

COUNTYWIDE PROPERTY INSPECTIONS

9320 Willowgrove Avenue, Suite D • Santee, California 92071 • (619) 448-2874 • (888) 862-6464 • Fax (619) 448-2994

Date: _____ Time: _____ to: _____ Client: _____
 Buyer Seller full / part / end / absent

Property Address: _____

Inspector: _____ Buyer's Agent/Asst: _____
 full / part / end / absent

Seller: _____ Seller's Agent/Asst: _____
 full / part / end / absent

ON-SITE / CHECKLIST INSPECTION REPORT

DESCRIPTION: Single Story Two Story Three Story Split-Level _____

YEAR BUILT: _____ Sq. Footage (unverified; provided by buyer/agent) : _____

FOUNDATION: Slab on Grade Raised Foundation Post / Pier
 Un-reinforced masonry _____

STRUCTURE: Wood Frame Block / Brick Concrete Tilt-up _____

SIDING: Stucco (Stucco-to-grade / Weep screed) Brick Stone
 Wood (T-111 / Shiplap / Hardboard / Shingles/ Composite) Clapboard
 Vinyl Aluminum Block _____

ROOF: Comp Shingle Wood Shake Wood Shingle Gravel Rolled Synthetic
 Concrete Tile Clay Tile Metal Fibrous _____

BUILDING WAS: Occupied / Furnished Partially Furnished Vacant/Unfurnished

WEATHER: Wet Dry Clear Cloudy Rain Temp. (Approx) _____

SITE ORIENTATION: Unless otherwise noted, the words FRONT, REAR, LEFT and RIGHT are used to describe where something is located. All orientations (FRONT, REAR, ETC.) are based on FRONT being the perspective of facing the home from the front entrance. Orientations for interior rooms are from the perspective of the entry into the room.

PAGE REFERENCE

Page 1:	Report Information	Summary Field Report
Page 2:	General Exterior	
Page 3:	Gen. Exterior cont.	Building Exterior
Page 4:	Bldg. Exterior cont.	Foundation
Page 5:	Raised Foundation	Roof
Page 6:	Roof (cont.)	Attic
Page 7:	Attic (cont.)	Garage
Page 8:	Garage (cont.)	Laundry
Page 9:	Plumbing	Electrial
Page 10:	Electrical (cont.)	Heating Air Conditioning
Page 11:	Fireplace(s)	Interior Rooms
Page 12:	Interior Rooms (cont.)	
Page 13:	Halls	Bedrooms
Page 14:	Bedrooms (cont.)	Bathrooms
Page 15:	Bathrooms (cont.)	

RECOMMENDATIONS

Items in the report marked by the inspector will refer to these statements:

- marked box** - item/component is deficient (e.g. , damaged, improper). Recommend specialty contractor inspect the flagged item and its related system / component to determine repair options and costs.
- #1** - **circled 1** - recommend evaluation and repairs as necessary by a qualified termite inspector
- #2** - **circled 2** - recommend evaluation by a qualified civil or other appropriate engineer
- informational item** - condition as noted at the time of inspection
- satisfactory** - item exists and appears to function as it was designed to do
- N/A** - not applicable to this inspection

Recommendations: Recommendations for further evaluation of problems and deficiencies found in the home will be noted in this report. Accordingly, Client is urged to consult with a qualified and licensed tradesperson, contractor or engineer (i.e., a specialist experienced with the noted problem or deficiency) prior to close of escrow. Failure to promptly follow any recommendation(s) made in this report may result in an inadequate or incomplete inspection of the property, for which Client assumes full responsibility.

Use of Report: All information contained in this report is the exclusive property of the Client listed at the top of this page. Use of this report by a third party for purposes of purchase or evaluation of this property is not authorized.

Contract Terms Apply: Client acknowledges that in accepting this report, Client is agreeing to all terms and conditions contained in COUNTYWIDE'S Inspection Agreement. This Inspection Report incorporates by reference, all provisions set forth in the Inspection Agreement, including those provisions of the Agreement which disclose to the Client, components or conditions of the property that will not be addressed or inspected by COUNTYWIDE (i.e., which are beyond the scope of the inspection).

RECOMMENDATIONS (Rec.):

- = Recommend a specialty contractor further inspect to determine all repair options and costs.
- #1 = Recommend qualified termite inspector #2 = Recommend qualified engineer N/A = Not applicable
- = Informational Satisfactory = item exists and appears to function as it was designed to do

GENERAL EXTERIOR

1 Driveway Concrete Asphalt Pavers / Brick Gravel Unimproved Tile Stone

<input type="radio"/> Satisfactory <input type="checkbox"/> Rec. #1 #2	<input type="checkbox"/> cracks – hairline <input type="checkbox"/> cracks – 1/16" - 1/8" - 1/4" - 1/2" or greater <input type="checkbox"/> unusually large number of cracks <input type="checkbox"/> driveway raised and/or settled <input type="checkbox"/> trip hazards exist _____ <input type="checkbox"/> tree roots possibly causing damage	<input type="checkbox"/> evidence of poor drainage (water stains etc.) <input type="checkbox"/> slopes toward structure - poss. water intrusion <input type="checkbox"/> surface damage _____ <input type="checkbox"/> surface is uneven <input type="checkbox"/> driveway higher than garage floor surface <input type="checkbox"/> inappropriate drainage: _____
<input checked="" type="checkbox"/> _____ <input checked="" type="checkbox"/> _____		

2 Walks / Steps / Porches Concrete Asphalt Pavers / Brick Gravel Stone Wood Tiled Metal

<input type="radio"/> Satisfactory <input type="checkbox"/> Rec. #1 #2	<input type="checkbox"/> cracks – hairline <input type="checkbox"/> cracks – 1/16" - 1/8" - 1/4" - 1/2" or greater <input type="checkbox"/> walkway raised and / or settled <input type="checkbox"/> trip hazards at _____ <input type="checkbox"/> tree roots possibly causing damage <input type="checkbox"/> slopes toward foundation - poss. water intrusion <input type="checkbox"/> evidence of poor drainage _____ <input type="checkbox"/> separation from structure _____ <input type="checkbox"/> covers stucco weep screed or within 2" <input type="checkbox"/> wood walkway damaged <input type="checkbox"/> step height / step depth is improper <input type="checkbox"/> steps are damaged / loose <input type="checkbox"/> steps have wood decay	<input type="checkbox"/> wood damage / deterioration <input type="checkbox"/> handrails loose / missing / damaged <input type="checkbox"/> handrail openings greater than 4" wide <input type="checkbox"/> handrailing not grippable <input type="checkbox"/> handrails too low / high <input type="checkbox"/> guardrails damaged / missing / too low / too high / openings > 4" <input type="checkbox"/> porch - porch cover damaged / unsound <input type="checkbox"/> porch separated from structure <input type="checkbox"/> wood porch structural damage <input type="checkbox"/> porch - ventilation inadequate <input type="checkbox"/> Mobile home landing too low <input type="checkbox"/> outside surface higher than / same as interior floor at _____
<input checked="" type="checkbox"/> _____ <input checked="" type="checkbox"/> _____		

3 Fences / Gates Wood Block Iron Chain Link Stucco Coated Wire Vinyl Glass

<input type="radio"/> Satisfactory <input type="checkbox"/> Rec. #1 #2 <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> plants obscure fencing - a <i>limited inspection</i> <input type="checkbox"/> visible lean <input type="checkbox"/> rotted fence posts <input type="checkbox"/> missing / loose boards <input type="checkbox"/> fence damage _____ <input type="checkbox"/> fence used to retain soil <input type="checkbox"/> gate latch is damaged / loose <input type="checkbox"/> gate missing / damaged / rubs <input type="checkbox"/> hardware missing / damaged	<input type="checkbox"/> less than 5' high fence around pool / spa <input type="checkbox"/> fence / gate for pool or spa not installed <input type="checkbox"/> gate was not self closing / self latching for pool / spa <input type="checkbox"/> gate latch: < 3" from top (for pool) <input type="checkbox"/> gate latch: < 54" from ground (for pool) <input type="checkbox"/> glass fence not safety glass <input checked="" type="checkbox"/> _____ <input checked="" type="checkbox"/> _____
<input checked="" type="checkbox"/> _____		

4 Retaining Wall Concrete Block Wood Stone Pre Cast Block Stucco Coated

<input type="radio"/> Satisfactory <input type="checkbox"/> Rec. #1 #2 <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> cracks – hairline <input type="checkbox"/> planter wall cracked / damaged / collapsed <input type="checkbox"/> cracks – 1/16" - 1/8" - 1/4" - 1/2" or greater <input type="checkbox"/> damage _____ <input type="checkbox"/> visible lean <input type="checkbox"/> wall exceeds 6' - not evaluated	<input type="checkbox"/> no weep holes installed / observed <input type="checkbox"/> block cells not filled / missing cap <input type="checkbox"/> non-standard construction <input type="checkbox"/> vegetation limits access to wall-this is a <i>limited inspection</i> <input type="checkbox"/> retaining wall failing - engineer rec'd
<input checked="" type="checkbox"/> _____		

5 Visual Grade **Lot Type:** Flat Minor Slope Moderate Slope Steep Slope Stair Stepped Banks

<input type="radio"/> Satisfactory <input type="checkbox"/> Rec. #1 #2 <input checked="" type="checkbox"/> N/A Note: Scope of inspection in this section is limited to areas that are within 5 feet of the foundation.	<input type="checkbox"/> soil slopes toward foundation at _____ <input type="checkbox"/> signs of poor drainage at _____ <input type="checkbox"/> evidence of ponding at house perimeter <input type="checkbox"/> faulty grade - exterior grade too high <input type="checkbox"/> foundation close to slope-questionable support for foundation <input type="checkbox"/> soil erosion near foundation at _____	<input type="checkbox"/> earth-to-wood contact <input type="checkbox"/> planters adjacent to structure trap and pond water <input type="checkbox"/> questionable drainage at _____ <input type="checkbox"/> wet soils at _____ <input type="checkbox"/> soil / slope retention inadequate / missing <input checked="" type="checkbox"/> _____
<input checked="" type="checkbox"/> _____		

6 Exterior Drains None found

Note: Underground drains are not tested or inspected. Functional flow of any drainage system is not tested or evaluated.

<input type="radio"/> Satisfactory	<input type="checkbox"/> drain higher than grade level <input type="checkbox"/> strainer cap is missing / damaged / clogged <input type="checkbox"/> damaged surface drain pipe <input checked="" type="checkbox"/> _____	<input type="checkbox"/> area drain cover(s) missing / damaged <input type="checkbox"/> concrete swale blocked by debris <input type="checkbox"/> concrete swale is damaged <input type="checkbox"/> drain outlet not located
<input checked="" type="checkbox"/> _____		

RECOMMENDATIONS (Rec.):

- = Recommend a specialty contractor further inspect to determine all repair options and costs.
 #1 = Recommend qualified termite inspector #2 = Recommend qualified engineer N/A = Not applicable
 = Informational Satisfactory = item exists and appears to function as it was designed to do

General Exterior (Continued)

7 Trees / Vegetation	<input type="checkbox"/> climbing plants growing on siding / roof	<input type="checkbox"/> roots growing underneath house
<input type="radio"/> Satisfactory	<input type="checkbox"/> trees / shrubs too close or touching house / roof	<input type="checkbox"/> roots growing against house
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

BUILDING EXTERIOR

8 Siding / Walls	<input type="checkbox"/> Stucco	<input type="checkbox"/> Wood	<input type="checkbox"/> Brick	<input type="checkbox"/> Vinyl	<input type="checkbox"/> Aluminum	<input type="checkbox"/> Stone
-------------------------	---------------------------------	-------------------------------	--------------------------------	--------------------------------	-----------------------------------	--------------------------------

Note: If exterior siding is stucco, hairline cracks are not unusual unless excessive cracking is noted.

8 Siding / Walls	<input type="checkbox"/> stucco cracks - hairline	<input type="checkbox"/> wood siding is weathered / damaged
<input type="radio"/> Satisfactory	<input type="checkbox"/> cracks – 1/16" - 1/8" - 1/4" - 1/2" or greater	<input type="checkbox"/> flash walls have cracks / separation
<input type="checkbox"/> Rec. #1 #2	<input type="checkbox"/> flaking / damage / holes in stucco	<input type="checkbox"/> rusted weep screed _____
<input checked="" type="checkbox"/>	<input type="checkbox"/> exposed wire mesh / corner bead	<input type="checkbox"/> areas of stucco patching observed
	<input type="checkbox"/> sprinklers appear to spray on wall	<input type="checkbox"/> moisture damage at base of wall
	<input type="checkbox"/> excessive hairline cracking at _____	<input type="checkbox"/> stucco weep screed not installed
	<input checked="" type="checkbox"/>	<input type="checkbox"/> damaged / missing window glazing at _____

9 Gutters / Facia - Eaves	<input type="checkbox"/> Full	<input type="checkbox"/> Partial	<input type="checkbox"/> None	<input type="checkbox"/> Recommended at drip edges
----------------------------------	-------------------------------	----------------------------------	-------------------------------	--

9 Gutters / Facia - Eaves	<input type="checkbox"/> damage / deterioration _____	<input type="checkbox"/> blocked drains / debris in gutter
<input type="radio"/> Satisfactory <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> improper slope / separated	<input type="checkbox"/> downspouts terminate too close to foundation
<input type="checkbox"/> Rec. #1	<input type="checkbox"/> loose / missing gutters or pieces	<input type="checkbox"/> missing downspouts
<input checked="" type="checkbox"/>	<input type="checkbox"/> leaks at connection joints	<input type="checkbox"/> facia damage at _____
	<input checked="" type="checkbox"/>	<input type="checkbox"/> eave damage at _____
	<input checked="" type="checkbox"/>	<input type="checkbox"/> water stains at eaves _____

10 Chimney	<input type="checkbox"/> Brick / Block	<input type="checkbox"/> Stucco siding	<input type="checkbox"/> Metal flue	<input type="checkbox"/> Wood siding	<input type="checkbox"/> Precast
-------------------	--	--	-------------------------------------	--------------------------------------	----------------------------------

Note as to precast chimneys (if applicable): recommend independent evaluation by chimney specialist to rule out cracking that may be obscured by soot, (or similar) as cracking in such chimneys usually requires a costly chimney replacement.

10 Chimney	<input type="checkbox"/> spark arrestor is installed	<input type="checkbox"/> separation from house
<input type="radio"/> Satisfactory <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> spark arrestor not installed	<input type="checkbox"/> cracks / deterioration at chimney crown
<input type="checkbox"/> Rec. #2	<input type="checkbox"/> spark arrestor damaged / rusted / improper	<input type="checkbox"/> flat screen restricts flow of heat / smoke
interior components: see page 11	<input type="checkbox"/> missing / deteriorated grout	<input type="checkbox"/> chimney extends too low above roof
<input checked="" type="checkbox"/>	<input type="checkbox"/> cracks / separation at bricks	<input type="checkbox"/> less than 1/4" between cap flashing and wall
	<input type="checkbox"/> flashing loose / missing / needs caulking	<input checked="" type="checkbox"/>

11 BBQ - Fireplace / Pit	<input type="checkbox"/> Built-in	<input type="checkbox"/> Free Standing Masonry
---------------------------------	-----------------------------------	--

11 BBQ - Fireplace / Pit	<input type="checkbox"/> no gas to BBQ / fireplace / pit	<input type="checkbox"/> leak at drain / water supply
<input type="radio"/> Satisfactory	<input type="checkbox"/> faulty ignitor / burners did not ignite	<input type="checkbox"/> BBQ water fixture deficient
<input checked="" type="checkbox"/>	<input type="checkbox"/> improper gas line plumbing	<input type="checkbox"/> Outlet – no GFCI / no cover
	<input type="checkbox"/> damaged or missing BBQ parts	<input type="checkbox"/> BBQ wiring is improper
	<input type="checkbox"/> improper draining of sink	<input checked="" type="checkbox"/>

12 Electrical	
----------------------	--

12 Electrical	<input type="checkbox"/> exposed romex wiring	<input type="checkbox"/> GFCI failed to respond properly
<input type="radio"/> Satisfactory	<input type="checkbox"/> improper conduit / connectors	<input type="checkbox"/> missing covers for junction box(s)
<input checked="" type="checkbox"/>	<input type="checkbox"/> junction boxes not weatherproof	<input type="checkbox"/> possible burnt bulb(s)
	<input type="checkbox"/> improper wiring / unsafe	<input type="checkbox"/> missing knock seals for junction box(s)
	<input type="checkbox"/> missing or damaged outlet / switch cover(s)	<input type="checkbox"/> outlet not functioning
	<input type="checkbox"/> ungrounded outlets / reversed polarity	<input type="checkbox"/> lightswitch has no apparent function
	<input type="checkbox"/> no GFCI protection at the outlets	<input type="checkbox"/> light fixture loose / damaged at _____

13 Waste / Drain Lines	<input type="checkbox"/> Cast Iron	<input type="checkbox"/> ABS	<input type="checkbox"/> Copper / Brass
-------------------------------	------------------------------------	------------------------------	---

13 Waste / Drain Lines	<input type="checkbox"/> cast iron leakage / damage / corrosion	<input type="checkbox"/> inadequate slope
<input type="radio"/> Satisfactory	<input type="checkbox"/> leakage / damage in drain pipe(s)	<input type="checkbox"/> cleanout cap missing
<input checked="" type="checkbox"/>	<input type="checkbox"/> improper material / connections	<input type="checkbox"/> improper installation

RECOMMENDATIONS (Rec.):

- = Recommend a specialty contractor further inspect to determine all repair options and costs.
- #1 = Recommend qualified termite inspector #2 = Recommend qualified engineer N/A = Not applicable
- = Informational Satisfactory = item exists and appears to function as it was designed to do

Building Exterior (Continued)

14 Patio

- Patio Room Patio Cover Open Patio Area Lattice type cover

Note: Patio covers and patio rooms are typically required to have permits from the local municipality. Countywide makes no determination as to whether permits were acquired for any portion of the premises.

- Satisfactory
- Rec. #1 #2
- N/A

- | | | |
|---|--|--|
| <ul style="list-style-type: none"> <input type="checkbox"/> patio slab has hairline cracks <input type="checkbox"/> slab crack(s) - 1/16" - 1/8" - 1/4" - 1/2" or greater <input type="checkbox"/> slab has improper slope for drainage <input type="checkbox"/> separation between slab & dwelling <input type="checkbox"/> patio slab covers stucco weepscreed or is within 2" <input type="checkbox"/> patio slab higher than/same as interior floor level <input type="checkbox"/> slab covered by carpet - not evaluated <input type="checkbox"/> patio cover - roof damage / deterioration <input type="checkbox"/> structure appears to be overspanned <input type="checkbox"/> structure has improper construction <input type="checkbox"/> weak connection at fascia board <input type="checkbox"/> damage at post bases <input type="checkbox"/> glass windows don't conform to min. safety stnds. | <ul style="list-style-type: none"> <input type="checkbox"/> enclosure - damage / deterioration <input type="checkbox"/> steps vary in height <input type="checkbox"/> electrical is improper / unsafe <input type="checkbox"/> ungrounded outlet / reversed polarity <input type="checkbox"/> no GFCI protection at the outlet(s) <input type="checkbox"/> exposed romex wiring <input type="checkbox"/> possible burnt bulb(s) <input type="checkbox"/> junction boxes not weatherproof <input type="checkbox"/> improper conduit / connectors <input type="checkbox"/> missing or damaged outlet / switch cover(s) <input type="checkbox"/> outlet(s) does not function <input type="checkbox"/> GFCI failed to respond properly | <ul style="list-style-type: none"> <input type="checkbox"/> _____ <input type="checkbox"/> _____ |
|---|--|--|

- _____
- _____

15 Deck / Balcony

- Wood Composite Materials Concrete Tile / Pebble Covering Waterproof coating

- Satisfactory
- Rec. #1 #2
- N/A

- | | | |
|--|---|--|
| <ul style="list-style-type: none"> <input type="checkbox"/> deck damage / deterioration at _____ <input type="checkbox"/> balcony damage / deterioration: _____ <input type="checkbox"/> deck / balcony surface higher than/same as interior <input type="checkbox"/> no surface drain for balcony <input type="checkbox"/> poor drainage / low spots <input type="checkbox"/> deck / balcony framing deficient <input type="checkbox"/> improper material for use on a deck surface <input type="checkbox"/> deck / balcony connection method not visible <input type="checkbox"/> flashing deficiency at ledger <input type="checkbox"/> damage at post bases <input type="checkbox"/> deck lacks proper post support <input type="checkbox"/> deck built on grade - subject to damage <input type="checkbox"/> earth to wood contact: _____ <input checked="" type="checkbox"/> _____ | <ul style="list-style-type: none"> <input type="checkbox"/> step height uneven / improper rise & run <input type="checkbox"/> step(s) damaged / loose <input type="checkbox"/> railing too low / openings greater than 4" / missing <input type="checkbox"/> railing damage / deterioration / loose <input type="checkbox"/> hand railing not grippable <input type="checkbox"/> no GFCI protection at the outlet(s) <input type="checkbox"/> GFCI failed to respond properly <input type="checkbox"/> exposed romex wiring <input type="checkbox"/> possible burnt bulb(s) <input type="checkbox"/> missing covers for junction box(s) <input type="checkbox"/> missing or damaged outlet / switch cover(s) <input type="checkbox"/> junction boxes not weatherproof <input type="checkbox"/> improper conduit / connectors <input type="checkbox"/> carpet hides deck surface | <ul style="list-style-type: none"> <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/> _____ |
|--|---|--|

- _____
- _____
- _____

CONCRETE SLAB FOUNDATION

16 Slab-Exterior

Incomplete evaluation of perimeter foundation due to partially obstructed view (inaccessible - see below). Recommend subsequent reinspection after removal of obstruction.

- Satisfactory
- Rec. #1 #2
- N/A

- | | | |
|--|---|--|
| <ul style="list-style-type: none"> <input type="checkbox"/> stucco to grade - unable to see slab edge <input type="checkbox"/> vertical crack(s) - hairline (see note below) location _____ <input type="checkbox"/> vertical crack(s) - 1/16" - 1/8" - 1/4" - 1/2" or greater location _____ <input type="checkbox"/> horizontal crack(s) location _____ <input type="checkbox"/> efflorescence found (possible water intrusion) | <ul style="list-style-type: none"> <input type="checkbox"/> spalling / flaking <input type="checkbox"/> reinforcing steel exposed / rusting <input type="checkbox"/> weep screed covered by concrete <input type="checkbox"/> concrete within 2" of stucco weep screed <input type="checkbox"/> no apparent foundation / footing <input type="checkbox"/> post tensioned cable ends exposed <input type="checkbox"/> stem wall damage at anchor bolt locations | <ul style="list-style-type: none"> <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/> _____ |
|--|---|--|

- Slab inaccessible at: _____ due to: _____
- _____
- _____
- _____
- _____

Note: Concrete slabs with cracks noted at the exterior slab edge should be evaluated by a qualified geo-technical engineer. Concrete slab edge cracks, even if within normal tolerances, may have underlying conditions affecting the integrity of the foundation. Evaluation of such cracks are beyond the scope of this inspection.

17 Slab-Interior

Floor coverings prevent view of concrete floor surfaces - See Note below

- Satisfactory N/A
- Rec. #1 #2

- | | | |
|--|---|--|
| <ul style="list-style-type: none"> <input type="checkbox"/> crack(s) - hairline (see note below) location _____ <input type="checkbox"/> crack(s) - 1/16" - 1/8" - 1/4" - 1/2" or greater location _____ | <ul style="list-style-type: none"> <input type="checkbox"/> moisture / efflorescence (possible water intrusion) <input type="checkbox"/> slope / unevenness <input type="checkbox"/> warm floor - possible slab leak | <ul style="list-style-type: none"> <input type="checkbox"/> _____ <input type="checkbox"/> _____ |
|--|---|--|

- _____
- _____
- _____
- _____

Note: Concrete slabs usually are not visible at the interior due to floor coverings but often have some degree of surface cracking due to shrinkage. Slab cracks may not be detectable without removal of the floor coverings. Whether or not the inspector has detected cracks, you may wish to have floor coverings removed at your expense. Floor coverings are not removed by the inspector.

RECOMMENDATIONS (Rec.):

- = Recommend a specialty contractor further inspect to determine all repair options and costs.
- #1 = Recommend qualified termite inspector #2 = Recommend qualified engineer N/A = Not applicable
- = Informational Satisfactory = item exists and appears to function as it was designed to do

RAISED FOUNDATION

18 Foundation	<input type="checkbox"/> Concrete <input type="checkbox"/> Block <input type="checkbox"/> Brick <input type="checkbox"/> Piers/Posts <input type="checkbox"/> Jacks
<input type="radio"/> Satisfactory <input type="checkbox"/> Rec. #1 #2 <input checked="" type="checkbox"/> N/A	Access Location(s) _____ <div style="display: flex; justify-content: space-between;"> <div style="width: 60%;"> <input type="checkbox"/> crack(s) - hairline (see note below) location _____ <input type="checkbox"/> crack(s) - 1/16" - 1/8" - 1/4" - 1/2" or greater location _____ <input type="checkbox"/> horizontal crack(s) <input type="checkbox"/> reinforcing steel exposed / rusting <input type="checkbox"/> spalling - moderate / severe <input type="checkbox"/> efflorescence on concrete stem wall / soils <input type="checkbox"/> rotation of the stem wall <input type="checkbox"/> evidence of wet soils / ponding water <input type="checkbox"/> ventilation may be inadequate / is blocked <input type="checkbox"/> ventilation screens missing / damaged <input type="checkbox"/> jacks were rusted / deteriorated </div> <div style="width: 35%;"> <input type="checkbox"/> jacks have greater than 2" thread showing <input type="checkbox"/> debris found in crawlspace <input type="checkbox"/> older foundation - seismically vulnerable <input type="checkbox"/> foundation is unreinforced bricks / stones <input type="checkbox"/> stem wall out of plumb <input type="checkbox"/> separation at marriage joint (m / h) <input type="checkbox"/> evidence of rodent infestation <input type="checkbox"/> strong musty odor <input type="checkbox"/> crawlspace / underfloor areas were not inspected because: <input type="checkbox"/> crawlspace access too small or blocked <input type="checkbox"/> under floor clearance less than standard <input type="checkbox"/> under floor area blocked by pipes / ducts </div> </div>
<input checked="" type="checkbox"/> inaccessible area: _____ due to: _____ <input checked="" type="checkbox"/> _____	

Note: A geo-technical engineer should evaluate concrete stem walls with cracks or deterioration. Stem wall cracks, even if within normal tolerances, may have underlying conditions affecting the integrity of the foundation. Evaluation of the foregoing conditions is beyond the scope of this inspection.

19 Framing	<input type="checkbox"/> anchor bolts: yes / no not visible <input checked="" type="checkbox"/> N/A
<input type="radio"/> Satisfactory <input type="checkbox"/> Rec. #1 #2 <input checked="" type="checkbox"/> N/A	<div style="display: flex; justify-content: space-between;"> <div style="width: 60%;"> <input type="checkbox"/> wood framing stains <input type="checkbox"/> wood framing damage / rot / cut <input type="checkbox"/> missing / damaged posts / not centered on pier <input type="checkbox"/> posts-piers not strapped <input type="checkbox"/> loose posts <input type="checkbox"/> wood / earth separation less than standard <input type="checkbox"/> ventilation less than standard </div> <div style="width: 35%;"> <input type="checkbox"/> wood framing damp / wet <input type="checkbox"/> anchor bolts loose <input type="checkbox"/> tall walls not braced <input type="checkbox"/> covered by insulation / vapor barrier (framing not visible or inspected) <input type="checkbox"/> overspanned joist or girder <input checked="" type="checkbox"/> _____ </div> </div>
<input checked="" type="checkbox"/> _____	

Note: Anchor bolts or attachment systems often were not installed during construction of older homes (more than 50 years old), but are a standard of modern construction. Anchor bolts help to secure the building to the foundation to prevent or minimize damage during earthquakes. If the inspector notes that there are no anchor bolts installed, and if you are concerned with potential damage during adverse conditions, you may wish to have a structural engineer evaluate the foundation.

20 Plumbing / Ducts	<input type="checkbox"/> leakage at _____
<input type="radio"/> Satisfactory <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Rec. #1 #2	<div style="display: flex; justify-content: space-between;"> <div style="width: 60%;"> <input type="checkbox"/> damaged drain line (corrosion, rust) <input type="checkbox"/> damaged water supply line (corrosion, rust) <input type="checkbox"/> improper drain connections or fittings <input type="checkbox"/> improper water supply line connections <input type="checkbox"/> inadequate support for drain / water / gas line <input type="checkbox"/> drain line has inadequate slope for drainage </div> <div style="width: 35%;"> <input type="checkbox"/> dissimilar metals / corrosion <input type="checkbox"/> gas pipe rusting / corrosion / leakage <input type="checkbox"/> sump pump (not tested). Check with homeowner about operation <input type="checkbox"/> ducts in contact with soil <input type="checkbox"/> duct insulation missing / damaged <input type="checkbox"/> disconnected or crushed ducts </div> </div>
<input checked="" type="checkbox"/> _____ <input checked="" type="checkbox"/> _____	

21 Electrical	<input type="checkbox"/> exposed wiring / open splices <input type="checkbox"/> open junction box(s) <input type="checkbox"/> unsecured wiring (wires touching soil)
<input type="radio"/> Satisfactory <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Rec. #1 #2	<input type="checkbox"/> needs proper wire connectors for junction box(s) <input type="checkbox"/> improper use of extension cord / lamp cord <input type="checkbox"/> improper wiring _____
<input checked="" type="checkbox"/> _____	

ROOF

22 Sloped	Type: <input type="checkbox"/> Comp Shingle <input type="checkbox"/> Wood Shake / Shingle <input type="checkbox"/> Tile: Clay / Concrete <input type="checkbox"/> Fibrous / Metal
	Observed: <input type="checkbox"/> From roof surface <input type="checkbox"/> From ladder or From ground - a limited and incomplete inspection

Note: Tile roofs are not walked on to avoid damage; accordingly this is a limited inspection. Only a random sampling of tiles are checked for attachment.

<input type="radio"/> Satisfactory <input type="checkbox"/> Rec. #1 #2 <input checked="" type="checkbox"/> N/A	<div style="display: flex; justify-content: space-between;"> <div style="width: 60%;"> <input type="checkbox"/> advanced age / deterioration <input type="checkbox"/> brittle or cracked shingles / shakes <input type="checkbox"/> missing shingles / shakes <input type="checkbox"/> cupping / curling shingles <input type="checkbox"/> eroding surfaces at ridge / field <input type="checkbox"/> felt paper is exposed / missing <input type="checkbox"/> felt paper is under edge metal <input type="checkbox"/> exposed fasteners <input type="checkbox"/> damaged wood sheathing / fascia / eaves <input type="checkbox"/> multiple layers (2+) installed <input type="checkbox"/> tile laid over wood roof </div> <div style="width: 35%;"> <input type="checkbox"/> cracked / broken tiles <input type="checkbox"/> loose / missing tiles <input type="checkbox"/> holes in roof <input type="checkbox"/> improper pitch / slope <input type="checkbox"/> improper installation <input type="checkbox"/> patching / repairs noted <input type="checkbox"/> debris on roof <input type="checkbox"/> portion of roof is sagging <input type="checkbox"/> 3" headlap not provided <input type="checkbox"/> tile not fastened to roof framing <input type="checkbox"/> improper staggering of joints </div> </div>
--	--

inaccessible area: _____ due to: _____

RECOMMENDATIONS (Rec.):

- = Recommend a specialty contractor further inspect to determine all repair options and costs.
- #1 = Recommend qualified termite inspector #2 = Recommend qualified engineer N/A = Not applicable
- = Informational Satisfactory = item exists and appears to function as it was designed to do

Roof (Continued)

23 Low slope	Type: <input type="checkbox"/> Gravel <input type="checkbox"/> Rolled <input type="checkbox"/> Foam <input type="checkbox"/> Single Ply <input type="checkbox"/> Parapet walls																
	Observed: <input type="checkbox"/> From roof surface <input type="checkbox"/> From ladder or From ground - a limited and incomplete inspection																
<input type="radio"/> Satisfactory <input type="checkbox"/> Rec. #1 #2 <input checked="" type="checkbox"/> N/A	<table style="width: 100%; border: none;"> <tr> <td style="width: 33%; border: none;"><input type="checkbox"/> advanced age / deterioration</td> <td style="width: 33%; border: none;"><input type="checkbox"/> patching / repairs noted</td> </tr> <tr> <td style="border: none;"><input type="checkbox"/> cracking / blistering / split seams</td> <td style="border: none;"><input type="checkbox"/> exposed fasteners</td> </tr> <tr> <td style="border: none;"><input type="checkbox"/> surface erosion / bare areas</td> <td style="border: none;"><input type="checkbox"/> metal edge is delaminating</td> </tr> <tr> <td style="border: none;"><input type="checkbox"/> improper installation</td> <td style="border: none;"><input type="checkbox"/> metal edge improperly installed</td> </tr> <tr> <td style="border: none;"><input type="checkbox"/> ponding / water stains</td> <td style="border: none;"><input type="checkbox"/> parapet walls are damaged</td> </tr> <tr> <td style="border: none;"><input type="checkbox"/> no secondary drain on roof</td> <td style="border: none;"><input type="checkbox"/> debris on roof</td> </tr> <tr> <td style="border: none;"><input type="checkbox"/> asphalt covering buckling / decomposed</td> <td style="border: none;"><input type="checkbox"/> foam roof pitted / decomposed</td> </tr> <tr> <td style="border: none;"><input type="checkbox"/> portion of roof is sagging</td> <td style="border: none;"><input type="checkbox"/> damage to metal roof covering</td> </tr> </table>	<input type="checkbox"/> advanced age / deterioration	<input type="checkbox"/> patching / repairs noted	<input type="checkbox"/> cracking / blistering / split seams	<input type="checkbox"/> exposed fasteners	<input type="checkbox"/> surface erosion / bare areas	<input type="checkbox"/> metal edge is delaminating	<input type="checkbox"/> improper installation	<input type="checkbox"/> metal edge improperly installed	<input type="checkbox"/> ponding / water stains	<input type="checkbox"/> parapet walls are damaged	<input type="checkbox"/> no secondary drain on roof	<input type="checkbox"/> debris on roof	<input type="checkbox"/> asphalt covering buckling / decomposed	<input type="checkbox"/> foam roof pitted / decomposed	<input type="checkbox"/> portion of roof is sagging	<input type="checkbox"/> damage to metal roof covering
<input type="checkbox"/> advanced age / deterioration	<input type="checkbox"/> patching / repairs noted																
<input type="checkbox"/> cracking / blistering / split seams	<input type="checkbox"/> exposed fasteners																
<input type="checkbox"/> surface erosion / bare areas	<input type="checkbox"/> metal edge is delaminating																
<input type="checkbox"/> improper installation	<input type="checkbox"/> metal edge improperly installed																
<input type="checkbox"/> ponding / water stains	<input type="checkbox"/> parapet walls are damaged																
<input type="checkbox"/> no secondary drain on roof	<input type="checkbox"/> debris on roof																
<input type="checkbox"/> asphalt covering buckling / decomposed	<input type="checkbox"/> foam roof pitted / decomposed																
<input type="checkbox"/> portion of roof is sagging	<input type="checkbox"/> damage to metal roof covering																
<input checked="" type="checkbox"/> inaccessible area: _____ due to: _____ <input checked="" type="checkbox"/> _____																	

24 Flashing / Vents															
<input type="radio"/> Satisfactory <input type="checkbox"/> Rec. #1 #2	<table style="width: 100%; border: none;"> <tr> <td style="width: 33%; border: none;"><input type="checkbox"/> roof jacks need sealing / repair</td> <td style="width: 33%; border: none;"><input type="checkbox"/> flashing / counter-flashing improper at skylight(s) -- at chimney</td> </tr> <tr> <td style="border: none;"><input type="checkbox"/> roof jacks are not layered into roofing</td> <td style="border: none;"><input type="checkbox"/> roof to wall joint not properly sealed</td> </tr> <tr> <td style="border: none;"><input type="checkbox"/> roof jacks improperly installed / missing</td> <td style="border: none;"><input type="checkbox"/> tile pans are missing / improper</td> </tr> <tr> <td style="border: none;"><input type="checkbox"/> mastic repairs (temporary repairs) at the jacks / skylights / roof to wall / roof surface / chimney / valley</td> <td style="border: none;"><input type="checkbox"/> vent cap(s) missing / damaged</td> </tr> <tr> <td style="border: none;"><input type="checkbox"/> valley is deteriorated / improperly installed</td> <td style="border: none;"><input type="checkbox"/> mortar plugs at vent pipe protrusions</td> </tr> <tr> <td style="border: none;"><input type="checkbox"/> no counter flashing at house connection</td> <td style="border: none;"><input type="checkbox"/> wide chimney lacks cricket diverter</td> </tr> <tr> <td style="border: none;"><input type="checkbox"/> valley flashing doesn't extend past roof edge</td> <td style="border: none;"><input checked="" type="checkbox"/> _____</td> </tr> </table>	<input type="checkbox"/> roof jacks need sealing / repair	<input type="checkbox"/> flashing / counter-flashing improper at skylight(s) -- at chimney	<input type="checkbox"/> roof jacks are not layered into roofing	<input type="checkbox"/> roof to wall joint not properly sealed	<input type="checkbox"/> roof jacks improperly installed / missing	<input type="checkbox"/> tile pans are missing / improper	<input type="checkbox"/> mastic repairs (temporary repairs) at the jacks / skylights / roof to wall / roof surface / chimney / valley	<input type="checkbox"/> vent cap(s) missing / damaged	<input type="checkbox"/> valley is deteriorated / improperly installed	<input type="checkbox"/> mortar plugs at vent pipe protrusions	<input type="checkbox"/> no counter flashing at house connection	<input type="checkbox"/> wide chimney lacks cricket diverter	<input type="checkbox"/> valley flashing doesn't extend past roof edge	<input checked="" type="checkbox"/> _____
<input type="checkbox"/> roof jacks need sealing / repair	<input type="checkbox"/> flashing / counter-flashing improper at skylight(s) -- at chimney														
<input type="checkbox"/> roof jacks are not layered into roofing	<input type="checkbox"/> roof to wall joint not properly sealed														
<input type="checkbox"/> roof jacks improperly installed / missing	<input type="checkbox"/> tile pans are missing / improper														
<input type="checkbox"/> mastic repairs (temporary repairs) at the jacks / skylights / roof to wall / roof surface / chimney / valley	<input type="checkbox"/> vent cap(s) missing / damaged														
<input type="checkbox"/> valley is deteriorated / improperly installed	<input type="checkbox"/> mortar plugs at vent pipe protrusions														
<input type="checkbox"/> no counter flashing at house connection	<input type="checkbox"/> wide chimney lacks cricket diverter														
<input type="checkbox"/> valley flashing doesn't extend past roof edge	<input checked="" type="checkbox"/> _____														
<input checked="" type="checkbox"/> _____															

25 Skylights									
<input type="radio"/> Satisfactory <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Rec. #1 #2	<table style="width: 100%; border: none;"> <tr> <td style="width: 33%; border: none;"><input type="checkbox"/> skylight installation sub-standard</td> <td style="width: 33%; border: none;"><input type="checkbox"/> cracked / damaged cover</td> </tr> <tr> <td style="border: none;"><input type="checkbox"/> curb is less than 4" above roof</td> <td style="border: none;"><input type="checkbox"/> skylight curbing too short</td> </tr> <tr> <td style="border: none;"><input type="checkbox"/> dual glazed skylight - broken seal</td> <td style="border: none;"><input type="checkbox"/> sealant at skylight implies past leak</td> </tr> <tr> <td style="border: none;"><input type="checkbox"/> wide skylight lacks cricket diversion</td> <td style="border: none;"><input checked="" type="checkbox"/> _____</td> </tr> </table>	<input type="checkbox"/> skylight installation sub-standard	<input type="checkbox"/> cracked / damaged cover	<input type="checkbox"/> curb is less than 4" above roof	<input type="checkbox"/> skylight curbing too short	<input type="checkbox"/> dual glazed skylight - broken seal	<input type="checkbox"/> sealant at skylight implies past leak	<input type="checkbox"/> wide skylight lacks cricket diversion	<input checked="" type="checkbox"/> _____
<input type="checkbox"/> skylight installation sub-standard	<input type="checkbox"/> cracked / damaged cover								
<input type="checkbox"/> curb is less than 4" above roof	<input type="checkbox"/> skylight curbing too short								
<input type="checkbox"/> dual glazed skylight - broken seal	<input type="checkbox"/> sealant at skylight implies past leak								
<input type="checkbox"/> wide skylight lacks cricket diversion	<input checked="" type="checkbox"/> _____								
<input checked="" type="checkbox"/> _____									

ATTIC

26 Attic Framing	<input type="checkbox"/> Truss framing <input type="checkbox"/> Conventional framing <input type="checkbox"/> Wood beams & planks										
<small>Note: (i) Stains may or may not indicate a current leakage problem. This can only be determined with a water test of the roof, which is beyond the scope of the inspection. (ii) Insulation covering attic areas obstructs view of certain areas of framing and electrical wiring; accordingly these areas are not inspected.</small>											
<input type="radio"/> Satisfactory <input type="checkbox"/> Rec. #1 #2 <input checked="" type="checkbox"/> N/A	<table style="width: 100%; border: none;"> <tr> <td style="width: 33%; border: none;"><input type="checkbox"/> no access located - contact Seller to confirm</td> <td style="width: 33%; border: none;"><input type="checkbox"/> joists appear to be overspanned</td> </tr> <tr> <td style="border: none;"><input type="checkbox"/> limited access - height / insulation / storage / ducts</td> <td style="border: none;"><input type="checkbox"/> rafters appear to be overspanned</td> </tr> <tr> <td style="border: none;"><input type="checkbox"/> attic access hatch missing / damaged</td> <td style="border: none;"><input type="checkbox"/> chimney straps are not attached</td> </tr> <tr> <td style="border: none;"><input type="checkbox"/> truss is broken / damaged / cut / altered</td> <td style="border: none;"><input type="checkbox"/> draft stop not installed around chimney</td> </tr> <tr> <td style="border: none;"><input type="checkbox"/> joist / rafter is damaged / cut / altered</td> <td style="border: none;"><input type="checkbox"/> stains on underside of roof</td> </tr> </table>	<input type="checkbox"/> no access located - contact Seller to confirm	<input type="checkbox"/> joists appear to be overspanned	<input type="checkbox"/> limited access - height / insulation / storage / ducts	<input type="checkbox"/> rafters appear to be overspanned	<input type="checkbox"/> attic access hatch missing / damaged	<input type="checkbox"/> chimney straps are not attached	<input type="checkbox"/> truss is broken / damaged / cut / altered	<input type="checkbox"/> draft stop not installed around chimney	<input type="checkbox"/> joist / rafter is damaged / cut / altered	<input type="checkbox"/> stains on underside of roof
<input type="checkbox"/> no access located - contact Seller to confirm	<input type="checkbox"/> joists appear to be overspanned										
<input type="checkbox"/> limited access - height / insulation / storage / ducts	<input type="checkbox"/> rafters appear to be overspanned										
<input type="checkbox"/> attic access hatch missing / damaged	<input type="checkbox"/> chimney straps are not attached										
<input type="checkbox"/> truss is broken / damaged / cut / altered	<input type="checkbox"/> draft stop not installed around chimney										
<input type="checkbox"/> joist / rafter is damaged / cut / altered	<input type="checkbox"/> stains on underside of roof										
<input checked="" type="checkbox"/> inaccessible area: _____ due to: _____ <input checked="" type="checkbox"/> _____											

27 Attic Ventilation	<input type="checkbox"/> Gable <input type="checkbox"/> Freize block <input type="checkbox"/> Soffit <input type="checkbox"/> Dormers <input type="checkbox"/> Turbines <input type="checkbox"/> Electric fan				
<input type="radio"/> Satisfactory	<table style="width: 100%; border: none;"> <tr> <td style="width: 33%; border: none;"><input type="checkbox"/> ventilation - none observed / inadequate</td> <td style="width: 33%; border: none;"><input type="checkbox"/> screens are missing / rusted through</td> </tr> <tr> <td style="border: none;"><input type="checkbox"/> ventilation - screen(s) blocked</td> <td style="border: none;"><input type="checkbox"/> electric fan not functional / not tested</td> </tr> </table>	<input type="checkbox"/> ventilation - none observed / inadequate	<input type="checkbox"/> screens are missing / rusted through	<input type="checkbox"/> ventilation - screen(s) blocked	<input type="checkbox"/> electric fan not functional / not tested
<input type="checkbox"/> ventilation - none observed / inadequate	<input type="checkbox"/> screens are missing / rusted through				
<input type="checkbox"/> ventilation - screen(s) blocked	<input type="checkbox"/> electric fan not functional / not tested				
<input checked="" type="checkbox"/> _____ <input checked="" type="checkbox"/> _____					

28 Attic Insulation	Thickness _____ <input type="checkbox"/> Batts <input type="checkbox"/> Loose fill <input type="checkbox"/> _____										
<input type="radio"/> Satisfactory	<table style="width: 100%; border: none;"> <tr> <td style="width: 33%; border: none;"><input type="checkbox"/> none / inadequate insulation - (less than 6")</td> <td style="width: 33%; border: none;"><input type="checkbox"/> insulation covers knob and tube wiring</td> </tr> <tr> <td style="border: none;"><input type="checkbox"/> areas missing insulation</td> <td style="border: none;"><input type="checkbox"/> insulation covers lights / vents</td> </tr> <tr> <td style="border: none;"><input type="checkbox"/> insulation is deteriorated in areas</td> <td style="border: none;"><input type="checkbox"/> insulation falling / hanging from walls</td> </tr> <tr> <td style="border: none;"><input type="checkbox"/> attic insulated w/ non-standard materials</td> <td style="border: none;"><input type="checkbox"/> evidence of rodent activity</td> </tr> <tr> <td></td> <td style="border: none;"><input type="checkbox"/> insulation installed incorrectly</td> </tr> </table>	<input type="checkbox"/> none / inadequate insulation - (less than 6")	<input type="checkbox"/> insulation covers knob and tube wiring	<input type="checkbox"/> areas missing insulation	<input type="checkbox"/> insulation covers lights / vents	<input type="checkbox"/> insulation is deteriorated in areas	<input type="checkbox"/> insulation falling / hanging from walls	<input type="checkbox"/> attic insulated w/ non-standard materials	<input type="checkbox"/> evidence of rodent activity		<input type="checkbox"/> insulation installed incorrectly
<input type="checkbox"/> none / inadequate insulation - (less than 6")	<input type="checkbox"/> insulation covers knob and tube wiring										
<input type="checkbox"/> areas missing insulation	<input type="checkbox"/> insulation covers lights / vents										
<input type="checkbox"/> insulation is deteriorated in areas	<input type="checkbox"/> insulation falling / hanging from walls										
<input type="checkbox"/> attic insulated w/ non-standard materials	<input type="checkbox"/> evidence of rodent activity										
	<input type="checkbox"/> insulation installed incorrectly										
<input checked="" type="checkbox"/> _____ <input checked="" type="checkbox"/> _____											

29 Attic Wiring	<input type="checkbox"/> Romex <input type="checkbox"/> Conduit <input type="checkbox"/> Flex conduit <input type="checkbox"/> Knob & Tube										
<input type="radio"/> Satisfactory	<table style="width: 100%; border: none;"> <tr> <td style="width: 33%; border: none;"><input type="checkbox"/> limited view of wiring due to insulation, storage, etc.</td> <td style="width: 33%; border: none;"><input type="checkbox"/> knob & tubing wiring - older type wiring system - recommend evaluation</td> </tr> <tr> <td style="border: none;"><input type="checkbox"/> exposed wiring (e.g. open splices)</td> <td style="border: none;"><input type="checkbox"/> open junction boxes need covers</td> </tr> <tr> <td style="border: none;"><input type="checkbox"/> improper wiring (extension cord)</td> <td style="border: none;"><input type="checkbox"/> multiple instances of improper wiring</td> </tr> <tr> <td style="border: none;"><input type="checkbox"/> needs proper wire connectors for junction box(s)</td> <td style="border: none;"><input checked="" type="checkbox"/> _____</td> </tr> <tr> <td style="border: none;"><input type="checkbox"/> wiring not properly secured</td> <td style="border: none;"></td> </tr> </table>	<input type="checkbox"/> limited view of wiring due to insulation, storage, etc.	<input type="checkbox"/> knob & tubing wiring - older type wiring system - recommend evaluation	<input type="checkbox"/> exposed wiring (e.g. open splices)	<input type="checkbox"/> open junction boxes need covers	<input type="checkbox"/> improper wiring (extension cord)	<input type="checkbox"/> multiple instances of improper wiring	<input type="checkbox"/> needs proper wire connectors for junction box(s)	<input checked="" type="checkbox"/> _____	<input type="checkbox"/> wiring not properly secured	
<input type="checkbox"/> limited view of wiring due to insulation, storage, etc.	<input type="checkbox"/> knob & tubing wiring - older type wiring system - recommend evaluation										
<input type="checkbox"/> exposed wiring (e.g. open splices)	<input type="checkbox"/> open junction boxes need covers										
<input type="checkbox"/> improper wiring (extension cord)	<input type="checkbox"/> multiple instances of improper wiring										
<input type="checkbox"/> needs proper wire connectors for junction box(s)	<input checked="" type="checkbox"/> _____										
<input type="checkbox"/> wiring not properly secured											
<input checked="" type="checkbox"/> _____ <input checked="" type="checkbox"/> _____											

RECOMMENDATIONS (Rec.):

- = Recommend a specialty contractor further inspect to determine all repair options and costs.
- #1 = Recommend qualified termite inspector #2 = Recommend qualified engineer N/A = Not applicable
- = Informational Satisfactory = item exists and appears to function as it was designed to do

ATTIC (Continued)

30 HVAC Ducts / Venting		
<input type="radio"/> Satisfactory <input checked="" type="checkbox"/> _____ <input checked="" type="checkbox"/> _____	<input type="checkbox"/> disconnected or crushed ducts <input type="checkbox"/> duct insulation missing / damaged <input type="checkbox"/> inadequate clearance of vent pipe to combustibles <input type="checkbox"/> improper materials for vent pipe	<input type="checkbox"/> vent pipe has improper slope <input type="checkbox"/> vent pipe has gaps at joints <input type="checkbox"/> vent pipe damaged / improperly secured <input checked="" type="checkbox"/> _____

31 Attic Plumbing		
<input type="radio"/> Satisfactory <input type="checkbox"/> Rec. #1 #2 <input checked="" type="checkbox"/> _____ <input checked="" type="checkbox"/> _____	<input type="checkbox"/> improper drain line connection <input type="checkbox"/> bath / kitchen vent doesn't extend thru roof <input type="checkbox"/> inadequate support of drain / water pipe	<input type="checkbox"/> improper slope for drain line <input type="checkbox"/> leakage in attic plumbing <input type="checkbox"/> damaged water / drain pipe

GARAGE

32 Roof Underside / Framing	<input type="checkbox"/> Attached <input type="checkbox"/> Detached <input type="checkbox"/> Carport <input type="checkbox"/> Awning Type See roof note at section 22 of this report.	
<input type="radio"/> Satisfactory <input type="checkbox"/> Rec. #1 #2 <input checked="" type="checkbox"/> N/A <input checked="" type="checkbox"/> inaccessible area: _____ due to: _____ <input checked="" type="checkbox"/> _____	<input type="checkbox"/> garage not inspected - too many stored items <input type="checkbox"/> damage / deterioration to underside of roof <input type="checkbox"/> water stains at underside of roof <input type="checkbox"/> water stains at ceiling / walls <input type="checkbox"/> framing improper at door / window / storage <input type="checkbox"/> framing damage / deterioration	<input type="checkbox"/> siding damage / deterioration <input type="checkbox"/> non-moisture damage at wall <input type="checkbox"/> sagging beam over vehicle door <input type="checkbox"/> roof rafters cut / broken / cracked <input type="checkbox"/> awning deficient - post / frame / cover <input type="checkbox"/> carport post / frame is deficient

33 Slab / Foundation		
<input type="radio"/> Satisfactory <input type="checkbox"/> Rec. #1 #2 <input checked="" type="checkbox"/> inaccessible area: _____ due to: _____ <input checked="" type="checkbox"/> _____	<input type="checkbox"/> garage not inspected - too many stored items <input checked="" type="checkbox"/> slab cracks - hairline <input type="checkbox"/> slab cracks - 1/16" - 1/8" - 1/4" - 1/2" or greater <input type="checkbox"/> excessive number of slab cracks <input type="checkbox"/> efflorescence found - floor / stem walls	<input type="checkbox"/> slab separation at foundation stem wall <input type="checkbox"/> hairline foundation stem wall cracks <input type="checkbox"/> foundation stem wall cracks - 1/16" - 1/8" - 1/4" - 1/2" or greater <input type="checkbox"/> evidence of spalling (chipping/flaking) at foundation <input type="checkbox"/> slab floor improperly sloping or uneven

34 Fire Door		
<input type="radio"/> Satisfactory <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Rec. #1 #2 <input checked="" type="checkbox"/> _____	<input type="checkbox"/> improper type for fire door - not 1 3/8" solid core / window / pet door <input type="checkbox"/> damage / deterioration <input type="checkbox"/> threshold missing at fire door	<input type="checkbox"/> self closer missing or disconnected <input type="checkbox"/> fire door opens into a bedroom <input type="checkbox"/> fire door is not tight fitting <input checked="" type="checkbox"/> _____

35 Fire Wall		
<input type="radio"/> Satisfactory <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Rec. #1 #2 <input checked="" type="checkbox"/> _____	<input type="checkbox"/> holes / damage in fire wall or ceiling <input type="checkbox"/> no firewall installed <input type="checkbox"/> improper material for firewall <input type="checkbox"/> ceiling opening may not conform	<input type="checkbox"/> plastic dryer vent violates firewall <input type="checkbox"/> furnace / WH platform needs firewall <input type="checkbox"/> furnace duct violates firewall <input checked="" type="checkbox"/> _____

36 Door / Window		
<input type="radio"/> Satisfactory <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Rec. #1 #2 <input checked="" type="checkbox"/> _____ <input checked="" type="checkbox"/> _____	<input type="checkbox"/> moisture damage - door to exterior <input type="checkbox"/> non moisture damage to door <input type="checkbox"/> stains or leakage at door <input type="checkbox"/> door binds against jamb <input type="checkbox"/> door lockset / latch in disrepair / missing <input type="checkbox"/> door opens over step w/out a landing <input type="checkbox"/> glass in door not safety tempered	<input type="checkbox"/> window lockset / latch in disrepair / missing <input type="checkbox"/> window does not function properly <input type="checkbox"/> window screen is missing / damaged <input type="checkbox"/> glass is cracked / broken <input type="checkbox"/> window frame damage (moisture / non-moisture) <input type="checkbox"/> evidence of leakage at window sill <input type="checkbox"/> dual glazed window seal broken

37 Garage Door		
<input type="radio"/> Satisfactory <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Rec. #1 #2 <input checked="" type="checkbox"/> _____	<input type="checkbox"/> damage / deterioration / rot <input type="checkbox"/> tension rods loose / missing <input type="checkbox"/> tension bar bridge is missing <input type="checkbox"/> hinges damaged / non-approved parts <input type="checkbox"/> door springs in need of adjustment <input type="checkbox"/> broken components - door not tested	<input type="checkbox"/> springs are broken / rusted <input type="checkbox"/> springs are improper type <input type="checkbox"/> non-safety type springs <input type="checkbox"/> non-safety type spring attachment <input type="checkbox"/> door is locked / blocked - not tested <input checked="" type="checkbox"/> _____

RECOMMENDATIONS (Rec.):

- = Recommend a specialty contractor further inspect to determine all repair options and costs.
- #1 = Recommend qualified termite inspector #2 = Recommend qualified engineer N/A = Not applicable
- = Informational Satisfactory = item exists and appears to function as it was designed to do

GARAGE (Continued)

38 Garage Door Opener	<input type="checkbox"/> not tested <input type="checkbox"/> not functional <input type="checkbox"/> needs adjustment <input type="checkbox"/> electronic sensor not within 6" from floor	<input type="checkbox"/> does not have automatic reverse <input type="checkbox"/> does not conform to current standards <input type="checkbox"/> improper wiring (extension cord) <input type="checkbox"/> vehicle door lacks safety sensors
<input type="radio"/> Satisfactory <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Rec. #1 #2	<input checked="" type="checkbox"/> _____	
39 Ventilation	<input type="checkbox"/> blocked vents <input type="checkbox"/> ventilation lacking in garage <input checked="" type="checkbox"/> _____	<input type="checkbox"/> vent screens damaged / missing <input checked="" type="checkbox"/> _____ <input checked="" type="checkbox"/> _____
<input type="radio"/> Satisfactory <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Rec. #1 #2	<input checked="" type="checkbox"/> _____	
40 Electrical	<input type="checkbox"/> wiring mounted less than 7' is not protected <input type="checkbox"/> overhead wiring spans open spaces / not secured <input type="checkbox"/> exposed wiring / open splices <input type="checkbox"/> extension cord used for lights / wiring <input type="checkbox"/> missing or damaged outlet / switch cover(s) <input type="checkbox"/> needs proper wire connectors for junction box(s)	<input type="checkbox"/> ungrounded outlet(s) <input type="checkbox"/> reversed polarity at outlet(s) <input type="checkbox"/> no GFCI at outlet(s) <input type="checkbox"/> GFCI failed to respond properly to test <input type="checkbox"/> open junction box(s) <input type="checkbox"/> outlet does not function
<input type="radio"/> Satisfactory <input type="checkbox"/> Rec. #1 #2	<input checked="" type="checkbox"/> _____ <input checked="" type="checkbox"/> _____	
41 Misc. Garage Comments	<input type="checkbox"/> musty odor in garage <input type="checkbox"/> garage converted - no covered parking <input type="checkbox"/> garage appears to have been carport <input type="checkbox"/> steps from house to garage needs handrail	<input type="checkbox"/> step treads / risers not uniform <input type="checkbox"/> openings in railings too wide <input type="checkbox"/> garage stairs potentially unsafe <input checked="" type="checkbox"/> _____
<input type="radio"/> Satisfactory <input type="checkbox"/> Rec. #1 #2	<input checked="" type="checkbox"/> _____ <input checked="" type="checkbox"/> _____	

LAUNDRY

42 Laundry Plumbing	<input type="checkbox"/> Laundry Room <input type="checkbox"/> Garage <input type="checkbox"/> Hall <input type="checkbox"/> Bathroom <input type="checkbox"/> Patio <input type="checkbox"/> Exterior <input type="checkbox"/> _____	
<input type="radio"/> Satisfactory <input checked="" type="checkbox"/> N/A	Washer: <input type="checkbox"/> Laundry sink <input type="checkbox"/> washer hookup(s) leaking - H / C <input type="checkbox"/> washer supply valve corroded / leaking - H / C <input type="checkbox"/> sink faucet corroded / leaks <input type="checkbox"/> sink faucet valve(s) corroded / leaks - H / C <input type="checkbox"/> sink supply valve corroded / leaks - H / C	Dryer: <input type="checkbox"/> Gas <input type="checkbox"/> 240V <input type="checkbox"/> 120V <input type="checkbox"/> sink drain line leaks / slow to drain <input type="checkbox"/> sink / washer faucet handle corroded / missing <input type="checkbox"/> improper drain / vent / trap <input type="checkbox"/> sink not securely fastened / damaged <input type="checkbox"/> no shut-off valves at washer supply <input type="checkbox"/> hook-ups not visible (not inspected)
Note: Laundry machines and laundry valves are not tested.	<input checked="" type="checkbox"/> _____ <input checked="" type="checkbox"/> _____	
43 Appliance Electrical	<input type="checkbox"/> no 240 volt outlet was located <input type="checkbox"/> no power to 240 volt outlet <input type="checkbox"/> 240 volt outlet not accessible - (not tested) <input type="checkbox"/> 240 volt outlet damaged / improper / missing cover	<input type="checkbox"/> 240 volt outlet loose <input checked="" type="checkbox"/> _____ <input checked="" type="checkbox"/> _____ <input checked="" type="checkbox"/> _____
<input type="radio"/> Satisfactory <input checked="" type="checkbox"/> N/A	<input checked="" type="checkbox"/> _____	
44 Dryer Gas Line / Vent	<input type="checkbox"/> gas supply was shut down <input type="checkbox"/> flex gas line routed thru wall <input type="checkbox"/> improper gas connection <input type="checkbox"/> dryer does not vent to exterior <input type="checkbox"/> no provision for venting of dryer	<input type="checkbox"/> back draft damper missing / damaged <input type="checkbox"/> duct separated / disconnected <input type="checkbox"/> flex dryer duct exceeds 6' <input type="checkbox"/> odor of gas - needs immediate evaluation <input checked="" type="checkbox"/> _____
<input type="radio"/> Satisfactory <input checked="" type="checkbox"/> N/A	<input checked="" type="checkbox"/> _____	

Rec.	#1	#2	S	C	N/A	
45				<input type="checkbox"/>		
46				<input type="checkbox"/>		<input type="checkbox"/> stains / discoloration / patching / damage / cracks - hairline / 1/16" / 1/8" / 1/8"+ / numerous
47				<input type="checkbox"/>		<input type="checkbox"/> stains / discoloration / patching / damage / cracks - hairline / 1/16" / 1/8" / 1/8"+ / numerous
48				<input type="checkbox"/>		<input type="checkbox"/> hardware missing / damaged
49				<input type="checkbox"/>		<input type="checkbox"/> screens - damaged / missing
50				<input type="checkbox"/>		<input type="checkbox"/> ungrounded outlets (2/3 prong) / reversed polarity
51				<input type="checkbox"/>		<input type="checkbox"/> stored items - limited access

- _____ _____
- _____ evaluations are incomplete and limited by excess storage in room

RECOMMENDATIONS (Rec.):

- = Recommend a specialty contractor further inspect to determine all repair options and costs.
 #1 = Recommend qualified termite inspector #2 = Recommend qualified engineer N/A = Not applicable
 = Informational Satisfactory = item exists and appears to function as it was designed to do

PLUMBING

52 Water Supply Copper * Galvanized Polybutylene - PB (copper fittings / plastic fittings) PVC PEX CPVC

Note: Polybutylene (PB) is a relatively new water piping system which has developed a reputation for premature failure (i.e., breakage, cracks, etc.). You should contact the piping manufacturer or an expert in this type of piping for further information and evaluation of risk factors. * Does not rule out possibility of PB or Galv. pipe inside walls

53 Main Shut Off location _____ Pressure _____ psi

Regulator installed? Y / N not located

Satisfactory

Water was shut off at time of inspection - limited inspection.

main shut off not located / broken / leaks

pressure too high - normal is 40-80 psi

regulator leaking / damaged / corrosion / in soil

leakage / damaged / corroded

improper material / connections

dissimilar metal pipe used

possible slab leak

leaks at hose spigots

pressure relief valve deficient / absent

54 Fuel Supply Natural Gas Propane (tank not evaluated) All Electric

Satisfactory

Gas was shut off at time of inspection

exterior piping is not protected from corrosion

gas smell (call gas company immediately)

propane tank not protected against impact

improper installation

improper material / connections

55 Water Heater Type: Gas Electric Solar (these systems are not tested / evaluated)

Size: Gallons: _____

Age: (approx) _____

Seismic Straps? Y / N _____

Satisfactory

Location: Garage Interior Exterior Patio _____

pilot not lit - status not evaluated

leakage / damage / rust & corrosion

seismic straps missing

inadequate size straps and / or method of strapping

seismic strap bolts less than 1/4" diameter

W/H not installed on 18" platform

gas smell (call gas company immediately)

corrosion at water supply or valve

temp. & pressure valve leaks / corroded

t & p drain line not installed / not 3/4 inch

t & p drain is improper material / has improper slope / termination not located

t & p drain is greater than 6" from floor or not vented to the exterior

no t & p valve installed

flame quality poor at burner

insul. blanket obscures wtr.htr. - Limited inspection

stains at _____

no protection against vehicle impact

W/H support platform inadequate

leak at shutoff / shutoff not installed

no drip pan (where water damage poss.)

drip pan - line not routed to exteriors

drip pan - no overflow line

W/H at or near end of useful life

56 Water Heater vent / venting

Satisfactory N/A

venting improper / blocked / disconnected

improper clearance to combustibles

vent duct not securely fastened / gaps at joint(s)

vent duct has improper slope

improper materials for vent pipe

vent connector / draft diverter missing

combustion air improper / blocked

ELECTRICAL

57 Service 120/240V 120V Overhead Underground

Satisfactory

Electricity to property was not on at time of inspection - limited inspection

overhead wires are frayed / improper type

overhead wires do not have proper clearance from ground / roof / driveway / walkway / yard

loose / damaged connections

wires touching trees

service mast loose / damaged

mast meter head loose / damaged

no drip loop provided at mast

58 Main Panel Main breaker _____ amps circuit breakers fuses - (older, limited service)

Location: _____

Satisfactory

recommend load calculation older, limited service: may not be adequate for modern usage

no main breaker (typically required with more than 6 circuits) # circuits _____

main panel locked - not evaluated

circuit breakers damaged

frayed / scorched wires

incorrect breaker size for wire

double wiring on circuit breakers

cover is missing / loose / damaged hinges / screws missing

wires enter into panel without proper protection

Federal style breakers - known to have a history of failure

Bulldog panel w/ Pushmatic breakers

Zinsco panel - history of problems

no main breaker / disconnect

panel is not weather-tight

improper taps / connections

improper grounding

circuits not labeled

blank breaker covers are missing

tie bars missing at 240 volt breakers

missing knock out seals

needs anti-oxidation material for aluminum wiring

main panel penetrates firewall

neutral buss not bonded to panel

ground / neutral buss bar missing / improper connection

heat / scorch marks within panel

wires need capping

panel wiring overfilled

circuit breaker is tripped

tripped breaker could not be reset

RECOMMENDATIONS (Rec.):

- = Recommend a specialty contractor further inspect to determine all repair options and costs.
- #1 = Recommend qualified termite inspector #2 = Recommend qualified engineer N/A = Not applicable
- = Informational Satisfactory = item exists and appears to function as it was designed to do

ELECTRICAL (Continued)

59	Wiring 240V	<input type="checkbox"/> Copper	<input type="checkbox"/> Aluminum	
60	Wiring 120V	<input type="checkbox"/> Copper*	<input type="checkbox"/> Aluminum	* Does not rule out the presence of aluminum wiring in inaccessible areas.
Note: If aluminum wiring is noted in item #49 above, it is recommended that this wiring be evaluated by a qualified electrician. A full inspection of the system is recommended.				
61	Sub-panel	<input type="checkbox"/> circuit breakers	<input type="checkbox"/> fuses - (older, limited service)	
	Location:	<input type="checkbox"/> recommend load calculation <input type="checkbox"/> older, limited service: may not be adequate for modern usage		
<input type="radio"/> Satisfactory		<input type="checkbox"/> no breaker (typically required with more than 6 circuits) # circuits _____		
<input checked="" type="radio"/> N/A		<input type="checkbox"/> sub-panel locked - not evaluated <input type="checkbox"/> circuit breakers damaged <input type="checkbox"/> frayed / scorched wires <input type="checkbox"/> incorrect breaker size for wire <input type="checkbox"/> double wiring on circuit breakers <input type="checkbox"/> cover is missing / loose / damaged hinges / screws missing <input type="checkbox"/> wires enter into panel without proper protection <input type="checkbox"/> Federal style breakers - known to have a history of failure <input type="checkbox"/> Bulldog panel w/ Pushmatic breakers <input type="checkbox"/> Zinsco panel - history of problems <input type="checkbox"/> no sub-panel breaker / disconnect <input type="checkbox"/> sub-panel is not weather-tight <input type="checkbox"/> improper taps / connections	<input type="checkbox"/> improper grounding <input type="checkbox"/> circuits not labeled <input type="checkbox"/> blank breaker covers are missing <input type="checkbox"/> tie bars missing at 240 volt breakers <input type="checkbox"/> missing knock out seals <input type="checkbox"/> needs anti-oxidation material for aluminum wiring <input type="checkbox"/> sub-panel penetrates firewall <input type="checkbox"/> neutral buss not bonded to sub-panel <input type="checkbox"/> ground / neutral buss bar missing / improper connection <input type="checkbox"/> heat / scorch marks within sub-panel <input type="checkbox"/> wires need capping <input type="checkbox"/> panel wiring overfilled <input type="checkbox"/> circuit breaker is tripped <input type="checkbox"/> tripped breaker could not be reset	

HEATING

62	Heater	<input type="checkbox"/> Gas	<input type="checkbox"/> Electric	<input type="checkbox"/> Hydronic				
	Type:	<input type="checkbox"/> FAU	<input type="checkbox"/> Heat Pump	<input type="checkbox"/> Wall	<input type="checkbox"/> Floor	<input type="checkbox"/> Wall - Direct Vent	<input type="checkbox"/> Baseboard	
	Location:	Hall / Liv. Rm. / Garage / Attic / Exterior / Underfloor / Roof / Patio / floor / ceiling						
<input type="radio"/> Satisfactory	Temp. at return _____ Temp. at register _____	<input type="checkbox"/> pilot not lit / not on / no gas (check = status not evaluated) <input type="checkbox"/> power disconnected - unit not evaluated <input type="checkbox"/> damage / to unit / rusting <input type="checkbox"/> did not ignite or function using normal controls <input type="checkbox"/> gas smell (<i>call gas company immediately</i>) <input type="checkbox"/> improper use of flexible gas line - thru unit / wall <input type="checkbox"/> thermostat missing / damaged / loose / missing parts <input type="checkbox"/> this unit subject to a safety recall			<input type="checkbox"/> flame quality poor / flame rollout <input type="checkbox"/> soot / charring in burner chamber <input type="checkbox"/> filter was dirty / missing / improper size <input type="checkbox"/> improper installation <input type="checkbox"/> base of unit not sealed / holes in platform <input type="checkbox"/> radiant heat not functional <input type="checkbox"/> stains noted at _____ <input type="checkbox"/> lacks a gas shut off valve <input type="checkbox"/> unit is at / near end of useful life			
<input type="checkbox"/> Inadequate temperature differential		<input type="checkbox"/> venting improper _____ <input type="checkbox"/> venting blocked / disconnected <input type="checkbox"/> vent pipe has negative pitch <input type="checkbox"/> improper clearance to combustibles <input type="checkbox"/> damaged vent ducting			<input type="checkbox"/> improper materials for vent pipe <input type="checkbox"/> vent connector / draft diverter missing <input type="checkbox"/> combustion air improper / blocked <input type="checkbox"/> return air drawn from crawl space <input type="checkbox"/> vent connection improper			
63	Vents / Venting							
<input type="radio"/> Satisfactory		<input type="checkbox"/> disconnected / crushed ducts <input type="checkbox"/> insulation missing from ducts / deteriorated / loose <input type="checkbox"/> no air to _____			<input type="checkbox"/> damaged / missing registers <input type="checkbox"/> low air volume <input type="checkbox"/> FAU not tested - unable to test ducting			
64	Ducts							
<input type="radio"/> Satisfactory								

AIR CONDITIONER

65	A/C	<input type="checkbox"/> Central A/C	<input type="checkbox"/> Heat Pump	<input type="checkbox"/> Evaporative Cooler	<input type="checkbox"/> Wall Unit			
	Locations:	<input type="checkbox"/> Roof	<input type="checkbox"/> Exterior	<input type="checkbox"/> Patio				
<input type="radio"/> Satisfactory	Temp. at return _____ Temp. at register _____	<input type="checkbox"/> damage / deterioration / rusting noted <input type="checkbox"/> A/C did not start / function properly <input type="checkbox"/> leakage at refrigerant lines / connections <input type="checkbox"/> refrigerant lines are not insulated <input type="checkbox"/> condensate drain line cracked / disconnected <input type="checkbox"/> condensate drain line is missing trap / vent <input type="checkbox"/> condensate line vent on uphill side of trap <input type="checkbox"/> condensate line has improper slope <input type="checkbox"/> condensate line - no secondary installed <input type="checkbox"/> condensate line - discharges too close to structure			<input type="checkbox"/> condensate line - blocked / not installed <input type="checkbox"/> unable to locate drain termination <input type="checkbox"/> power supply disconnected <input type="checkbox"/> no local electrical disconnect provided <input type="checkbox"/> improper conduit (interior type) <input type="checkbox"/> condensing unit not on proper platform <input type="checkbox"/> evaporator coil seams need sealing <input type="checkbox"/> evaporator coil leaking <input type="checkbox"/> damaged fins on condensing unit <input type="checkbox"/> A/C unit at or near end of useful life			
<input type="checkbox"/> Outside air temperature is too low to test.								
<input type="checkbox"/> Inadequate temperature differential								

RECOMMENDATIONS (Rec.):

- = Recommend a specialty contractor further inspect to determine all repair options and costs.
- #1 = Recommend qualified termite inspector #2 = Recommend qualified engineer N/A = Not applicable
- = Informational Satisfactory = item exists and appears to function as it was designed to do

FIREPLACE(S)

66	Type:	<input type="checkbox"/> Masonry <input type="checkbox"/> Factory <input type="checkbox"/> Freestanding <input type="checkbox"/> Decorative appliance			
	Location:	#1 = Living room	#2 = Family room	#3 = Bedroom	#4 =
67	Firebox	<input type="checkbox"/> Masonry <input type="checkbox"/> Metal <input type="checkbox"/> Panels			
<input type="radio"/> Satisfactory <input checked="" type="radio"/> N/A		<input type="checkbox"/> cracked - damaged panels <input type="checkbox"/> loose / damaged / loose firebricks <input type="checkbox"/> missing / deteriorated mortar <input type="checkbox"/> this unit is not UL listed; as such, we are unable to determine proper clearances to adjacent walls <input type="checkbox"/> improper clearance to combustibles <input type="checkbox"/> warped metal		<input type="checkbox"/> separation at interior corners <input type="checkbox"/> gap at hole for gas pipe needs sealing <input type="checkbox"/> efflorescence (possible water intrusion) <input type="checkbox"/> missing / loose valve trim piece <input type="checkbox"/> carbon deposits on gas logs <input checked="" type="checkbox"/>	

Note: Have chimney sweep further evaluate if: (i) cracks noted (possible costly repairs) and/or (ii) if dirty flue-firebox noted (adequate visual inspection not possible)

68	Gas starter	Yes / No	<input type="checkbox"/> Gas pipe was capped
<input type="radio"/> Satisfactory		<input type="checkbox"/> gas pipe is damaged <input type="checkbox"/> flexible gas tube should not be used with wood	<input type="checkbox"/> gas log starter – rusted <input type="checkbox"/> control valve is in fireplace

69	Flue / liner	<input type="checkbox"/> fire clay <input type="checkbox"/> precast <input type="checkbox"/> concrete <input type="checkbox"/> metal <input type="checkbox"/> parge coat (older type)				
<input type="radio"/> Satisfactory		<input type="checkbox"/> dirty / soot covered <input type="checkbox"/> needs cleaning <input type="checkbox"/> cracked flue liner		<input type="checkbox"/> no flue liner <input type="checkbox"/> spalling parge coating <input type="checkbox"/> separation of flue liner		

70	Damper	<input type="checkbox"/> damper is not functional <input type="checkbox"/> damper is damaged / rusted <input type="checkbox"/> damper handle is missing				<input type="checkbox"/> damper handle is damaged <input type="checkbox"/> no damper installed <input type="checkbox"/> damper does not have clamp to prevent full closure for gas log fireplaces	
-----------	---------------	---	--	--	--	---	--

71	Hearth / Mantle	<input type="checkbox"/> hearth is less than standard size <input type="checkbox"/> hearth is cracked / damaged <input type="checkbox"/> separation between hearth and firebox <input type="checkbox"/> no hearth provided <input type="checkbox"/> soot stains on facing				<input type="checkbox"/> wood mantle / facing does not have proper clearance from opening <input type="checkbox"/> mantle damaged / not secured <input type="checkbox"/> fireplace screen damaged / missing <input type="checkbox"/> fireplace glass door(s) damaged / missing <input type="checkbox"/> fireplace door components missing / loose		
-----------	------------------------	---	--	--	--	---	--	--

INTERIOR ROOMS

CODES:

- S** = SATISFACTORY / SERVICEABLE (item exists and functions as it was designed to do)
- C** = COMMENTS - item warrants evaluation, repair or replacement by a qualified specialist / contractor
- N/A** = NOT APPLICABLE (item does not apply)

Note: Personal property (furniture, clothing, storage boxes, etc.) are not moved during the inspection. Therefore, areas of the interior where furnishings or personal property items are situated or stored are not inspected.

Rec.	#1	#2	S	C	N/A	ENTRY
72	Floor			<input type="checkbox"/>		
73	Walls			<input type="checkbox"/>		<input type="checkbox"/> stains / discoloration / patching / damage / cracks - hairline / 1/16" / 1/8" / 1/8"+ / numerous
74	Ceiling			<input type="checkbox"/>		<input type="checkbox"/> stains / discoloration / patching / damage / cracks - hairline / 1/16" / 1/8" / 1/8"+ / numerous
75	Doors			<input type="checkbox"/>		<input type="checkbox"/> hardware missing / damaged
76	Windows			<input type="checkbox"/>		<input type="checkbox"/> screens - damaged / missing
77	Electrical			<input type="checkbox"/>		<input type="checkbox"/> ungrounded outlets (2/3 prong) / reversed polarity
78	Doorbell			<input type="checkbox"/>		<input type="checkbox"/> inoperable / damaged / loose

evaluations are incomplete and limited by excess storage in room

Rec.	#1	#2	S	C	N/A	LIVING ROOM
79	Floor			<input type="checkbox"/>		
80	Walls			<input type="checkbox"/>		<input type="checkbox"/> stains / discoloration / patching / damage / cracks - hairline / 1/16" / 1/8" / 1/8"+ / numerous
81	Ceiling			<input type="checkbox"/>		<input type="checkbox"/> stains / discoloration / patching / damage / cracks - hairline / 1/16" / 1/8" / 1/8"+ / numerous
82	Doors			<input type="checkbox"/>		<input type="checkbox"/> hardware missing / damaged
83	Windows			<input type="checkbox"/>		<input type="checkbox"/> screens - damaged / missing
84	Electrical			<input type="checkbox"/>		<input type="checkbox"/> ungrounded outlets (2/3 prong) / reversed polarity

evaluations are incomplete and limited by excess storage in room

CODES: S = SATISFACTORY / SERVICEABLE (item exists and functions as it was designed to do)
 C = COMMENTS - item warrants evaluation, repair or replacement by a qualified specialist / contractor
 N/A = NOT APPLICABLE (item does not apply)

RECOMMENDATIONS (Rec.): = Recommend a specialty contractor further inspect to determine all repair options and costs.
 #1 = Recommend qualified termite inspector #2 = Recommend qualified engineer

Note: Personal property (furniture, clothing, storage boxes, etc.) are not moved during the inspection. Therefore, areas of the interior where furnishings or personal property items are situated or stored are not inspected.

Rec.	#1	#2	S	C	N/A	
FAMILY ROOM						
85	Floor			<input type="checkbox"/>		
86	Walls			<input type="checkbox"/>		<input type="checkbox"/> stains / discoloration / patching / damage / cracks - hairline / 1/16" / 1/8" / 1/8"+ / numerous
87	Ceiling			<input type="checkbox"/>		<input type="checkbox"/> stains / discoloration / patching / damage / cracks - hairline / 1/16" / 1/8" / 1/8"+ / numerous
88	Doors			<input type="checkbox"/>		<input type="checkbox"/> hardware missing / damaged
89	Windows			<input type="checkbox"/>		<input type="checkbox"/> screens - damaged / missing
90	Electrical			<input type="checkbox"/>		<input type="checkbox"/> ungrounded outlets (2/3 prong) / reversed polarity
<input checked="" type="checkbox"/>						<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>						<input type="checkbox"/> evaluations are incomplete and limited by excess storage in room

Rec.	#1	#2	S	C	N/A	
DEN						
91	Floor			<input type="checkbox"/>		
92	Walls			<input type="checkbox"/>		<input type="checkbox"/> stains / discoloration / patching / damage / cracks - hairline / 1/16" / 1/8" / 1/8"+ / numerous
93	Ceiling			<input type="checkbox"/>		<input type="checkbox"/> stains / discoloration / patching / damage / cracks - hairline / 1/16" / 1/8" / 1/8"+ / numerous
94	Doors			<input type="checkbox"/>		<input type="checkbox"/> hardware missing / damaged
95	Windows			<input type="checkbox"/>		<input type="checkbox"/> screens - damaged / missing
96	Electrical			<input type="checkbox"/>		<input type="checkbox"/> ungrounded outlets (2/3 prong) / reversed polarity
<input checked="" type="checkbox"/>						<input type="checkbox"/> evaluations are incomplete and limited by excess storage in room

Rec.	#1	#2	S	C	N/A	
DINING ROOM						
97	Floor			<input type="checkbox"/>		
98	Walls			<input type="checkbox"/>		<input type="checkbox"/> stains / discoloration / patching / damage / cracks - hairline / 1/16" / 1/8" / 1/8"+ / numerous
99	Ceiling			<input type="checkbox"/>		<input type="checkbox"/> stains / discoloration / patching / damage / cracks - hairline / 1/16" / 1/8" / 1/8"+ / numerous
100	Doors			<input type="checkbox"/>		<input type="checkbox"/> hardware missing / damaged
101	Windows			<input type="checkbox"/>		<input type="checkbox"/> screens - damaged / missing
102	Electrical			<input type="checkbox"/>		<input type="checkbox"/> ungrounded outlets (2/3 prong) / reversed polarity
<input checked="" type="checkbox"/>						<input type="checkbox"/> evaluations are incomplete and limited by excess storage in room

Rec.	#1	#2	S	C	N/A	
DINETTE						
103	Floor			<input type="checkbox"/>		
104	Walls			<input type="checkbox"/>		<input type="checkbox"/> stains / discoloration / patching / damage / cracks - hairline / 1/16" / 1/8" / 1/8"+ / numerous
105	Ceiling			<input type="checkbox"/>		<input type="checkbox"/> stains / discoloration / patching / damage / cracks - hairline / 1/16" / 1/8" / 1/8"+ / numerous
106	Doors			<input type="checkbox"/>		<input type="checkbox"/> hardware missing / damaged
107	Windows			<input type="checkbox"/>		<input type="checkbox"/> screens - damaged / missing
108	Electrical			<input type="checkbox"/>		<input type="checkbox"/> ungrounded outlets (2/3 prong) / reversed polarity
<input checked="" type="checkbox"/>						<input type="checkbox"/> evaluations are incomplete and limited by excess storage in room

Rec.	#1	#2	S	C	N/A	
KITCHEN						
Note: Inspector checks only the operational status of appliances - he does not evaluate or test the adequacy or efficiency of appliances.						
109	Floor			<input type="checkbox"/>		
110	Walls			<input type="checkbox"/>		<input type="checkbox"/> stains / discoloration / patching / damage / cracks - hairline / 1/16" / 1/8" / 1/8"+ / numerous
111	Ceiling			<input type="checkbox"/>		<input type="checkbox"/> stains / discoloration / patching / damage / cracks - hairline / 1/16" / 1/8" / 1/8"+ / numerous
112	Doors			<input type="checkbox"/>		<input type="checkbox"/> hardware missing / damaged
113	Windows			<input type="checkbox"/>		<input type="checkbox"/> screens - damaged / missing
114	Electrical GFCI Yes / No			<input type="checkbox"/>		<input type="checkbox"/> ungrounded outlets (2/3 prong) / reversed polarity / recommend GFCI at counter outlets
115	Cabinets / Countertops			<input type="checkbox"/>		<input type="checkbox"/> stains / discoloration / patching / cracking / damage <input type="checkbox"/> Stored items precludes full inspection
116	Sink / Faucet			<input type="checkbox"/>		<input type="checkbox"/> Chips in sink <input type="checkbox"/> Faucet Leaks
117	Caulking needed			<input type="checkbox"/>		sink faucet backsplash counter
118	Water valves / Drains			<input type="checkbox"/>		<input type="checkbox"/> corrosion at water supply / drains
119	Disposal			<input type="checkbox"/>		<input type="checkbox"/> rusting <input type="checkbox"/>
120	Dishwasher / air gap			<input type="checkbox"/>		<input type="checkbox"/> obstruction in drain line <input type="checkbox"/> air gap not installed
121	Stove - Oven Gas / Elec.			<input type="checkbox"/>		
122	Cooktop Gas / Elec.			<input type="checkbox"/>		
123	Oven Gas / Elec.			<input type="checkbox"/>		
124	Hood / Fan / Vent			<input type="checkbox"/>		<input type="checkbox"/> dirty / missing filter <input type="checkbox"/> vent improper
125	Microwave			<input type="checkbox"/>		
126	Trash Compactor			<input type="checkbox"/>		

_____ Exposed (unprotected) Romex at _____
 _____ _____
 _____ evaluations are incomplete and limited by excess storage in room

The inspector could not fully evaluate the seals on the dual glazed (double pane) windows or doors due to conditions making it very difficult to detect defects, if any. These conditions may include lighting conditions, dirty surfaces, window height, partially blocked access, inclement weather, etc. Please consult a window contractor to rule out any problems with the seals.

CODES: S = SATISFACTORY / SERVICEABLE (item exists and functions as it was designed to do)
 C = COMMENTS - item warrants evaluation, repair or replacement by a qualified specialist / contractor
 N/A = NOT APPLICABLE (item does not apply)

RECOMMENDATIONS (Rec.): = Recommend a specialty contractor further inspect to determine all repair options and costs.
 #1 = Recommend qualified termite inspector #2 = Recommend qualified engineer

Note: Personal property (furniture, clothing, storage boxes, etc.) are not moved during the inspection. Therefore, areas of the interior where furnishings or personal property items are situated or stored are not inspected.

Rec.	#1	#2	S	C	N/A	HALL		1st floor	2nd floor
127	Floor			<input type="checkbox"/>					
128	Walls / Handrails			<input type="checkbox"/>		<input type="checkbox"/>	stains / discoloration / patching / damage / cracks - hairline / 1/16" / 1/8" / 1/8"+ / numerous		
129	Ceiling			<input type="checkbox"/>		<input type="checkbox"/>	stains / discoloration / patching / damage / cracks - hairline / 1/16" / 1/8" / 1/8"+ / numerous		
130	Doors			<input type="checkbox"/>		<input type="checkbox"/>	hardware missing / damaged		
131	Windows			<input type="checkbox"/>		<input type="checkbox"/>	screens - damaged / missing		
132	Electrical			<input type="checkbox"/>		<input type="checkbox"/>	ungrounded outlets (2/3 prong) / reversed polarity		
133	Cabinets / Closets			<input type="checkbox"/>		<input type="checkbox"/>	stored items obstructed visual access to some areas		
134	Smoke Detector			<input type="checkbox"/>		<input type="checkbox"/>	does not function	<input type="checkbox"/>	recommend installing one
<input checked="" type="checkbox"/>						<input checked="" type="checkbox"/>			
<input checked="" type="checkbox"/>						<input type="checkbox"/>			evaluations are incomplete and limited by excess storage in room

Rec.	#1	#2	S	C	N/A	HALL-STAIRS		1st floor	2nd floor
135	Floor / Steps			<input type="checkbox"/>					
136	Walls / Handrails			<input type="checkbox"/>		<input type="checkbox"/>	stains / discoloration / patching / damage / cracks - hairline / 1/16" / 1/8" / 1/8"+ / numerous		
137	Ceiling			<input type="checkbox"/>		<input type="checkbox"/>	stains / discoloration / patching / damage / cracks - hairline / 1/16" / 1/8" / 1/8"+ / numerous		
138	Doors			<input type="checkbox"/>		<input type="checkbox"/>	hardware missing / damaged		
139	Windows			<input type="checkbox"/>		<input type="checkbox"/>	screens - damaged / missing		
140	Electrical			<input type="checkbox"/>		<input type="checkbox"/>	ungrounded outlets (2/3 prong) / reversed polarity		
141	Cabinets / Closets			<input type="checkbox"/>		<input type="checkbox"/>	stored items obstructed visual access to some areas		
142	Smoke Detector			<input type="checkbox"/>		<input type="checkbox"/>	does not function	<input type="checkbox"/>	recommend installing one
<input checked="" type="checkbox"/>						<input checked="" type="checkbox"/>			
<input checked="" type="checkbox"/>						<input type="checkbox"/>			evaluations are incomplete and limited by excess storage in room

Rec.	#1	#2	S	C	N/A	BEDROOM #1		1st floor	2nd floor	master	left	right	front	middle	rear
143	Floor			<input type="checkbox"/>											
144	Walls			<input type="checkbox"/>		<input type="checkbox"/>	stains / discoloration / patching / damage / cracks - hairline / 1/16" / 1/8" / 1/8"+ / numerous								
145	Ceiling			<input type="checkbox"/>		<input type="checkbox"/>	stains / discoloration / patching / damage / cracks - hairline / 1/16" / 1/8" / 1/8"+ / numerous								
146	Doors			<input type="checkbox"/>		<input type="checkbox"/>	hardware missing / damaged								
147	Windows			<input type="checkbox"/>		<input type="checkbox"/>	screens - damaged / missing								
148	Electrical			<input type="checkbox"/>		<input type="checkbox"/>	ungrounded outlets (2/3 prong) / reversed polarity								
149	Cabinets / Closets			<input type="checkbox"/>		<input type="checkbox"/>	stored items obstructed visual access to some areas								
150	Smoke Detector			<input type="checkbox"/>		<input type="checkbox"/>	does not function	<input type="checkbox"/>							
<input checked="" type="checkbox"/>						<input checked="" type="checkbox"/>									
<input checked="" type="checkbox"/>						<input type="checkbox"/>									evaluations are incomplete and limited by excess storage in room

Rec.	#1	#2	S	C	N/A	BEDROOM #2		1st floor	2nd floor	master	left	right	front	middle	rear
151	Floor			<input type="checkbox"/>											
152	Walls			<input type="checkbox"/>		<input type="checkbox"/>	stains / discoloration / patching / damage / cracks - hairline / 1/16" / 1/8" / 1/8"+ / numerous								
153	Ceiling			<input type="checkbox"/>		<input type="checkbox"/>	stains / discoloration / patching / damage / cracks - hairline / 1/16" / 1/8" / 1/8"+ / numerous								
154	Doors			<input type="checkbox"/>		<input type="checkbox"/>	hardware missing / damaged								
155	Windows			<input type="checkbox"/>		<input type="checkbox"/>	screens - damaged / missing								
156	Electrical			<input type="checkbox"/>		<input type="checkbox"/>	ungrounded outlets (2/3 prong) / reversed polarity								
157	Cabinets / Closets			<input type="checkbox"/>		<input type="checkbox"/>	stored items obstructed visual access to some areas								
158	Smoke Detector			<input type="checkbox"/>		<input type="checkbox"/>	does not function	<input type="checkbox"/>							
<input checked="" type="checkbox"/>						<input checked="" type="checkbox"/>									
<input checked="" type="checkbox"/>						<input checked="" type="checkbox"/>									
<input checked="" type="checkbox"/>						<input type="checkbox"/>									evaluations are incomplete and limited by excess storage in room

Rec.	#1	#2	S	C	N/A	BEDROOM #3		1st floor	2nd floor	master	left	right	front	middle	rear
159	Floor			<input type="checkbox"/>											
160	Walls			<input type="checkbox"/>		<input type="checkbox"/>	stains / discoloration / patching / damage / cracks - hairline / 1/16" / 1/8" / 1/8"+ / numerous								
161	Ceiling			<input type="checkbox"/>		<input type="checkbox"/>	stains / discoloration / patching / damage / cracks - hairline / 1/16" / 1/8" / 1/8"+ / numerous								
162	Doors			<input type="checkbox"/>		<input type="checkbox"/>	hardware missing / damaged								
163	Windows			<input type="checkbox"/>		<input type="checkbox"/>	screens - damaged / missing								
164	Electrical			<input type="checkbox"/>		<input type="checkbox"/>	ungrounded outlets (2/3 prong) / reversed polarity								
165	Cabinets / Closets			<input type="checkbox"/>		<input type="checkbox"/>	stored items obstructed visual access to some areas								
166	Smoke Detector			<input type="checkbox"/>		<input type="checkbox"/>	does not function	<input type="checkbox"/>							
<input checked="" type="checkbox"/>						<input checked="" type="checkbox"/>									
<input checked="" type="checkbox"/>						<input checked="" type="checkbox"/>									
<input checked="" type="checkbox"/>						<input type="checkbox"/>									evaluations are incomplete and limited by excess storage in room

The inspector could not fully evaluate the seals on the dual glazed (double pane) windows or doors due to conditions making it very difficult to detect defects, if any. These conditions may include lighting conditions, dirty surfaces, window height, partially blocked access, inclement weather, etc. Please consult a window contractor to rule out any problems with the seals.

CODES: S = SATISFACTORY / SERVICEABLE (item exists and functions as it was designed to do)
 C = COMMENTS - item warrants evaluation, repair or replacement by a qualified specialist / contractor
 N/A = NOT APPLICABLE (item does not apply)

RECOMMENDATIONS (Rec.): = Recommend a specialty contractor further inspect to determine all repair options and costs.
 #1 = Recommend qualified termite inspector #2 = Recommend qualified engineer

Note: Personal property (furniture, clothing, storage boxes, etc.) are not moved during the inspection. Therefore, areas of the interior where furnishings or personal property items are situated or stored are not inspected.

Rec.	#1	#2	S	C	N/A	BEDROOM #4							
						1st floor	2nd floor	master	left	right	front	middle	rear
167	Floor			<input type="checkbox"/>									
168	Walls			<input type="checkbox"/>					<input type="checkbox"/>	stains / discoloration / patching / damage / cracks - hairline / 1/16" / 1/8" / 1/8"+ / numerous			
169	Ceiling			<input type="checkbox"/>					<input type="checkbox"/>	stains / discoloration / patching / damage / cracks - hairline / 1/16" / 1/8" / 1/8"+ / numerous			
170	Doors			<input type="checkbox"/>					<input type="checkbox"/>	hardware missing / damaged			
171	Windows			<input type="checkbox"/>					<input type="checkbox"/>	screens - damaged / missing			
172	Electrical			<input type="checkbox"/>					<input type="checkbox"/>	ungrounded outlets (2/3 prong) / reversed polarity			
173	Cabinets / Closets			<input type="checkbox"/>					<input type="checkbox"/>	stored items obstructed visual access to some areas			
174	Smoke Detector			<input type="checkbox"/>					<input type="checkbox"/>	does not function <input type="checkbox"/> recommend installing one			

_____ _____
 _____ _____
 _____ evaluations are incomplete and limited by excess storage in room

Rec.	#1	#2	S	C	N/A	BEDROOM #5							
						1st floor	2nd floor	master	left	right	front	middle	rear
175	Floor			<input type="checkbox"/>									
176	Walls			<input type="checkbox"/>					<input type="checkbox"/>	stains / discoloration / patching / damage / cracks - hairline / 1/16" / 1/8" / 1/8"+ / numerous			
177	Ceiling			<input type="checkbox"/>					<input type="checkbox"/>	stains / discoloration / patching / damage / cracks - hairline / 1/16" / 1/8" / 1/8"+ / numerous			
178	Doors			<input type="checkbox"/>					<input type="checkbox"/>	hardware missing / damaged			
179	Windows			<input type="checkbox"/>					<input type="checkbox"/>	screens - damaged / missing			
180	Electrical			<input type="checkbox"/>					<input type="checkbox"/>	ungrounded outlets (2/3 prong) / reversed polarity			
181	Cabinets / Closets			<input type="checkbox"/>					<input type="checkbox"/>	stored items obstructed visual access to some areas			
182	Smoke Detector			<input type="checkbox"/>					<input type="checkbox"/>	does not function <input type="checkbox"/> recommend installing one			

_____ _____
 _____ _____
 _____ evaluations are incomplete and limited by excess storage in room

Rec.	#1	#2	S	C	N/A	BEDROOM #6							
						1st floor	2nd floor	master	left	right	front	middle	rear
183	Floor			<input type="checkbox"/>									
184	Walls			<input type="checkbox"/>					<input type="checkbox"/>	stains / discoloration / patching / damage / cracks - hairline / 1/16" / 1/8" / 1/8"+ / numerous			
185	Ceiling			<input type="checkbox"/>					<input type="checkbox"/>	stains / discoloration / patching / damage / cracks - hairline / 1/16" / 1/8" / 1/8"+ / numerous			
186	Doors			<input type="checkbox"/>					<input type="checkbox"/>	hardware missing / damaged			
187	Windows			<input type="checkbox"/>					<input type="checkbox"/>	screens - damaged / missing			
188	Electrical			<input type="checkbox"/>					<input type="checkbox"/>	ungrounded outlets (2/3 prong) / reversed polarity			
189	Cabinets / Closets			<input type="checkbox"/>					<input type="checkbox"/>	stored items obstructed visual access to some areas			
190	Smoke Detector			<input type="checkbox"/>					<input type="checkbox"/>	does not function <input type="checkbox"/> recommend installing one			

_____ _____
 _____ _____
 _____ evaluations are incomplete and limited by excess storage in room

Rec.	#1	#2	S	C	N/A	BATHROOM #1								
						1st floor	2nd floor	master	hall	1/2 bath	middle	B/R		
191	Floor			<input type="checkbox"/>										
192	Walls			<input type="checkbox"/>					<input type="checkbox"/>	stains / discoloration / patching / damage / cracks - hairline / 1/16" / 1/8" / 1/8"+ / numerous				
193	Ceiling			<input type="checkbox"/>					<input type="checkbox"/>	stains / discoloration / patching / damage / cracks - hairline / 1/16" / 1/8" / 1/8"+ / numerous				
194	Door			<input type="checkbox"/>					<input type="checkbox"/>	hardware missing / damaged				
195	Window			<input type="checkbox"/>					<input type="checkbox"/>	screens - damaged / missing				
196	Exhaust Fan			<input type="checkbox"/>					<input type="checkbox"/>	noisy <input type="checkbox"/> does not function				
197	Electrical GFCI Yes / No			<input type="checkbox"/>					<input type="checkbox"/>	ungrounded outlets (2/3 prong) / reversed polarity / recommend GFCI at counter outlets				
198	Heating			<input type="checkbox"/>										
199	Sink / Faucet			<input type="checkbox"/>					<input type="checkbox"/>	sink chips / rusting / cracks		<input type="checkbox"/> H-C leaks	<input type="checkbox"/> H-C damage (corrosion, etc.)	<input type="checkbox"/> hot/cold reversed
200	Sink drain / water supply			<input type="checkbox"/>					<input type="checkbox"/>	corrosion at water supply / drains				
201	Cabinets / Countertop			<input type="checkbox"/>					<input type="checkbox"/>	stains / discoloration / patching / cracking / damage				
202	Toilet			<input type="checkbox"/>					<input type="checkbox"/>	loose at base <input type="checkbox"/> corrosion at water supply				
203	Tub / Shower / Combo			<input type="checkbox"/>					<input type="checkbox"/>	chips / cracks				
204	Tub valves			<input type="checkbox"/>					<input type="checkbox"/>	H-C leaks		<input type="checkbox"/> H-C damage (corrosion, etc.)	<input type="checkbox"/> hot/cold reversed	
205	Shower / Combo valves			<input type="checkbox"/>					<input type="checkbox"/>	H-C leaks		<input type="checkbox"/> H-C damage (corrosion, etc.)	<input type="checkbox"/> hot/cold reversed	
206	Tub / Shower drain			<input type="checkbox"/>					<input type="checkbox"/>	slow to drain <input type="checkbox"/> clogged		<input type="checkbox"/> diverter is defective		
207	Glass enclosure			<input type="checkbox"/>					<input type="checkbox"/>	Safety glass Yes / No <input type="checkbox"/> corrosion				
208	Caulking needed			<input type="checkbox"/>					<input type="checkbox"/>	floor / sink / counter / sink faucet / tub / shower / shower arm / tub valves / shower valves / tub spout / toilet base				

_____ _____
 _____ _____

Note: (i) Stains may or may not indicate a current leakage problem. This can only be determined with a water test of the roof, which is beyond the scope of the inspection.

Note: items under sink / in cabinets of bathroom(s) _____ obstruct view - this is a limited inspection

The inspector was unable to rule out problems with the dual glazed (double pane) windows or doors because several conditions may exist making detection of defects very difficult (e.g. lighting conditions, dirty surfaces, window height, partially blocked access, inclement weather). Please consult a window contractor to rule out any problems with the seals.

CODES: S = SATISFACTORY / SERVICEABLE (item exists and functions as it was designed to do)
 C = COMMENTS - item warrants evaluation, repair or replacement by a qualified specialist / contractor
 N/A = NOT APPLICABLE (item does not apply)

RECOMMENDATIONS (Rec.): = Recommend a specialty contractor further inspect to determine all repair options and costs.
 #1 = Recommend qualified termite inspector #2 = Recommend qualified engineer

Rec.	#1	#2	S	C	N/A	BATHROOM #2											
						1st floor	2nd floor	master	hall	1/2 bath	middle	B/R					
209	Floor			<input type="checkbox"/>													
210	Walls			<input type="checkbox"/>		<input type="checkbox"/>	stains / discoloration / patching / damage / cracks - hairline / 1/16" / 1/8" / 1/8"+ / numerous										
211	Ceiling			<input type="checkbox"/>		<input type="checkbox"/>	stains / discoloration / patching / damage / cracks - hairline / 1/16" / 1/8" / 1/8"+ / numerous										
212	Door			<input type="checkbox"/>		<input type="checkbox"/>	hardware missing / damaged										
213	Window			<input type="checkbox"/>		<input type="checkbox"/>	screens - damaged / missing										
214	Exhaust Fan			<input type="checkbox"/>		<input type="checkbox"/>	noisy <input type="checkbox"/> does not function										
215	Electrical GFCI Yes / No			<input type="checkbox"/>		<input type="checkbox"/>	ungrounded outlets (2/3 prong) / reversed polarity / recommend GFCI at counter outlets										
216	Heating			<input type="checkbox"/>													
217	Sink / Faucet			<input type="checkbox"/>		<input type="checkbox"/>	sink chips / rusting / cracks		<input type="checkbox"/>	H-C leaks		<input type="checkbox"/>	H-C damage (corrosion, etc.)		<input type="checkbox"/>	hot/cold reversed	
218	Sink drain / water supply			<input type="checkbox"/>		<input type="checkbox"/>	corrosion at water supply / drains										
219	Cabinets / Countertop			<input type="checkbox"/>		<input type="checkbox"/>	stains / discoloration / patching / cracking / damage										
220	Toilet			<input type="checkbox"/>		<input type="checkbox"/>	loose at base		<input type="checkbox"/>	corrosion at water supply							
221	Tub / Shower / Combo			<input type="checkbox"/>		<input type="checkbox"/>	chips / cracks										
222	Tub valves			<input type="checkbox"/>		<input type="checkbox"/>	H-C leaks		<input type="checkbox"/>	H-C damage (corrosion, etc.)		<input type="checkbox"/>	hot/cold reversed				
223	Shower / Combo valves			<input type="checkbox"/>		<input type="checkbox"/>	H-C leaks		<input type="checkbox"/>	H-C damage (corrosion, etc.)		<input type="checkbox"/>	hot/cold reversed				
224	Tub / Shower drain			<input type="checkbox"/>		<input type="checkbox"/>	slow to drain		<input type="checkbox"/>	clogged		<input type="checkbox"/>	diverter is defective				
225	Glass enclosure			<input type="checkbox"/>			Safety glass Yes / No		<input type="checkbox"/>	corrosion							
226	Caulking needed			<input type="checkbox"/>			floor / sink / counter / sink faucet / tub / shower / shower arm / tub valves / shower valves / tub spout / toilet base										

Rec.	#1	#2	S	C	N/A	BATHROOM #3											
						1st floor	2nd floor	master	hall	1/2 bath	middle	B/R					
227	Floor			<input type="checkbox"/>													
228	Walls			<input type="checkbox"/>		<input type="checkbox"/>	stains / discoloration / patching / damage / cracks - hairline / 1/16" / 1/8" / 1/8"+ / numerous										
229	Ceiling			<input type="checkbox"/>		<input type="checkbox"/>	stains / discoloration / patching / damage / cracks - hairline / 1/16" / 1/8" / 1/8"+ / numerous										
230	Door			<input type="checkbox"/>		<input type="checkbox"/>	hardware missing / damaged										
231	Window			<input type="checkbox"/>		<input type="checkbox"/>	screens - damaged / missing										
232	Exhaust Fan			<input type="checkbox"/>		<input type="checkbox"/>	noisy <input type="checkbox"/> does not function										
233	Electrical GFCI Yes / No			<input type="checkbox"/>		<input type="checkbox"/>	ungrounded outlets (2/3 prong) / reversed polarity / recommend GFCI at counter outlets										
234	Heating			<input type="checkbox"/>													
235	Sink / Faucet			<input type="checkbox"/>		<input type="checkbox"/>	sink chips / rusting / cracks		<input type="checkbox"/>	H-C leaks		<input type="checkbox"/>	H-C damage (corrosion, etc.)		<input type="checkbox"/>	hot/cold reversed	
236	Sink drain / water supply			<input type="checkbox"/>		<input type="checkbox"/>	corrosion at water supply / drains										
237	Cabinets / Countertop			<input type="checkbox"/>		<input type="checkbox"/>	stains / discoloration / patching / cracking / damage										
238	Toilet			<input type="checkbox"/>		<input type="checkbox"/>	loose at base		<input type="checkbox"/>	corrosion at water supply							
239	Tub / Shower / Combo			<input type="checkbox"/>		<input type="checkbox"/>	chips / cracks										
240	Tub valves			<input type="checkbox"/>		<input type="checkbox"/>	H-C leaks		<input type="checkbox"/>	H-C damage (corrosion, etc.)		<input type="checkbox"/>	hot/cold reversed				
241	Shower / Combo valves			<input type="checkbox"/>		<input type="checkbox"/>	H-C leaks		<input type="checkbox"/>	H-C damage (corrosion, etc.)		<input type="checkbox"/>	hot/cold reversed				
242	Tub / Shower drain			<input type="checkbox"/>		<input type="checkbox"/>	slow to drain		<input type="checkbox"/>	clogged		<input type="checkbox"/>	diverter is defective				
243	Glass enclosure			<input type="checkbox"/>			Safety glass Yes / No		<input type="checkbox"/>	corrosion							
244	Caulking needed			<input type="checkbox"/>			floor / sink / counter / sink faucet / tub / shower / shower arm / tub valves / shower valves / tub spout / toilet base										

Rec.	#1	#2	S	C	N/A	BATHROOM #4											
						1st floor	2nd floor	master	hall	1/2 bath	middle	B/R					
245	Floor			<input type="checkbox"/>													
246	Walls			<input type="checkbox"/>		<input type="checkbox"/>	stains / discoloration / patching / damage / cracks - hairline / 1/16" / 1/8" / 1/8"+ / numerous										
247	Ceiling			<input type="checkbox"/>		<input type="checkbox"/>	stains / discoloration / patching / damage / cracks - hairline / 1/16" / 1/8" / 1/8"+ / numerous										
248	Door			<input type="checkbox"/>		<input type="checkbox"/>	hardware missing / damaged										
249	Window			<input type="checkbox"/>		<input type="checkbox"/>	screens - damaged / missing										
250	Exhaust Fan			<input type="checkbox"/>		<input type="checkbox"/>	noisy <input type="checkbox"/> does not function										
251	Electrical GFCI Yes / No			<input type="checkbox"/>		<input type="checkbox"/>	ungrounded outlets (2/3 prong) / reversed polarity / recommend GFCI at counter outlets										
252	Heating			<input type="checkbox"/>													
253	Sink / Faucet			<input type="checkbox"/>		<input type="checkbox"/>	sink chips / rusting / cracks		<input type="checkbox"/>	H-C leaks		<input type="checkbox"/>	H-C damage (corrosion, etc.)		<input type="checkbox"/>	hot/cold reversed	
254	Sink drain / water supply			<input type="checkbox"/>		<input type="checkbox"/>	corrosion at water supply / drains										
255	Cabinets / Countertop			<input type="checkbox"/>		<input type="checkbox"/>	stains / discoloration / patching / cracking / damage										
256	Toilet			<input type="checkbox"/>		<input type="checkbox"/>	loose at base		<input type="checkbox"/>	corrosion at water supply							
257	Tub / Shower / Combo			<input type="checkbox"/>		<input type="checkbox"/>	chips / cracks										
258	Tub valves			<input type="checkbox"/>		<input type="checkbox"/>	H-C leaks		<input type="checkbox"/>	H-C damage (corrosion, etc.)		<input type="checkbox"/>	hot/cold reversed				
259	Shower / Combo valves			<input type="checkbox"/>		<input type="checkbox"/>	H-C leaks		<input type="checkbox"/>	H-C damage (corrosion, etc.)		<input type="checkbox"/>	hot/cold reversed				
260	Tub / Shower drain			<input type="checkbox"/>		<input type="checkbox"/>	slow to drain		<input type="checkbox"/>	clogged		<input type="checkbox"/>	diverter is defective				
261	Glass enclosure			<input type="checkbox"/>			Safety glass Yes / No		<input type="checkbox"/>	corrosion							
262	Caulking needed			<input type="checkbox"/>			floor / sink / counter / sink faucet / tub / shower / shower arm / tub valves / shower valves / tub spout / toilet base										

Note: (i) Stains may or may not indicate a current leakage problem. This can only be determined with a water test of the roof, which is beyond the scope of the inspection.
 Note: items under sink / in cabinets of bathroom(s) _____ obstruct view - this is a limited inspection

The inspector was unable to rule out problems with the dual glazed (double pane) windows or doors because several conditions may exist making detection of defects very difficult (e.g. lighting conditions, dirty surfaces, window height, partially blocked access, inclement weather). Please consult a window contractor to rule out any problems with the seals.