICES" in each section of the report for further information concerning the limitations of this inspection. Client's Initials _____ Representative/Agent's Initials _____

Present During The Inspection: [X] Client [X] Buyer's Agent [X] Seller's Agent [] Seller []Other:

INSPECTOR : B/J Hoeszle

Inspection Date: 12/31/2009 Start Time: 9:00 AM Completion Time 1:00 PM

The weather condition at the time of inspection was:

dry

Property Information:

The subject property inspected was a (an): Single Family # of units: 0

Approximate age of building: 1988

Approximate age of roof: 1988

Additions / Alterations to:

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.

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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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01. Driveway

Repairs Recommended

[X] Material: Concrete [X] Deterioration / Damage (2)

[X] Major cracks * [X] Surface settled * [X] Trip hazards (5)

Comments: Major cracks were found in the driveway; recommend evaluation and repair by a qualified professional. (2) Tree roots causing damage. (2)

02. Sidewalks

Appears Serviceable

[X] Materials: Concrete [X] Common cracks *

Comments: Common cracks up to 1/4" were noted in the sidewalk at the time of the inspection. *

03. Retaining Walls

Appears Serviceable

[X] Location(s): Back yard [X] Material: Block

[X] Common cracks * [X] No drainage openings *

Comments: A complete inspection of the retaining wall was not possible due to limited view. Common cracks up to 1/8" were noted at the time of the inspection. *

04. Patio

Appears Serviceable

[X] Location(s): Back yard [X] Material: Concrete

[X] Not fully visible * [X] Common cracks * [X] Evidence of poor drainage *

Comments: Surface drain covers damaged.(2) Underground piping not inspected. Furnishings, carpet or other items blocked the view of portions of the patio; recommend full access be acquired and area inspected prior to close of transaction.

05. Patio Cover

Safety Hazard

[X] Location(s): Back patio [X] Open design

[X] Deterioration / Damage (2) [X] Lacks proper attachment (2) [X] Unsecure attachment (2) [X] Moisture damage (2) (3)

Comments: Moisture damage and deterioration at numerous locations.. (2) (3) Patio cover is inadequately secured to the structure. (2) (4) Patio cover lacks fasteners at various locations. (2)

06. Decks/Porch

Appears Serviceable

[X] Location(s): Front entry [X] Material: Concrete

[X] Common cracks *

Comments: Furnishings, carpet or other items blocked the view of portions of the deck making it impossible to fully inspect; recommend items be removed and area inspected prior to close of transaction.

07. Fences & Gates

Repairs Recommended

[X] Material: Wood [X] Deterioration / Damage (2)

[X] Loose / rotten: boards and posts [X] Moisture damage [X] Gate / latch needs repairs *

Comments: Inspection of the fence was limited due to vegetation or foliage covering the fence at the time of the inspection. Gate damaged at the time of the inspection.(2) The fencing was damaged at the time of the inspection.(2)

--- End of Category GROUNDS ---

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08. Exterior Stairs

N/A

Comments: No additional comments.

09. Exterior Walls

Appears Serviceable

[X] Structure: Wood Frame [X] Wall Covering: Stucco

[X] Common cracks *

Comments: Moisture staining at base of wall.* Common cracks up to 1/8" were found in the exterior walls at the time of the inspection. *

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

10. Trim**Repairs Recommended**

[X] Material: Wood [X] Deterioration / damage (2)

[X] Caulking / paint / finish needed *

Comments: Exterior trim had deteriorated paint/finish. * Deteriorated wood at fascia. (2) (3)

11. Chimney(s)

Appears Serviceable

[X] Location: Back right side. [X] Material: Brick

[X] Not fully visible [X] Spark screen: present, appears serviceable

Comments: No additional 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**Repairs Recommended**

[X] Not inspected * [X] Automatic timers not tested *

[X] Not fully visible [X] Adjust spray away from: see comments [X] Areas of inadequate coverage *

Comments: Have present owner explain operation of control box function. The sprinkler system has areas of inadequate spray coverage.* The sprinkler system needs to be adjusted so spray does not hit structures, sidewalks, fences, etc.(2)

*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**Repairs Recommended**

[X] Anti-siphon valves: No [X] Leaking (2)

Comments: Faucets leak when pressurized.(2) Recommend installing anti-siphon devices.*

14. Gutters & Downspouts

N/A

[X] None Installed

Comments: Recommend adding properly installed gutters and downspouts to enhance drainage.*

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.**

--- End of Category EXTERIOR ---

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15. Grading

Repairs Recommended

[X] Level Site [X] Earth to wood contact * (3)

[X] Foliage touches structure * [X] Overgrown landscape * [X] Surface drains visible - not inspected *

Comments: Surface drains were noted around the property; the drains were not tested. We are unable to determine the condition of underground pipes. Drainage of the site appears serviceable. Vegetation was in contact with the exterior walls. The vegetation should be trimmed away to prevent damage to the building. * (3)

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

Appears Serviceable

[X] Foundation and Floor - Concrete

[X] Perimeter visibility: Partially visible [X] Slab not visible due to floor coverings [X] No readily visible problems

Comments: Perimeter parge coating deterioration.*

*Notice: All slabs experience some degree of cracking due to shrinkage in the dry 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.**

17. Raised Foundation

N/A

Comments: No additional comments.

--- End of Category FOUNDATION ---

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19. Shingle / Shake

Repairs Recommended

Evidence of prior patching and repairs (2)

Deterioration / Damage (2) Weathering / aging * Burnt through (2)

Comments: Recommend further evaluation of roofing system and repairs by a qualified professional. The main roof covering was damaged at the time of the inspection. (2) The roof covering shows excessive wear and deterioration. (2)

22. Exposed Flashings

Appears Serviceable

Not fully visible * Vent caps appear serviceable

Comments: No additional comments.

*Notice: Determining the presence of asbestos or hazardous materials is beyond the scope of the 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. **

--- End of Category ROOF ---

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23. Main Line

Appears Serviceable

[X] Material: Copper [X] Size: 3/4 in.

[X] Pressure: 95 psi [X] Above 80 PSI - adjust, repair, install regulator (2) [X] Main valve location: Inside garage
 [X] Valve operational

Comments: The visible portions of the main line appear serviceable. Much of the main line is buried below ground and not visible for inspection.

24. Supply Lines

Appears Serviceable

[X] Material: Copper [X] Not fully visible

Comments: Some of the supply lines were not visible for inspection.

*Notice: Underground pipes or pipes inside walls cannot be judged for size, leaks or corrosion. * Water quality testing or testing for hazards such as lead is not part of this inspection. *
 Notice: Be advised that some 'polybutylene' plastic piping systems have experienced documented problems.*

25. Waste Lines

Repairs Recommended

[X] Material: Plastic [X] Not fully visible

[X] Insufficient fall for adequate drainage (2) [X] Evidence of prior repairs at:kitchen sink (2)

Comments: Waste lines in kitchen do not appear to have sufficient fall for adequate drainage. (2)

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

26. Fuel System

Appears Serviceable

[X] Shutoff valve location: Front

[X] Fuel type is: natural gas

Comments: No additional comments.

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

27. Water Heater(s)

Repairs Recommended

[X] Location: Garage

[X] Type: Conventional Natural Gas [X] Capacity: 75 gal. [X] Rust flakes in burner chamber * [X] TPR valve installed: Yes
 [X] Vent flue piping: Appears Serviceable [X] Seismic straps: Appears Serviceable
 [X] Recommend protecting heater from physical damage * (5)

Comments: There is excessive rust in the burner chamber. (2) The water heater thermal blanket was damaged. * Model and serial numbers will be listed here.

*Notice: Estimate of remaining life is not part of this inspection. Solar systems are not part of this inspection. Hot water recirculating pumps/systems are not part of this inspection. **

--- End of Category PLUMBING ---

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28. Description

Appears Serviceable

 Approximate input BTU's: 80 Heating type: forced air unit Fuel type: natural gas Location: interior closetComments: Model & Serial Number listed here.*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**

Repairs Recommended

 Maintenance recommended (2)Comments: System does not appear to have been serviced per manufacturer's instructions within the last year. (2)*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**

Appears Serviceable

Comments: No additional comments.**31. Combustion Air**

Repairs Recommended

 Deterioration / Damage (2)Comments: Recommend sealing platform at heater base. (2)**32. Burners**

Appears Serviceable

Comments: No additional 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**

Appears Serviceable

 Materials: Ducts with registers Not fully visibleComments: Portions of the duct system are not visible. **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.**

--- End of Category HEATING ---

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34. Normal Controls

Repairs Recommended

[X] Deterioration / Damage (2)

[X] Thermostat: is broken * [X] Controls need repairs / replacement (2)

Comments: Thermostat is damaged. (2)

*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 Filters

Repairs Recommended

[X] Condition: dirty

Comments: Air filter is dirty and should be replaced. (2)

*Notice: Electronic air cleaners, humidifiers and dehumidifiers are beyond the scope of this inspection. * Have these systems evaluated by a qualified individual. **

36. Heating Notes

Repairs Recommended

[X] Recommend complete system evaluation (2)

[X] Suggest cleaning & servicing: annually (2)

Comments: No additional 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. Evaporative Cooler

N/A

Comments: No additional comments.**38. Air Conditioning**

Appears Serviceable

[X] Location: Right side [X] Type: Split system

Comments: Model & Serial Number listed here where applicable.

Notice: The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. Subjective judgment of system capacity is not part of the inspection.

38a. Power

Appears Serviceable

[X] Power: 240 volt [X] Electrical disconnect present

Comments: No additional comments.**38b. Condensate**

Appears Serviceable

[X] Condensate line: appears serviceable

Comments: No additional comments.**38c. Refrigerant Lines**

Appears Serviceable

[X] Refrigerant lines: appears serviceable

[X] Insulation: deteriorated * *

Comments: No additional comments.**38d. Cooling Comments**

Appears Serviceable

Comments: No additional comments.

--- End of Category HEAT2/COOL ---

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39. Service

Appears Serviceable

[X] Service Type: Overhead [X] Number of conductors: 3

[X] Voltage: 240 volt [X] Amps not determined

Comments: No additional comments.**40. Main Panel**

Appears Serviceable

[X] Location: Right side of home

Comments: No additional 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

Appears Serviceable

[X] Service wire type: Aluminum

[X] Branch wire type: Copper [X] Wiring method: Non-metallic sheathed cable

Comments: No additional comments.**42. Sub-panels**

N/A

Comments: No additional comments.**43. Panel Notes**

Appears Serviceable

[X] Overcurrent protection devices inspected - type: Breakers

Comments: Main panel appears to have been upgraded, replaced with a new panel. Check with seller regarding history of repairs, warranties, etc.**44. Wiring Notes****Safety Hazard**

[X] Representative sample of fixtures, switches and outlets appear serviceable.

[X] Furnishings prevent testing of some outlets and switches. *

[X] Three-prong outlets did not test properly at: Bathroom(2) (4) [X] Missing / damaged cover plate at: A few locations

[X] Doorbell: Operational [X] Fixture: damaged(2) (4)

Comments: The occupant's belongings prevented testing of some of the outlets and switches. The representative sample of switches and outlets tested appeared to be serviceable. Light fixture not operational at: Master bathroom. (2) GFCI responded to test button but outlets remained energized. GFCI is not operating properly. (2) (4)

--- End of Category ELECTRICAL ---

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45. Entry Doors

Repairs Recommended

 Deterioration / Damage *

Hardware operational: Yes Weather stripping: appears serviceable

Comments: Peep hole has been removed - recommend reinstalling for safety.(2)(5)

46. Interior Doors

Repairs Recommended

 Deterioration / Damage *

Need adjustment at: see comments * Door won't latch at: master room *

Comments: Adjust doors at: Master room, Bedroom 1 & 3.* Latch area damaged at master room.(2)

47. Exterior Doors

Appears Serviceable

Tempered glass insignia visible at applicable locations Sliding door tracks: appear serviceable

Screen doors are: appears serviceable

Comments: No additional comments.

48. Windows

Repairs Recommended

 Type: Sliding, Casement, Dual-pane

Material: Vinyl Deterioration / Damage (2) Evidence of failed seals in dual-glazed windows. (2)

Screens are: appears serviceable

Comments: Damaged window in living room (fogged).(2)

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

Appears Serviceable

 Drywall Wallpaper

Furnishings prevent full inspection-check carefully on your final walk-through

Comments: Furnishings prevent full view and access to walls, windows, floors, etc. Do a careful check on your final walk-through.

Contact inspector with any questions or concerns prior to close of transaction. There are small nail and screw holes in the wall that are typically left from removed hanging items such as pictures, etc.* The general condition of the interior walls appears serviceable.

Notice: The condition of walls behind wallpaper, paneling and furnishings cannot be judged.

50. Ceilings

Appears Serviceable

 Drywall Common cracks *

Comments: The general condition of the ceilings appeared serviceable at the time of the inspection.

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

Repairs Recommended

 Carpet Vinyl Tile

Deterioration / Damage (2)

Comments: Damaged vinyl in laundry room.(2)

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.**

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52. Fireplace(s)

Appears Serviceable

[X] Location: living room [X] Type: Prefabricated

[X] Gas piping: appears serviceable [X] Gas valve: appears serviceable [X] Damper: appears serviceable
 [X] Doors / screens: appear serviceable

Comments: No additional comments.

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

53. Interior Features

N/A

[X] Intercom installed but not inspected

[X] Security system installed but not inspected

Comments: The security system was not part of this inspection. The intercom system was not part of this inspection. The phone system was not part of this inspection. Central vacuum is servicable.

53a. Ceiling Fans

Appears Serviceable

Comments: No additional comments.

53b. Interior Stairs

Appears Serviceable

[X] Handrail appears serviceable

Comments: No additional comments.

53c. Wet Bar

N/A

Comments: No additional comments.

54. Smoke Detector**Safety Hazard**

[X] Located in bedrooms: Some

[X] Located in living/family room: No [X] Did not respond to test button at: bedrooms (4)
 [X] Suggest additional detectors in appropriate locations. (5)

Comments: **Smoke detector(s) did not respond to test button at bedroom. Repair or replace. * (4) Recommend installation of operational smoke detectors in sleeping rooms. * (5)**

55. Laundry

Appears Serviceable

[X] Location: Laundry room

[X] Piping (supply & waste) serviceable [X] Washer standpipe not tested * [X] Electrical outlet grounded (120 volt)
 [X] 240 volt dryer outlet present [X] 240 volt outlet operational: yes [X] Gas piping present [X] Gas shut-off valve present
 [X] Proper dryer vent provided [X] Laundry sink present: No

Comments: No additional comments.

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

56. Attic General

Appears Serviceable

[X] Roof Frame: Truss [X] Ceiling Frame: Truss

[X] Attic: Full [X] Access location: Hallway [X] How Inspected: Entered - full access [X] Stains are: small *

Comments: Minor water stains visible. Unable to determine if there are active leaks - tested dry at time of inspection. *

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56a. Ventilation & Insulation

Repairs Recommended

Vents provided Screens: appears serviceable

Insulation type: Fiberglass batt Poor coverage *

Comments: The insulation provided in the attic has poor coverage.(2)

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

--- End of Category INTERIOR-2 ---

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57. Floor

Appears Serviceable

 Common cracks *Comments: No additional comments.**58. Firewall/Ceiling**

Repairs Recommended

 Deterioration / Damage (2) (5)Comments: Small hole in wall next to house entry.(2)**59. Ventilation**

Appears Serviceable

Comments: No additional comments.**60. Door to Living Space**

Appears Serviceable

 Type: Fire rated Self-closer operational: Yes Self-latching: YesComments: No additional comments.**61. Exterior Door**

Repairs Recommended

 Deterioration / Damage * (3) Hardware operational: Yes Door needs adjustment / repairs: YesComments: Moisture damage at base.(2)**62. Vehicle Door**

Appears Serviceable

 Type: Roll-upComments: The vehicle door(s) appears serviceable.**63. Automatic Opener**

Appears Serviceable

 Number of units: 2 Automatic reverse operated Electronic sensors present Electronic sensors appear serviceableComments: No additional comments.**64. Electrical**

Safety Hazard

 Deterioration / Damage (2) (4) Extension cords used as permanent wiring (2) (4) Some outlets not accessible *Comments: Extension cord is used as permanent wiring. (2) (4)

--- End of Category GARAGE ---

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66. Kitchen Sink(s)

Appears Serviceable

[X] Minor wear [X] Faucet appears serviceable

[X] Plumbing under sink appears serviceable

Comments: No additional comments.**67. Kitchen (general)**

Appears Serviceable

[X] Counter type: Granite

[X] Cabinets appear serviceable [X] Counters appear serviceable

Comments: Couple of loose hinges.* Minor wear.***68. Disposal**

Repairs Recommended

[X] Deterioration / Damage *

[X] Unit makes unusual noise (2) [X] Splash guard damaged / missing * [X] Wiring appears serviceable

Comments: The disposal unit made unusual noise at the time of the inspection.(2) Disposal appears to be at or nearing the end of its useful life. (2)**69. Range/Cooktop**

Appears Serviceable

[X] Number of ovens: 1 [X] Fuel type: natural gas

[X] Cracked glass (2) [X] Gas shut-off valve(s): appears serviceable [X] Ventilation hood: appears serviceable

Comments: The range/oven/cooktop appear to be in serviceable condition.*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**

Repairs Recommended

[X] Deterioration / Damage (2)

[X] Unit not properly secured *

Comments: Dishwasher made loud and unusual noises when operated. (2) The dishwasher unit was not secured to cabinets. * (5)*Notice: Determining the adequacy of washing and drying functions of dishwashers is not part of this inspection. ****71. Special Features**

Safety Hazard

[X] Microwave: Non-operational (2)

Comments: Microwave is improperly mounted to cabinetry.(2)(4) Microwave inoperative. (2)*Notice: Refrigerators, freezers and built-in ice maker are not part of this inspection. **

--- End of Category KITCHEN ---

REPORT KEY - EVALUATIONS RECOMMENDED IN THE REPORT SHOULD BE COMPLETED PRIOR TO THE END OF THE CONTINGENCY PERIOD/TRANSACTION

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

72. Toilet

Repairs Recommended

[X] Toilet is loose on floor * (3)

[X] Recommend new wax seal *

Comments: No additional comments.**73. Sink**

Appears Serviceable

[X] Faucet appears serviceable

[X] Plumbing under sink appears serviceable [X] Moisture stains below sink * (3) [X] Counter & Cabinet appear serviceable
 [X] Grout / caulking needed *

Comments: No additional comments.**74. Vent/Heat**

Appears Serviceable

[X] Exhaust fan: did not operate *

Comments: No additional comments.**75. Bathtub**

Appears Serviceable

[X] Faucet appears serviceable

[X] Drain appears serviceable

Comments: No additional comments.**76. Shower**

Repairs Recommended

[X] Water valve & shower head appear serviceable

[X] Drain appears serviceable [X] Deteriorated grout (2) (3) [X] Enclosure is: deteriorated [X] Enclosure needs repairs *

Comments: There was evidence of corrosion or damage at the hall bath shower enclosure.(2)*Notice: Determined whether shower pans are watertight is beyond the scope of this inspection.**

--- End of Category BATHROOMS ---

REPORT KEY - EVALUATIONS RECOMMENDED IN THE REPORT SHOULD BE COMPLETED PRIOR TO THE END OF THE CONTINGENCY PERIOD/TRANSACTION

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

77. Body Type

Appears Serviceable

 Below ground Plaster/GuniteComments: No additional comments.*Notice: Pool and spa bodies are beyond the scope of this inspection. * The information regarding the type of pool/spa is given as a courtesy only.***78. Heater**

Appears Serviceable

 GasComments: Model & Serial Number list here.**78a. Heater Burner**

Repairs Recommended

 Deterioration / Damage (2) Soot visible (2) (4)Comments: Recommend further evaluation of heater burners by a qualified professional.(2)**78b. Heater Vent**

Repairs Recommended

 Deterioration / Damage (2) Corroded (2) Obstructed (2)Comments: Recommend further evaluation of vent system by a qualified professional. Debris was found in/on the vent.(2)**79. Filter**

Appears Serviceable

 Filter Type: Cartridge Pressure gauge: appears serviceable Bleeder valve: appears serviceableComments: No additional comments.**80. Pumps**

Appears Serviceable

 Pump Type: Circulation Body bond: Appears serviceableComments: No additional comments.**81. Blowers**

N/A

Comments: No additional comments.**82. Electrical**

Appears Serviceable

 Breaker Location: At Equipment Wiring Method: Liquid Tite FlexComments: No additional comments.**82a. Pool/Spa Lights**

Appears Serviceable

 Light(s) operated when tested at: Pool GFCI responded to test button at: PoolComments: No additional comments.**82b. Pool/Spa Controls**

Repairs Recommended

 Timer Controls: Circulation pump Deterioration / Damage (2) Rusted timer box (2)Comments: No additional comments.**83. General**

Appears Serviceable

 Barrier fencing encloses pool / spa: Yes Coping appears serviceable Surrounding deck/concrete appears serviceableComments: No additional comments.

