

StateWide Inspections, Inc.
Property Inspection Reports

File ID #

Sample

Inspector:

Sample

Property Inspection Address:

Any Address
Southern / Central California



The Professional Property Inspection Service Company

Call Us At : (323) 820-7460

Email Us At: statewidecustomerservice@gmail.com

Table Of Content

- Residential Home
 Units
 Duplex
 Triplex
 Four Plex
 Commercial
 Other

Items that are checked off are installed in report, if item is not checked the property most likely does not apply to section
Pictures are also installed in report according to section

1. <input checked="" type="checkbox"/>	Client Introduction	18. <input checked="" type="checkbox"/>	Water Heater	35. <input checked="" type="checkbox"/>	Loft & Wet Bar
2. <input checked="" type="checkbox"/>	Client Sheet	19. <input checked="" type="checkbox"/>	Attic Section	36. <input checked="" type="checkbox"/>	Master Bedroom
3. <input checked="" type="checkbox"/>	Contingent	20. <input checked="" type="checkbox"/>	Roof Section	37. <input checked="" type="checkbox"/>	Master Bathroom
4. <input checked="" type="checkbox"/>	Contingent & Guidance	21. <input checked="" type="checkbox"/>	Gutter Section	38. <input checked="" type="checkbox"/>	Bedroom 1
5. <input checked="" type="checkbox"/>	Exterior Introduction	22. <input checked="" type="checkbox"/>	Chimney & Fireplace	39. <input checked="" type="checkbox"/>	Bedroom 2
6. <input checked="" type="checkbox"/>	Exterior A	23. <input checked="" type="checkbox"/>	Pool & Spa	40. <input checked="" type="checkbox"/>	Bedroom 3
7. <input checked="" type="checkbox"/>	Exterior B	24. <input checked="" type="checkbox"/>	Laundry Service	41. <input checked="" type="checkbox"/>	Bedroom 4
8. <input checked="" type="checkbox"/>	Foundation & Structure Introduction	25. <input checked="" type="checkbox"/>	Garage Introduction	42. <input checked="" type="checkbox"/>	Bedroom 5
9. <input checked="" type="checkbox"/>	Foundations	26. <input checked="" type="checkbox"/>	Garage Section	43. <input checked="" type="checkbox"/>	Bathroom 1
10. <input checked="" type="checkbox"/>	Structural	27. <input checked="" type="checkbox"/>	Interior Introduction	44. <input checked="" type="checkbox"/>	Bathroom 2
11. <input checked="" type="checkbox"/>	Electrical introduction	28. <input checked="" type="checkbox"/>	Hallway Section	45. <input checked="" type="checkbox"/>	Bathroom 3
12. <input checked="" type="checkbox"/>	Electrical Service	29. <input checked="" type="checkbox"/>	Kitchen	46. <input checked="" type="checkbox"/>	Bathroom 4
13. <input checked="" type="checkbox"/>	Gas	30. <input checked="" type="checkbox"/>	Living Room	47. <input checked="" type="checkbox"/>	Bathroom 5
14. <input checked="" type="checkbox"/>	Heating & Cooling Introduction	31. <input checked="" type="checkbox"/>	Dining Room	48. <input checked="" type="checkbox"/>	Fire & Safety
15. <input checked="" type="checkbox"/>	Heating & Cooling Service	32. <input checked="" type="checkbox"/>	Family Room	49. <input checked="" type="checkbox"/>	Earthquake Sheet
16. <input checked="" type="checkbox"/>	Plumbing Introduction	33. <input checked="" type="checkbox"/>	Den & Library	50. <input checked="" type="checkbox"/>	Summary
17. <input checked="" type="checkbox"/>	Water Service	34. <input checked="" type="checkbox"/>	Play Room		

The Inspection report covers all of the above sections. If sections are not covered or shown on your report, pages will be left out and states that your home (property) most likely does not have it.

StateWide uses a grading system for every customized report. This grading system is based on the condition of the property, the inspector will check and grade approximately 400 to 600 items of the property. A letter grade system is used for the report.

A= Average- Means the item or section inspected is in functional, operational, or good condition (repairs most likely not needed to item or section)

B= Fair Condition - means that the item or section inspected is functional or operational (Minor work or repair might be needed to item or section)

C= Service Advisable - Means that the item or section being inspected needs service soon

D= Service required - Means the item or section being inspected is in need of immediate attention

U= Unsafe - Means that the item or section being inspected is a safety hazard and should be repaired immediately

The items that are checked by the inspector for each section page are the ones that need service, repair or further evaluation

StateWide Inspections, Inc.

The Professional Property Inspection Company



Dear Valued Customer:

We would like to take this opportunity to thank you for selecting StateWide Inspections for your property inspection and to introduce you to Statwide Inspections Company. Our experience in the construction and engineering trades has firmly established us in the building inspection industry making StateWide Inspection a knowledgeable and professional inspection company. By basing our professionalism on the principles of the building inspection industry and customer service. You are assured of the best return for your home or building on your inspection dollar.

We at StateWide Inspection are aware that it is important to provide a professional opinion as to the apparent general condition of the property. It is critical for the buyer and seller to have extensive knowledge of the general conditions of the building components, systems, or parts thereof, including identification of significant observable deficiencies that might exist.

We are dedicated to creating the best, concise inspection report for you and your home or building. StateWide Inspection does this by combining construction experience with engineering knowledge and noting down minor to major defects on the inspection report for your benefit.

The inspection process will range anywhere from 250 to 400 steps to visually identify defects, depending on the size of home or building. We conduct a thorough inspection which covers Foundations, Plumbing, Electrical, Roof, Heating System, Cooling System, Water heaters, Water Service, Chimneys, Windows, Doors, Windows, Floors, Exterior and Interior Walls. These are just a few general examples of what you will find on your personal inspection report.

This report is intended as a guide toward the purchase or sale of your home or building. The inspection is done in a manner consistent with the standards of the home inspection industry. Only experienced and professional inspectors perform it .

If you should have any further questions or comments regarding your inspection report of the home or building, please feel free to contact us at (323) 820-7460.

Thank you again for selecting StateWide Inspections Company for your inspection needs and congratulations on the purchase or sale of your home.

Sincerely,

StateWide Inspections



File ID

Date

Computer

Property Address
 City / State / Zip
 Phone
 Ordered With
 Report Type
 Thomas Guide Cross Street

Inspection Time
 Day
 Date

SQFT
 Price
 + / -

Vacant
 Occupied
 Pool / Spa

State Reason
 Total

Gas Service Is
 Water Service Is
 Electrical Service Is

Inspector
 Request

Sample

Payment Method at time of inspection : Cash Check Credit Card

Client Name
 Address
 City / State / Zip
 Home Phone
 2nd Phone

Copies

Clients Agent
 Company
 Address
 City / State / Zip
 Bus.Phone Fax
 Pager Cell

Copies

Permission By Client To Deliver

Yes No

Listing Agent
 Company
 Address
 City / State / Zip
 Bus.Phone Fax
 Pager Cell

Copies

Yes No

Contingent And Limiting Conditions

This Written report covers the physical inspection performed at the property. The client is urged to be present at the inspection and to ask questions about the inspection process. Full value from this inspection may be derived from.

1. The inspection walk through with the client.
2. Study of this written report thoroughly.
3. The general supplement information contained in this report.
4. Follow up telephone consulting.

The report is intended only as a general guide to help the client make their own evaluation of the overall condition of the home, and is not intended to reflect the value of the property, nor make any representations as to the advisability of the purchase. The report expresses the opinions and findings of the inspector, based upon his visual impressions of the conditions that exist at the time of inspection only. The inspection and the report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions, which by the nature of their location are concealed, camouflaged or difficult to inspect, are excluded from the report.

Systems, Items and conditions, which are not within the scope of the inspection include but are not limited to:

1. Formaldehyde
2. Lead Paint
3. Asbestos
4. Toxic or flammable materials and other environmental hazards
5. Pest Infestation
6. Playground Equipment
7. Internal or underground drainage or plumbing
8. Systems which are shut down or otherwise censored
9. Water wells (water quality and quantity)
10. Zoning Ordinance
11. Intercoms, security systems, phone systems, computer connections, malibu lights, or any soft low voltage wiring
12. Automatic water sprinkler systems
13. Building and Safety Codes (these items are referred to appropriate department or technician)
14. Degree of slopes to landscape
15. Conditions of soils
16. Septic Tanks
17. Gas Tanks
18. Water Ponds

The inspection report should not be construed as a compliance inspection of any governmental or non-governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any expressed or implied warranty of merchantability or fitness for use regarding adequacy capacity, or expected life of components are general estimates based on information about similar components and occasional wide variation are to be expected between such estimates and actual experience.

StateWide Inspections certifies that their inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with trades people or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

In the event of a complaint or claim, the client will allow Statewide Inspections company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything that may constitute evidence relating to the complaint, except in cases of an emergency.

Where credit has been extended to the client, the client agrees to pay the stated fee for the service performed. This inspection is made with the express agreement of the client that He/She understands the conditions and limitations stated herein under which the inspector has performed the inspection and issued this report. This inspection report is legal binding at time of acceptance from client or client representative. This inspection report is binding for 30 days from time of inspection.



Guidance And Limitations

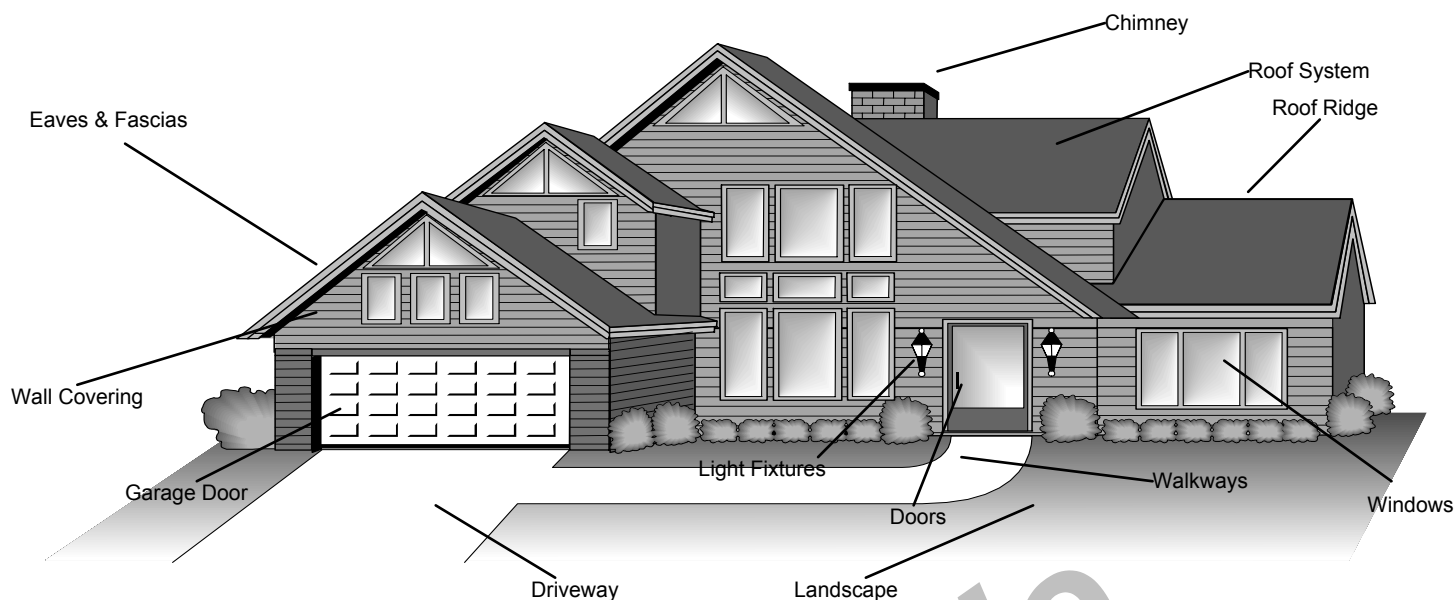
This report is intended as general visual guidance report for the property inspected, this report does not and should not reflect the value of the property, this report expresses the visual findings of the property at time of the inspection. StateWide Inspectors do not give an opinion on the value or the purchase of the property. StateWide Inspections, Inc. highly recommends to have a final walk through inspection with your inspector who performed the property inspection. We want to insure that you are satisfied with the report. Have in mind that this report is not intended to be used as a purchase document or guarantee towards the property. Please follow and make sure that you understand this guidance visual report. Further evaluation of the property other than the visual report will require additional contractors and/or technicians. Please follow and understand these simple steps.

1. We urge the client/buyer to be present at the inspection, if client/buyer cannot be present please follow up by a telephone consultation with the inspector or customer service department.
2. This report is a visual guidance report of the property and should not be viewed as a technically, code enforced document.
3. For further evaluation of the property will require additional contractors and/or technicians.
4. StateWide Inspections, Inc. recommends to have a final walk through of the property before closing date. (Additional fee may apply)
5. These reports do not serve as a warranty or guarantee of the property inspected. Statewide Inspections is not liable for the life of the structure, roof materials, foundations , water lines, sewer lines, switches, outlets, light fixtures, appliances, walls, ceilings, floors and floor covering, doors, windows, toilets, tubs, faucets, water heaters, heating and cooling units, and any components or coverings pertaining to the property. In order to keep the home or building functioning properly, ongoing maintenance is required.
6. StateWide inspectors inspect from 300 to 400 items of the property, inspectors concentrate more on the mechanical items such as electrical, plumbing, structure and foundation, heating and cooling units, roofing structure and material, pool and equipment. items of concern to the inspector will noted down and most likely will be referred to appropriate contractors or technicians. Cosmetic and minor items will also be noted on your report.
7. If for any reason you feel or may need further evaluation other than this report. Please feel free to call StateWide Inspections for further assistance or guidance.

Please make sure to read and understand these reports thoroughly.

Thank You Again
StateWide Inspections, Inc.

Exterior Areas & Grounds



Exterior visual components of the house are inspected, any defects from minor to major are mentioned in report. It is very important to know the condition of your new home, remember we inspect the visual aspects of the property. For any major defect or damage we will guide you to the appropriate contractors or technicians for your convenience.

1. Eaves and fascias, this is also referred to as the perimeter trim of the structure. In most cases the inspector will note down minor decay or in need of painting. When excessive damage or decay are present inspector will refer this item to the termite inspection for more details. This item should be sealed and maintained as needed.
2. Wall covering, this item consist of either stucco cover, wood siding, vinyl siding, aluminum siding and in some homes brick face. The wall covering protects, keeps moisture away, and provides beauty to the house. This item should be maintained as needed.
3. Roof System, the roof material consist of either composition shingles, composition rolled, cement tile, clay tiles, metal tiles, wood shakes, rock & gravel. A well maintained roof provides comfort, protection and beauty to your home.
4. Driveway & Walkways, this item consist of concrete, asphalt, brick, stone, tile, and sometimes gravel. Most of the concrete driveways and walkways experience minor cracks, this is due to the process of drying and shrinkage of the material. In most severe cases large cracks and displacement are either defects of a large tremor, improper mix of concrete and installation, or soil was not compacted to standards. Inspector will advise to have removed and replaced.
5. Landscape, this item could probably be the most important to the exterior of the house. A well designed landscape will add immense beauty to the property. In some cases large trees and roots will damage landscape, lift walkways and driveways, and in most severe cases will damage under ground plumbing or foundations and block walls. Depending on the condition, inspector will advise to have large trees removed.
6. Chimneys, consist of either brick, stone, stucco covering or metal flues. Chimney should be sealed and maintained as needed.
7. Garage doors, consist of either wood, aluminum, or steel. A well maintained door gives long lasting use.
8. Entry doors, these doors are recommended to be kept sealed and maintained for long lasting use. Main entry door also adds beauty to the home.
9. Windows, consist of either wood, aluminum, vinyl, or steel. Windows should be kept sealed and maintained for long lasting use. Windows also add beauty to your home.

Remember a home requires ongoing maintenance and care. A well maintained home provides protection, comfort, and most of all beauty.

Exterior A

A = Average B = Fair C = Service advisable D = Service Required U = Unsafe
 Checked Items are In Need Of Repair / Service / Or Further Evaluation

<i>Exterior Grounds</i>	<input checked="" type="checkbox"/> (C) Service Advisable	<i>Property Is</i>	Occupied
<i>Landscape</i>	Property landscape is sloping towards structure, re-landscaping is needed to property grounds in order to eliminate water damage during heavy rains.		
<i>Exterior</i>	Large tree roots could possibly be causing damage to under ground plumbing / sewer line, removal is recommended.		
<i>Walkways / Driveway</i>	<input type="checkbox"/> (B) Fair Condition	<i>Type of Walkway / Driveway</i>	Concrete
<i>Walkways</i>	Minor cracks are present, sealant is recommended.		
<i>Driveways</i>	Minor cracks are present, sealant is recommended.		
<i>Windows / Screens</i>	<input checked="" type="checkbox"/> (C) Service Advisable	<i>Type of Windows</i>	Wood / Aluminum
<i>Windows</i>	Hard to open, in need of repair or adjustment.		
<i>Screens</i>	All screens are installed at time of inspection.		
<i>Patios / Awning</i>	<input checked="" type="checkbox"/> (C) Service Advisable	<i>Type of Patio / Awning</i>	
<i>Patios</i>	Decay is present to wood at time of inspection, refer to termite report for further details.		
<i>Awnings</i>	Does not apply to property		
<i>Eaves / Fascias</i>	<input checked="" type="checkbox"/> (B) Fair Condition		
<i>Eaves</i>	Repair work is not properly done, refer to appropriate contractor for proper repair work.		
<i>Fascias</i>	Decay is present to areas, refer to termite report for further details and evaluation.		
<i>Balcony / Decking</i>	<input type="checkbox"/> (B) Fair Condition	<i>Type of Balcony</i>	Wood type
<i>Balcony</i>	Maintained by association		
<i>Decking</i>	Maintained by association		
<i>Conc. / Wood Stairs</i>	<input type="checkbox"/> (B) Fair Condition	Minor cracks are present, sealant is recommended	
<i>Handrails</i>	<input checked="" type="checkbox"/> (C) Service Advisable	Loose, securing and reinforcement is needed for safety.	
<i>Entry Door</i>	<input checked="" type="checkbox"/> (C) Service Advisable	Hard to open, adjusted is needed for better function.	
<i>Door Bell / Chime</i>	<input type="checkbox"/> (B) Fair Condition	Operational	
<i>Comments</i>			

- Note: 1. Low voltage soft wiring is not inspected.
 2. Malibu lighting is not inspected.
 3. thermo-payne window glass or seal are not evaluated.
 4. Inaccessible portions of the inspection are not considered.

Areas hidden from view by finished walls or stored items can not be judged and are not part of the inspection. All exterior grades should allow for surface and roof water to flow away from the structure. Minor cracks are typical in many stucco covered walls. If large cracks are present we routinely recommend further evaluation by a qualified structural engineer.

Overall Grade



Exterior B

A = Average B = Fair C = Service advisable D = Service Required U = Unsafe

Checked Items are In Need Of Repair / Service / or Further Evaluation

Walls	<input checked="" type="checkbox"/> (C) Service Advisable	Type of wall covering	Stucco
Moistured areas are evident to areas of wall, in need of sealant and repair. Also refer to termite report for further details.			
Light Fixtures	<input checked="" type="checkbox"/> (C) Service Advisable		
Unable to inspect due to no electrical power. Re-inspection is needed proper evaluation.			
Ext. Outlets	<input checked="" type="checkbox"/> (C) Service Advisable		
Missing weather proof cover, installation is needed for safety precautions.			
Block Wall	<input type="checkbox"/> (C) Service Advisable		
Minor cracks are noticeable to some blocks, not affecting stability of wall.			
Chain Link	<input type="checkbox"/> (B) Fair Condition		
Operational			
Wrought Iron	<input type="checkbox"/> (B) Fair Condition		
Operational			
Wood Fencing	<input checked="" type="checkbox"/> (C) Service Advisable	Type Of Gate	Wood
Advise to have repaired as needed			
Exterior B.B.Q	Gas hookup only.	R.V Parking	N/A
Association		Property pertains to association, inspection is limited	

Dog / Dogs at time of inspection

YES

Property under remodeling or construction at time of inspection

YES

Comments

The items mentioned on this report are taken into consideration at time of inspection. If for any reason the property has been altered in any way, such as being remodeled or repairs have been done, inspection report might be reflected to the information taken at time of inspection. If this is the case the inspection report does not constitute full value. In either case StateWide Inspections, Inc. recommends to have a re-inspection in order to keep the full value of the inspection report. This procedure should be done within the limits of the property transaction.

Exterior



Comments:

Inspector will take as many pictures as needed so you would have a better understanding of the property



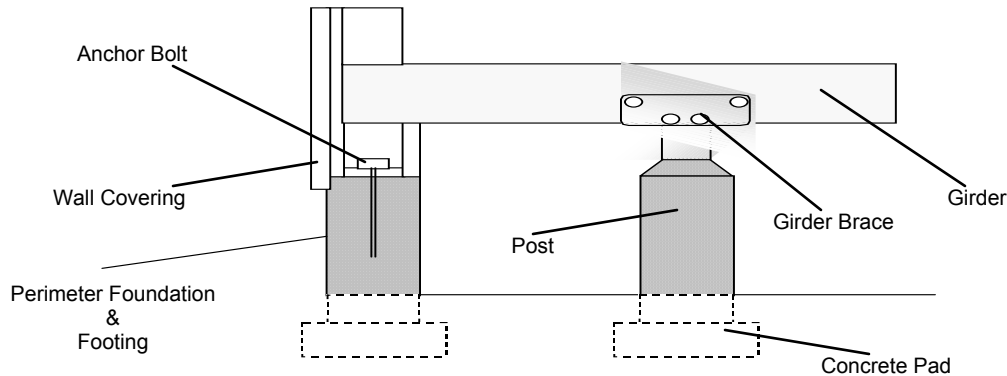
Comments:

Inspector will take as many pictures as needed so you would have a better understanding of the property

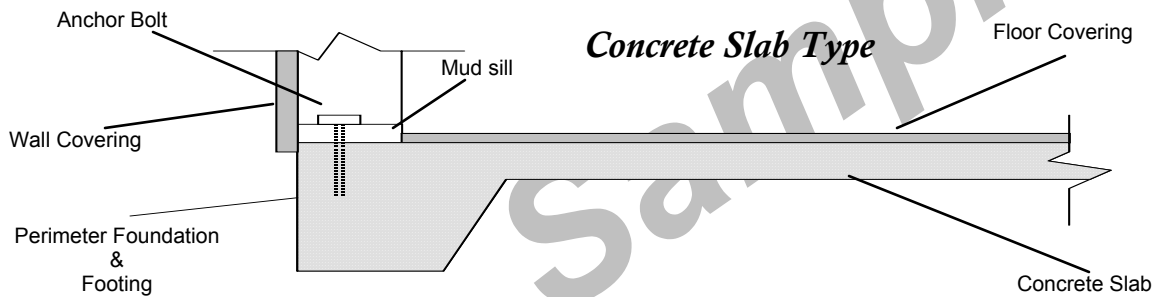
(Inspectors will note damages such as this damaged wood fencing)

Foundation / Footings / Structural

Raised Foundation Type



All of the components of the raised foundation are mentioned in report. Defects are more in general to older homes, this does not necessarily mean that the structure is not safe. In most severe cases the inspector will make an evaluation and direct you to the building and safety and appropriate contractors. Any decay and moisture damage that is noted on the report will be referred to termite report for further evaluation. In general older homes are not bolted to the foundation, but are secured in one way or another, most of the time the inspector will advise to have raised foundation retrofitted, this will add extra stabilization to the structure. Keeping water and moisture away from under house area, prolongs the condition of the wood. Raised foundation should always be well ventilated and kept free from debris.



All concrete slab floors experience some degree of cracking, this is due to the shrinkage during the drying process. In most instances floor covering prevents recognition of cracks or settlement in all but most severe cases. If large cracks and displacement are present, we routinely recommend further evaluation be made by qualified structural engineer. Most of the time the inspector will note down minor cracks to foundation.

Structural System

Structural components are inspected visually, such as foundation, foundation walls, cripple walls, girders, post, pads, floor joist, sub floors, walls, ceiling joist, door and window frames.

1. Foundation: The supporting construction of house or building.
2. Foundation walls: Also known as perimeter foundation, most likely found in raised foundations.
3. Cripple walls: A small 2 to 4 foot wood stud wall connected from foundation to sub floor, mostly these walls are on raised foundations.
4. Girders: Also known as wood or steel beams, these are weight load supports for the structure of the house or building.
5. Post and Pads: These are also weight load supports for the house or building, these supports hold the girder in place.
6. Floor joist: Horizontal structural member that supports the floor.
7. Sub Floor: Material nailed to the floor joist, this serves as a base for the floor covering.
8. Walls: This component consist of either wood, steel, or block. Also referred to as the skeleton of the house.
9. Ceiling joist: Horizontal structural member that supports a ceiling.
10. Door Frames: Upright surface that lines an opening for the door, this component is also known as door jamb.
11. Window frame: Square surface opening that lines the opening for a window.

Foundation & Footings

A = Average B = Fair C = Service advisable D = Service Required U = Unsafe
Checked Items are In Need Of Repair / Service / or Further Evaluation

Type of foundation

Crawl Space

Foundation (C) Service Advisable

Defects are evident to foundation structure, further evaluation is required by building and safety.

Foundation Walls (C) Service Advisable

Type of foundation walls

Large cracks noted to perimeter foundation, advise to have repaired as needed.

Concrete Slab (C) Service Advisable

Separation noted, advise to have repaired and secured.

Mud sills / Cripple Walls / Floor Joist (C) Service Advisable

Mud sills

Cripple Walls

Floor Joist

Girders / Post / Pads (B) Fair Condition

Girders

Post

Pads

Structure Bolted/ Anchored

Garage Bolted / Anchored

Comments:

Note: Inspection of foundation is evaluated visually only. This is not an Engineering Structural Evaluation. Any defects that are detected and of concern to the inspector, will be referred to building and safety and engineering. Minor cracks are typical in many foundation and most do not represent structural problems. If large cracks are present along with bowing, we routinely recommend further evaluation be made by qualified structural engineer. All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined.



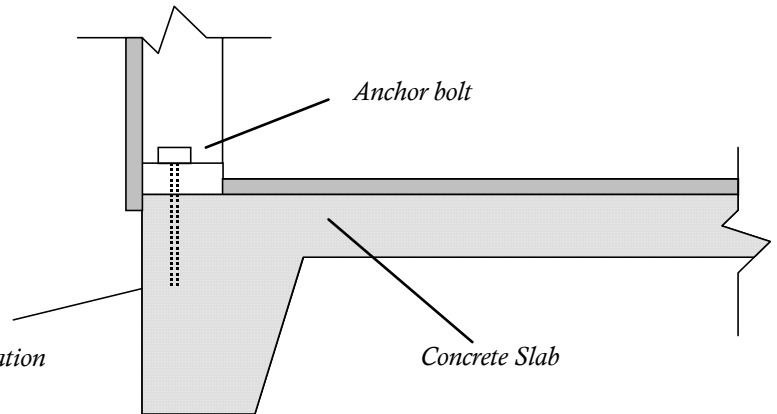
Foundation



Perimeter Foundation

Comments:

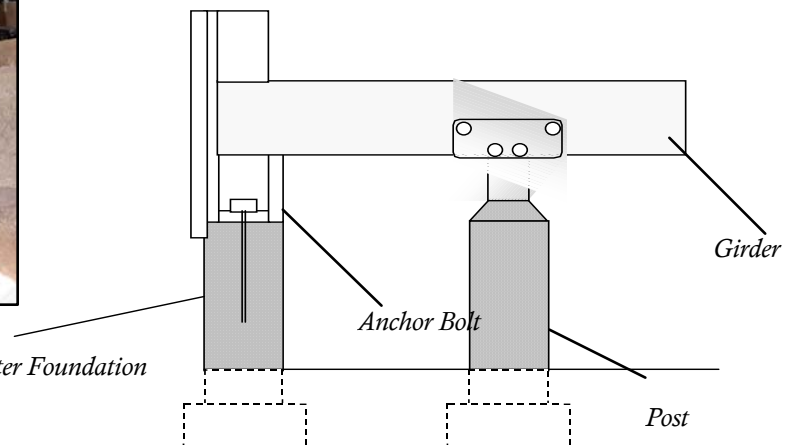
Inspectors will inspect the foundation structure and relay this information on the written report and also pictures (Any defects that are of concern to the inspectors will be noted and will be directed to appropriate contractors)

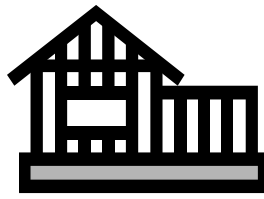


Perimeter Foundation

Comments:

Inspectors will inspect the foundation structure and relay this information on the written report and also pictures (Any defects that are of concern to the inspectors will be noted and will be directed to appropriate contractors)





Structural Framing

A = Average B = Fair C = Service advisable D = Service Required U = Unsafe

Checked Items are In Need Of Repair / Service / or Further Evaluation

Rafters	<input checked="" type="checkbox"/>	(C) Service Advisable	Sagging in areas, advise to have repaired.
Ceiling Joist	<input type="checkbox"/>	(B) Fair Condition	Stable
Floor Joist	<input checked="" type="checkbox"/>	(C) Service Advisable	Moisture damage noted, refer to termite inspection report for details.
Cripple Walls	<input checked="" type="checkbox"/>	(C) Service Advisable	Decay noted to areas, refer to termite inspection for details.
Girders	<input checked="" type="checkbox"/>	(C) Service Advisable	Offset in areas, advise to have braced and secured.
Post	<input checked="" type="checkbox"/>	(C) Service Advisable	Offset in areas, advise to have repaired and secured.
Walls	<input checked="" type="checkbox"/>	(C) Service Advisable	Leaning noted to areas, advise to have repaired and secured.
Door Frames	<input checked="" type="checkbox"/>	(C) Service Advisable	Damaged noted to some frames, advise to have repaired or replaced.
Sub Floors	<input checked="" type="checkbox"/>	(C) Service Advisable	Decay noted to areas, refer to termite inspection report for details.

Comment:

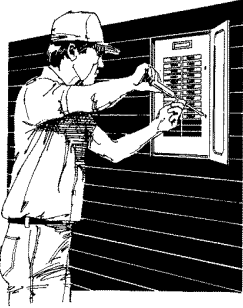
Note: This report is a visual report only. This report is not an Engineering, or Structural Evaluation. Any defects detected visually will be noted in the report and referred to Building and Safety and Engineering.

This inspection is not intended to address or include any Geological conditions or site stability information. For information on these conditions, a Geologist, or soil Engineer should be consulted.

Structural components are inspected visually, such as foundation, foundation walls, cripple walls, girders, post, pads, floor joist, sub floors, walls, ceiling joist, door and window frames.

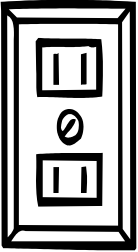
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6. Floor joist: Horizontal structural member that supports the floor.
7. Sub Floor: Material nailed to the floor joist, this serves as a base for the floor covering.
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10. Door Frames: Upright surface that lines an opening for the door, this component is also known as door jamb.
11. Window frame: Square surface opening that lines the opening for a window.

Electrical System



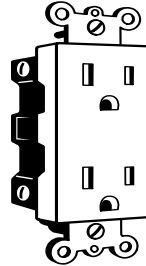
The electrical system consist of: electrical service, amperage supplied to the service, type of breakers, type of wiring, voltage, and safety hazards. The inspectors will check the visual components of the electrical service, type of amperage, type of electrical wires, type of breaker service, type of voltage, accessible outlets, accessible switches, light fixtures, and safety hazards on electrical system. In most older homes the amperage of the house is not sufficient for todays standards which is 100 amps. This does not mean the electrical service is not functional, but is recommended to have upgraded to 100 amp service. If the electrical system poses a safety hazard the inspector will refer that the electrical system be checked by a qualified electrician.

2- Prong Outlet



Most of these outlets are found in older homes, most of the 2-prong outlets are not grounded, these types of outlets are recommended to be upgraded to 3-prong grounded outlets. These outlets have 2 wires (hot and neutral)

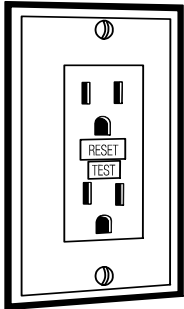
3- Prong Outlet



3-prong outlets are the standard type outlets for todays use, these outlets have 3 wires (hot, neutral, and ground) These are more efficient type of outlets.

In most cases the inspector will advise to upgrade the 2-prong with 3-prong outlet.

Ground fault circuit interruptor (G.F.C.I)



Ground Fault Interruptors are supersensitive circuit breakers. They monitor the current flowing in the hot (black) and neutral (white) wires of a circuit. If the current flow in both wires is the same, the outlet is functioning properly, but if more current flows in one wire than the other, some current must be grounded. A GFCI outlet can sense any such imbalance and cut off power to the circuit within one-fortieth of a second. These outlets are recommended to be installed in bathrooms, kitchens, pool equipment area, exterior areas, and sump pump installations.

Definitions

1. Amperage: The flow of electricity through wire
2. Circuit Breakers: Breaks electrical current when a circuit overloads.
3. Conduit: A metallic or non metallic pipe or tubing that holds electrical conductors
4. Circuit: An electrical conductor that supplies electricity to a number of outlets, light fixtures and appliances
5. Open Ground: Outlet is not grounded
6. Open Neutral: White wire is not installed to the oppropriate pole
7. Reversed Wiring: Also referred as reverse polarity, this means the hot and the neutral are reversed in connection
8. Romex: Used for electrical wiring installation

Electrical System

A = Average B = Fair C = Service advisable D = Service Required U = Unsafe

Evaluation Grade (B) Fair Condition *for this section*

The evaluation grade given to this section is for the visual components of the service, electrical components behind, between walls or not visible to the inspector cannot be evaluated

Main Disconnect

Operational

Amperage

100 amps

Voltage

110 / 220 volts

Checked Items are In Need Of Repair / Service / or Further Evaluation

Main Service	<input type="checkbox"/>	Over head
Elect. Service	<input type="checkbox"/>	Operational at time of inspection
Breakers	<input type="checkbox"/>	Operational at time of inspection
Fuses	<input checked="" type="checkbox"/>	Advise to have upgraded to breaker type service.
Cartridge	<input checked="" type="checkbox"/>	Advise to upgrade to breaker type.
Wiring	<input type="checkbox"/>	Copper
Ground	<input type="checkbox"/>	Cable and bar
G.F.C.I	<input type="checkbox"/>	Operational at time of inspection
Locat. G.F.C.I	<input type="checkbox"/>	System

Are Circuits labeled

YES

Does property have open ground outlets

YES

Recommend to have service Upgraded

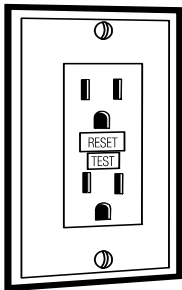
YES

Do Exterior outlets have weather proof covers

YES

- General notes:
- A. Circuits should be labeled for easy identification.
 - B. 100 Amp service is the required standards for a home, Electrical service functions more efficient.
 - C. Most of the older homes have open ground outlets (outlets that are not grounded).
 - D. Exterior outlets should be protected with weather proof covers.

Comments:



1. Amperage varies depending on when the house is built. Minimum amperage requirement is 100 amps. If the amperage is lower than 100 amps upgrading is recommended to service, refer to local building department for specifications.
2. Soft wiring such as telephone, cable, sprinkler system, malibu lights, fire alarm, theft alarm, and any such wires are not inspected.
3. Extension cords cannot be used for permanent electrical feed.
4. 2- prong outlets are not checked.

Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire house should be turned off prior to beginning any repairs efforts, no matter how trivial the repair may seem. Aluminum wiring requires periodic inspections and maintenance by a licensed electrician. Further evaluation apart from this report will require a licensed electrical contractor.

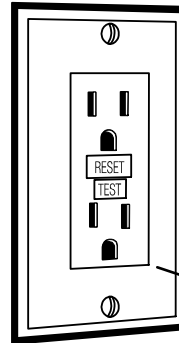
Electrical System



Electrical Mast

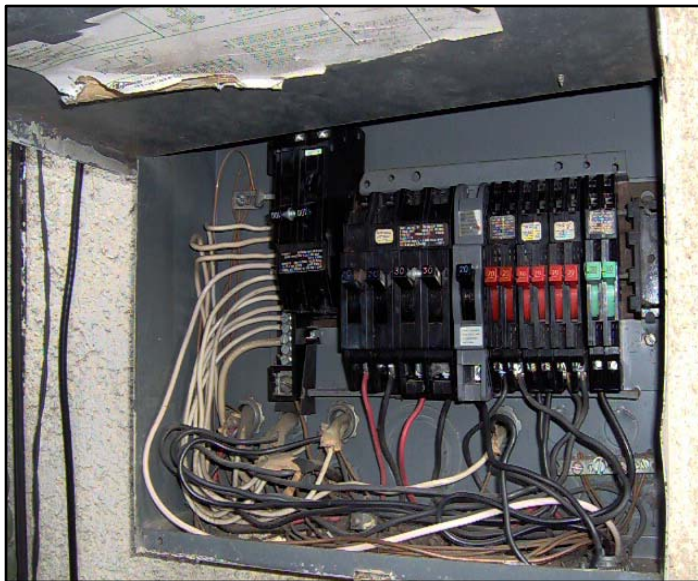


Comments: The electrical system is checked thoroughly for any safety hazards



GFCI (Ground Fault Interrupter)
Is an outlet designed to prevent electrical shock.

Electrical Service Panel



Comments: The electrical system is checked thoroughly for any safety hazards

Short Circuit: When current flows "short" Of reaching a device. Caused by a hot conductor accidentally contacting a neutral or ground.

Circuit: A Continuous loop of current.

Circuit The most common type of "over current protection"

Gas Service

A = Average B = Fair C = Service advisable D = Service Required U = Unsafe

Checked Items are In Need Of Repair / Service / or Further Evaluation

Evaluation Grade **(C) Service Advisable** for this section

The evaluation grade given to this section is for the visual components of the service, gas components behind or between walls, underground or not visible to the inspector cannot be evaluated

Gas Service Is:

Off, refer to gas company for service.

Type of Gas Meter:

Single meter

Emergency Shut Off Wrench:

Loose, advise to have secured

Automatic Shut Off Valve:

Advise to install

Comments:

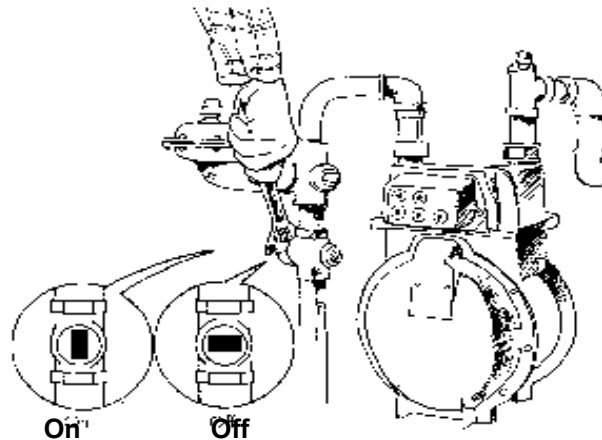
[Empty comment box]

Note:

1. Advise to have your gas company to check for leaks, check all gas appliances, check gas lines, fire boxes, gas furnace, and any gas related items. This is a free service done by the gas company. Advise to have this done before the final walk through.
2. Automatic shut off valve and emergency shut off wrench are only recommended to be installed. Refer to gas company for requirements.
3. Do not try to light pilots. Call the gas company for service.
4. Any heating furnace located in attic area, should be re-evaluated by gas company or technician.

All of these services are provided to you free of charge by the gas company.

Be prepared to Shut Off your gas in case of an emergency. Be prepared for emergencies. Know where your gas meter is located and have a 10" or 12" adjustable wrench with your emergency supplies. In an emergency such as an earthquake, turn off your gas meter only if you smell gas or hear the hissing sound of gas escaping.



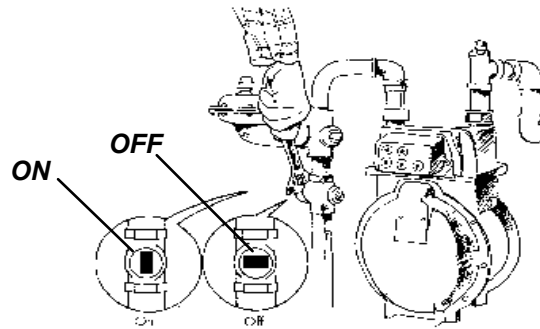


GAS SERVICE

Gas Meter



Comment: Gas service is checked thoroughly for any defects, such as gas leaks, improper installation of gas lines, any item of concern to the inspector will be referred for further evaluation.



Gas Valve



Comments: Gas service is checked thoroughly for any defects, such as gas leaks, improper installation of gas lines, any item of concern to the inspector will be referred for further evaluation.

Earthquake Safety: As a safety precaution, it is advisable to install earthquake safety shut off valve, this is protection against gas leakage after an earthquake. Refer to gas company for details.

Heating & Cooling System

Heating System

Description and Condition

The heating system includes where the heating unit is located and the fuel used used to generate heat. Forced air furnaces and water boilers can operate on gas, oil, electricity. Heat pumps utilize electricity to drive the motors and compressors. Furnace size is listed for reference only, and no calculation are preformed during this inspection to determine the adequacy or efficiency of the heating system.

System are tested using normal homeowner operating controls. If pilots or circuit breakers are off at time of inspection inspector will not ignite or activate the system. You can contact the utility provider for evaluation of the heating unit.

Ventilation

Fuel burning appliances exhaust the product of combustion to the exterior through vent pipes. Vent pipes utilizes caps to prevent moisture entry and stop back drafting. Back drafting means that the product of combustion are escaping into the home stead of venting into the exterior.

Burners

It is impossible to see an entire heat exchanger inside most furnaces, so this inspection does not comment on this component. If there is an uneven or unusual flame pattern to here is rust, charring or deterioration in the burner chamber, we recommend a further investigation of the unit.

Type of units

Forced Air Heating: This is the most common central type of heating unit. Forced air heaters use dusting system and registers to distribute the heat to its intended area.

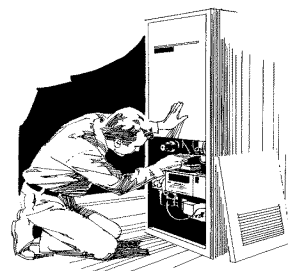
Gravity Heating: This system utilizes gravity to force heat into ducting system (heat is lighter than air)

Wall Unit: These unit are installed to produce heat to a certain area of the house (living room or bedrooms)

Radiant heating: This system of heating may use pipes or wires if electric, Much of the distribution system will not be visible during this inspection and cannot be judged. For instance, water piping that is buried below or in the concrete floor slab may have leaks that are not detectable without specialized equipment. Electrical wires that are in between walls cannot be judged.

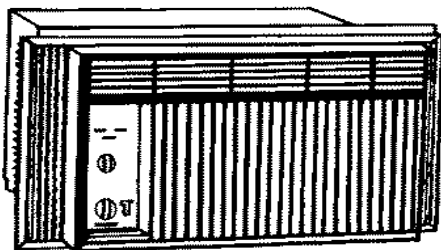
In order to keep heating and cooling units working properly, It is recommended to maintain units on a regular basis.

Any heating unit that is located in attic area should have further evaluation by gas company and technician. Inspector will test and inspect the visual function of the unit.



Cooling System

Air conditioning systems rely on a constant flow of air through the system to properly operate. Restricted air flow from dirty air filters or blocked coils can cause icing on the evaporator coil. this may make the air from the unit appear to be colder but is actually harmful for the system. Compressor units located outside should always be kept clear of air restriction. Trim back shrubs and brush and don't place anything over the unit that blocks air flow.



A = Average B = Fair C = Service advisable D = Service Required U = Unsafe

Heating Service

Evaluation Grade (B) Fair Condition for this section

Checked Items are In Need Of Repair / Service / or Further Evaluation

Name Brand Of Central Heating Unit if visible

UnitType	<input type="checkbox"/>	Operational at time of inspection			
Oper. Controls	<input checked="" type="checkbox"/>	Automatic, not operational, advise to have serviced.			
Fan / Blower	<input checked="" type="checkbox"/>	Not operational, advise to have serviced.			
Air Plenum	<input checked="" type="checkbox"/>	Leakage of air to perimeter noted, advise to have sealed and serviced.			
Venting	<input checked="" type="checkbox"/>	Advise to have Properly installed			
Energy Source	Gas	Filter:	Missing, advise to have installed.	B.T.U.s:	100,000
Location Of Heating Unit:	Attic			Watts	2400

Further evaluation should be done by gas company and technician for furnances located in attic area

Comments:

Air Conditioner

Evaluation Grade (B) Fair Condition for this section

UnitType	<input type="checkbox"/>	Central unit		
Condenser	<input checked="" type="checkbox"/>	Damaged advise to have repaired.		
Moisture Drain	<input checked="" type="checkbox"/>	Leakage noted, advise to have repaired.		
Swamp Cooler	<input checked="" type="checkbox"/>	Not operational, advise to have serviced.		

Location Of Condenser Unit: Exterior area of property.

Comments:

Ducting System

Evaluation Grade (B) Fair Condition for this section

Ducts Not properly installed, advise to have properly installed by technician.

Comments:

Normal service and maintance is recommended on a yearly basis.
 1. Advise to have heating and cooling unit maintained and serviced as needed. Maintaining unit regularly prolongs the life proper function of the units.
 2. Radiant heating is not inspected by inspector, advise to have radiant heating checked by technician.
 3. It is possible for older units to have asbestos type materials. The presence of asbestos could only be determined by laboratory testing.
 Advise to have gas company check gas lines, fire boxes, and venting to heating units. Do not light any pilots, refer to gas company for service.
 Due to insurance and safety reasons, inspector does not light pilot to heating unit(s), water heaters, or any gas appliances, refer to gas company for Service.

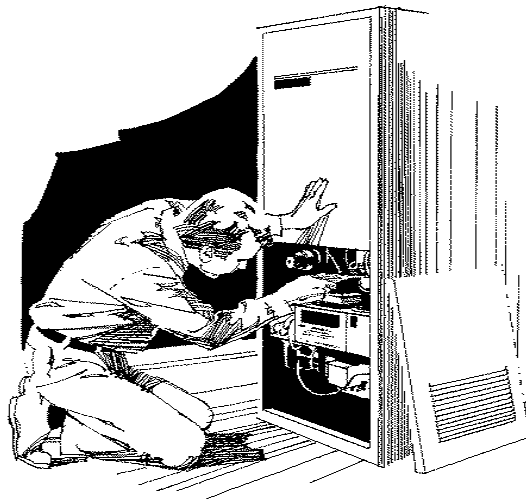
Heating Service



Top View



Comments: Heating systems are checked for proper operations and proper installation. Inspector will note down any defects or unsafe connections and relay the information to you.



Lower View



Comments: Heating systems are checked for proper operations and proper installation. Inspector will note down any defects or unsafe connections and relay the information to you.

Heating units should be maintained on a yearly basis. Refer to gas company for inspection on gas lines, fire boxes, and venting to heating units. Do not light any pilots.

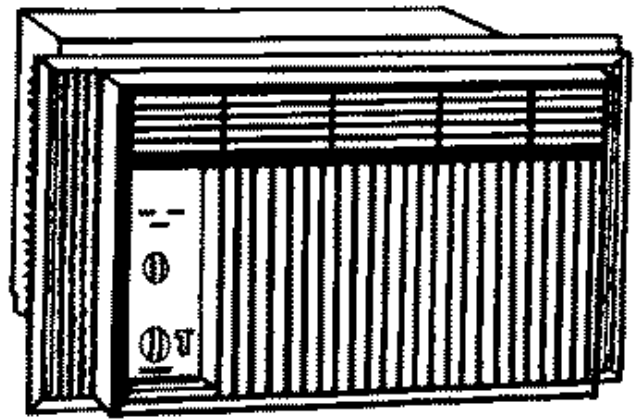


Air Conditioning System

Central Air Conditioning / Condenser



Comments: Cooling unit are checked for proper function and cooling temperatures, any defects will be noted by inspector and relayed to you



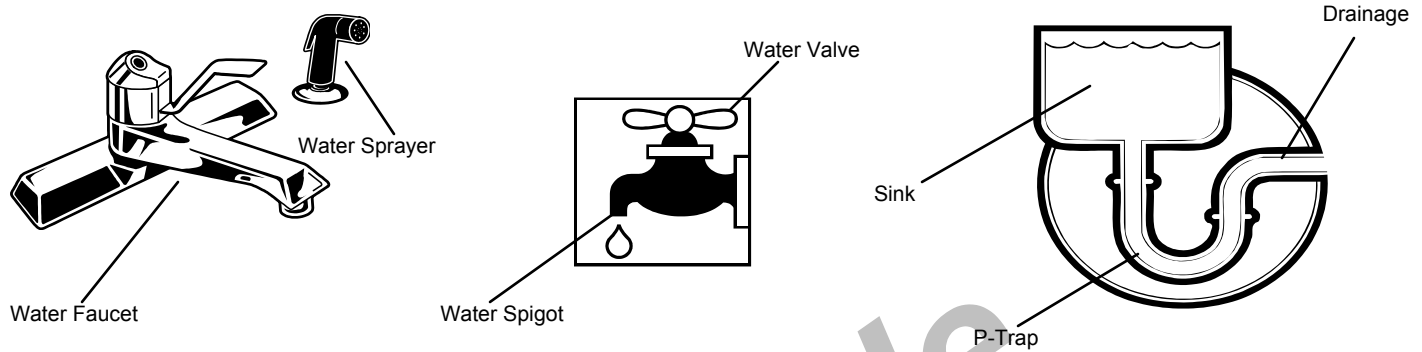
Ducting System



Comments: Cooling unit are checked for proper function and cooling temperatures, any defects will be noted by inspector and relayed to you

Regular maintenance recommended to cooling unit.

Water Service & Plumbing



Main Water Line

The main water supply line pipe brings water from the street meter to the home. older pipe material may be 1/2" or 3/4" galvanized steel pipe. This type of piping corrodes internally and may not deliver the amount of water volume now needed throughout the house. 3/4" copper or PVC type is the minimum currently used in modern construction. Normal water pressure is between 35 and 80 PSI. excessive pressure can wear on valves, fittings, fixtures, and appliances. Pressure regulator is advisable to be installed to high pressured water lines.

Water Supply Lines

Copper, Galvanized, Plastic, and Lead piping have all been used at some time for water system at residence. Old galvanized piping typically requires replacement due to internal water flow restriction. Lead pipes present a health risk if the lead leaks into the drinking water. The only way to detect lead in water is to have water testing of the system. A form of plastic piping called (polybutylene) has shown defects from the manufacturing and installation can cause leaks. Copper plumbing lines are the common use for present installation, this type of water line is more efficient and more reliable. Inspector is only able to tell of the condition of the visible piping. No water quality testing is performed during the inspection. Also be advised that when water lines are upgraded to copper, portions of water lines could possibly have existing lines such as galvanized piping. These lines are most likely left on the risers of the water line connections.

Waste Lines

These pipes carry the waste from the house to the sewer system. It is impossible to predict waste line blockage as these can occur at any time during use. Plastic (ABS), Cast Iron, Lead, and Galvanized piping is used for Waste lines. Under ground sewer system cannot be evaluated.

P-Traps

These pipes are used under sink drainage, sewer lines, and tub drainages. P-traps prevents sewage odors from sewer lines.

Sewer Clean outs

These clean outs are used for clearing out clogged drain pipes. These clean outs are normally found on the exterior of the property.

Septic Tanks

Here's how septic tanks work. Household waste from toilets, showers, kitchens, sinks--- discharges outside into a (ideally) a concrete or fiber glass tank, and is separated into liquids and solids. The liquids (effluent) on top float out, through pipes, into seepage pit or into distribution pipes. Where these liquids are absorbed into the soil. the solids in the tank are decomposed by bacteria, taking up less space. These buildup of solids should be inspected every two to three years by a disposal company to see whether the solids need to be pumped out.

Having your house connected to public sewage lines is far better than having a septic tank. Due to the maintenance.

Water Service / Plumbing

A = Average B = Fair C = Service advisable D = Service Required U = Unsafe

Evaluation Grade (C) Service Advisable for this section

The evaluation grade given to this section is for the visual components of the service, water lines or sewer lines behind or between walls, underground or not visible to the inspector cannot be evaluated

Checked Items Are in Need Of Repair / Service / or Further Evaluation

Meter Type	Underground meter	Meter Location	Frontside area	Meter Condition	Operational
Static Pressure	45	Dynamic Pressure	05	GPM	9.0
				Time	9:00

Main Water Shut Off	<input checked="" type="checkbox"/>	Leakage noted, advise to have repaired.	
Water Supply Lines	<input checked="" type="checkbox"/>	Copper / Galvanized advise to upgrade all galvanized to copper	
Water Softener	<input checked="" type="checkbox"/>	Leakage noted, advise to have repaired.	Location Garage
Pressure Relief Valve	<input type="checkbox"/>	N/A	
Pressure Regulator	<input checked="" type="checkbox"/>	Not properly installed, advise to have rectified.	
Anti-Siphon Device	<input checked="" type="checkbox"/>	Leakage noted, advise to have repaired.	
Sewer Line / Traps	<input checked="" type="checkbox"/>	Leakage noted, advise to have repaired by plumber.	

Comments

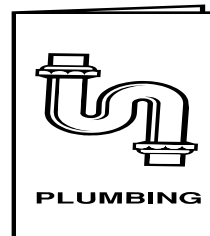
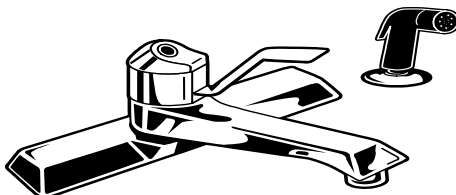
Sprinkler System	Manual, not tested.	Fire Sprinklers	Advise to have system checked by fire marshall.
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Volume Pressure	Drastic water volume drop to interior faucets, advise to have checked by plumber.
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Comments

1. Depending on the age and type of water lines, water volume may vary to interior faucets.
2. Lawn sprinkler system is mentioned in the report but is not inspected, visual damaged is noted in report, advise to have sprinkler system checked at final walk through.
3. Inspectors note water softener but are not evaluated, advise to have water softeners evaluated by technicians.
4. Septic or cesspool systems are not inspected by inspectors (refer this item to disposal waste company).
5. If water lines where upgraded to copper type, most likely portions of water line connections might contain galvanized piping (mostly to risers)

All underground piping related to water supply , waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by visual inspection. The temperature pressure relief valve, at the upper portion of the water heater, is a required safety valve which should be connected to a drain or proper size terminating just above floor elevation. Water quality or hazardous materials (lead) testing is available from local testing labs.



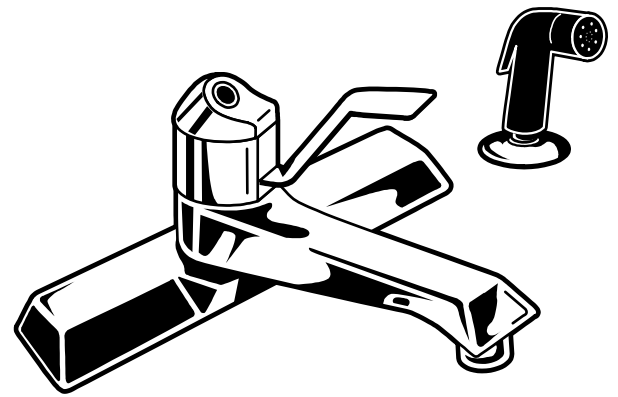
Water Service



Static Pressure



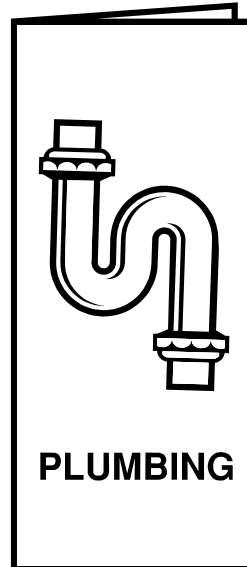
Comments: Water service is checked for the type of plumbing and condition of the system. Any leakage, damage or improper installation of water system will be noted byinspector and relayed to you



Dynamic Pressure



Comments: Water service is checked for the type of plumbing and condition of the system. Any leakage, damage or improper installation of water system will be noted byinspector and relayed to you



Water Heater

A = Average B = Fair C = Service advisable D = Service Required U = Unsafe

Evaluation Grade (C) Service Advisable for this section

The evaluation grade given to this section is for the visual components of the unit, gas components behind or between walls, underground or not visible to the inspector cannot be evaluated

Checked Items Are in Need Of Repair / Service / or Further Evaluation

Type of Water Heater	Gas	Year Built	1992	Gallons U.S.G	50
Circulation Pump	Not Present	B.T.U.s	30,000	Watts	2800
Thermal Insulation	Blanket	Location Of Unit	Interior cabinet		
Type of Gas Line	Rigid type	Water Heater Lifted 18" Above Sub Floor			No

Water Heater Tank	<input checked="" type="checkbox"/>	Not operational
Ventilation Pipe	<input type="checkbox"/>	Properly installed
Earthquake straps	<input checked="" type="checkbox"/>	Missing, advise to install earthquake rated steel straps.
Shut Off Valve	<input type="checkbox"/>	Gas / Water
Temp. Relief Valve	<input checked="" type="checkbox"/>	Missing over flow pipe, advise to have installed.
Plumbing	<input type="checkbox"/>	Galvanized
Comments		

1. For earthquake safety is advisable to replace rigid type gas line hose with flex type gas line hose, this hose is the one leading from gas line to water heater unit.
2. Water heater should be checked regularly for leakage of water or gas (safety precaution).
3. The temperature pressure relief valve, at the upper part of the water, is a requirement.

How To Flush Your Water Heater

Sediment gathering inside the water heater can cause a number of problems. Once the sediment settles to the bottom of the tank, it can harden. In gas heaters, this will create a buffer between the bottom of the tank that is heated by gas burner and the water itself. The heater will not operate efficiently and you may notice some rumbling noises. In Electric Water Heaters the same accumulation occurs. Accumulation of sediment in the bottom of your water heater can be controlled with periodic flushing.

1. Turn power OFF to the water heater at the circuit breaker (electric Heater) or main gas Line (gas Heater).
2. Fasten a length of garden hose to the drain valve at the bottom of the water heater. Put the other end of the garden hose to the closet floor drain.
3. Close the Shut Off valve at the cold water inlet.
4. open the temperature and pressure relief valve at the top of the water heater. Now open the drain valve and allow the water to drain.
5. When the water stops, close the drain valve and remove the hose. Also close the temperature and pressure relief valve at the top of the water heater.
6. Open the hot water faucet somewhere in the home. Open the Shut Off valve at the cold water inlet line.
7. When you have a steady stream of water from the open faucet, turn the faucet Off.
8. Turn power ON to the water heater at the circuit breaker (electric heater) or main gas line (gas heater). Allow the water heater to recover. Check the drain valve one time to make sure it is tight.

Homeowners should flush their water heaters at least every six months. After flushing your heater a few times you will discover the schedule that is right for you. Flushing your water heater of sediment should be a scheduled maintance event.

A water leak may be cured simply by tightening the drain valve or by closing an open temprature-pressure relief valve. But be aware that water heaters have a limited life span ; if the leak is serious, it's possible that your tank has become corroded. If that's the case, the water heater must be replaced.

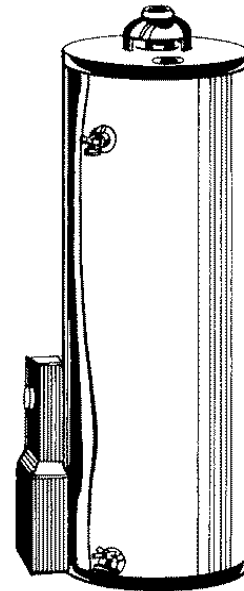
Water Heater



Top View



Comments: Water heater units are checked for function and conditions. Inspector look for damaged, rusted, improperly installed units, water line connections. All of these items are relayed to you



Lower View



Comments: Water heater units are checked for function and conditions. Inspector look for damaged, rusted, improperly installed units, water line connections. All of these items are relayed to you

Ventilation / Attic / Insulation

A = Average B = Fair C = Service advisable D = Service Required U = Unsafe

Evaluation Grade (C) Service Advisable for this section

The evaluation grade given to this section is for the visual area of this section, any components such as gas lines, electrical lines or cables that are not visible or covered by insulation cannot be evaluated by the inspector

Checked Items Are in Need Of Repair / Service / or Further Evaluation

Ventilation

Attic Vents	<input checked="" type="checkbox"/>	Inadequate ventilation, this prevents proper ventilation to areas that need ventilation
Attic Screens	<input type="checkbox"/>	Operational and functional at time of inspection
Garage Vents	<input type="checkbox"/>	Present
Garage Screens	<input type="checkbox"/>	Operational and functional at time of inspection
Turbines	<input type="checkbox"/>	Present
Under House	<input type="checkbox"/>	Present

Attic

Attic Area	<input type="checkbox"/>	Attic access is present and functional
Attic Fan	<input type="checkbox"/>	Does not apply to property
Location of Access	<input type="checkbox"/>	Hallway area

Insulation

Attic Insulation	Insulation not properly installed
Wall Insulation	Partially insulated
Floor Insulation	Partially insulated

A well insulated home is a healthier home and more comfortable during winter and summer seasons.

Comments

Ventilated Attic

A well ventilated attic offers four benefits:

1. Prevents mildew growth and rot on your roof's framing and sheeting by reducing moisture buildup.
2. Helps prevents ice dams in winter by keeping your roof colder.
3. Extends the life of your roof shingles by keeping the roof cooler in hot weather.
4. Reduces cooling cost in warm season.

Attic / Ventilation



Comments: Attic area is checked for any defects to the structure, moisture evidence, Insulation, and any defects or safety issues that might be of concern to the inspector and you.



Comments: Attic area is checked for any defects to the structure, moisture evidence, Insulation, and any defects or safety issues that might be of concern to the inspector and you.

Roofing System

A = Average B = Fair C = Service advisable D = Service Required U = Unsafe

Evaluation Grade (C) Service Advisable for this section

Checked Items Are in Need Of Repair / Service / or Further Evaluation

Roof

Roof was viewed and evaluated

Walked on roof

Layers of roof material

Appears to have 3 layers

Roof Material

Composition Shingles / Cement Tiles

Antenna

Cable

Roof Type

Sloped / Gabled / Flat

Solar System

Advise to have checked by technician.

Condition	<input checked="" type="checkbox"/>	Weathered, advise to have further evaluated by roofing contractor.
Valleys	<input checked="" type="checkbox"/>	Not Properly installed, advise to have rectified, and evaluated by roofing contractor.
Ridges	<input checked="" type="checkbox"/>	Composition, damaged in areas, advise to have replaced as needed.
Flashings	<input checked="" type="checkbox"/>	Metal, damaged in areas, advise to have replaced as needed.
Dormers	<input type="checkbox"/>	Present
Soffits	<input checked="" type="checkbox"/>	Moisture noted to wood soffits, refer to termite inspection report for details.
Skylites	<input checked="" type="checkbox"/>	Moisture noted to interior area, advise to have repaired and sealed as needed.
Ventilation	<input type="checkbox"/>	Present
Comments		

Garage Roof

Evaluation Grade (C) Service Advisable for this section

Roof was viewed and evaluated

Walked on roof

Layers of roof material

Appears to have 2 layers

Roof Material

Rolled Composition

Antenna

N/A

Roof Type

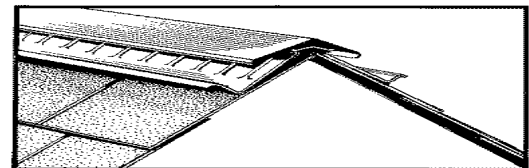
Flat

Solar System

N/A

Condition	<input checked="" type="checkbox"/>	Damaged to areas, advise to have repaired as needed.
Valleys	<input type="checkbox"/>	N/A
Ridges	<input checked="" type="checkbox"/>	Composition, not properly installed, advise to have evaluated by roofing contractor.
Flashings	<input checked="" type="checkbox"/>	Metal, missing in areas, advise to have installed as needed.
Dormers	<input type="checkbox"/>	N/A
Soffits	<input type="checkbox"/>	N/A
Skylites	<input type="checkbox"/>	N/A
Ventilation	<input type="checkbox"/>	N/A
Comments		

- Inspector does not determine age or lifetime of roof material.
- Inspector does not check roof for leakage, but does mention any defects.
- Damaged, defective or improperly installed roofs are referred to roofing contractor.
- Inspector does not evaluate solar system.
- Inspector does not walk on tile roof (damaged could be caused)
- Inspector does not walk on unsafe roofs.

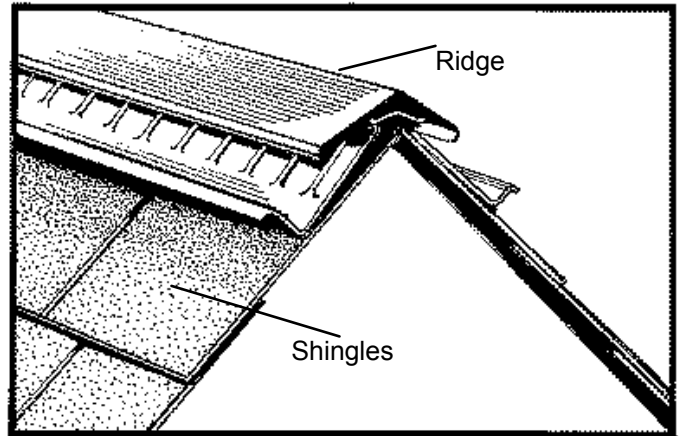


The foregoing is an opinion of the general quality of the roofing material. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer. The only way to determine whether a roof is absolutely water tight is to observe it during a prolonged rainfall. Most times, this situation is not present during the inspection.

ROOFING



Comments: Roof system is checked for condition, wear and tear, leakage if noted and any evidence that might indicate a defective roof.



Comments: Roof system is checked for condition, wear and tear, leakage if noted and any evidence that might indicate a defective roof.

Gutter / Downspouts

A = Average B = Fair C = Service advisable D = Service Required U = Unsafe

Gutters

Checked Items Are in Need Of Repair / Service / or Further Evaluation

(C) Service Advisable Debris noted to system, advise to have cleared out.

Type Of Material: Metal

Comments: Damage gutter system, advise to have repaired.

Downspouts

(C) Service Advisable Not properly installed, advise to have rectified.

Type Of Material: Metal

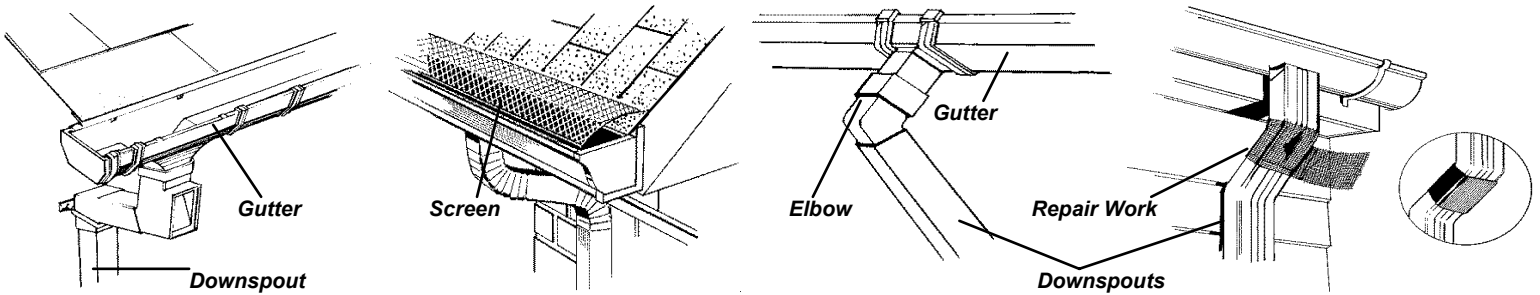
Comments:

Gutter and Downspouts Directing Water Away From Structure

Drainage: Clogged, advise to clear. Clamps: Not secured, advise to rectify. Splash Boards: N/A

Protection Screen: N/A

Comments:



1. In order for the gutter system to work effectively, system should be installed properly, routing water away from structure and wood areas. the most common damage for a structure is water damage. By installing system properly, water will be re-directed away from structure, refer to proper contractor for installation.
2. Gutter and downspouts are not tested for leakage or blockage. Defects are mentioned in report.
3. Subsurface drains are not tested. They are not part of the inspection.

Installation of gutter system will help keep moisture damage from structure during heavy rains. Keeping your gutter system cleared from debris will insure proper drainage. On flat roofs, keeping parapet drains cleared from debris will insure proper drainage.

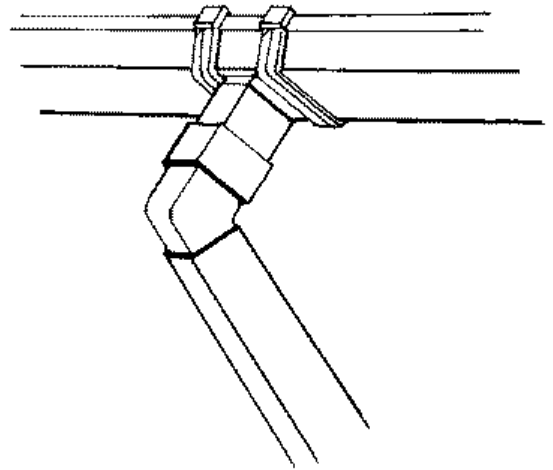
Gutters & Downspouts



Gutters



Comments: Gutter are checked for proper installation and condition



Downspouts



Comments: Gutter are checked for proper installation and condition

Chimney / Fireplace

A = Average B = Fair C = Service advisable D = Service Required U = Unsafe

Chimney

Evaluation Grade **(C) Service Advisable** for this section

The evaluation grade given to this section is for the visual components of the chimney stack, inspector does not evaluate the structural construction, but does mention visible defects and will recommend further evaluation if needed

Checked Items Are in Need Of Repair / Service / or Further Evaluation

Chimney Stack	<input checked="" type="checkbox"/>	Part of stack is missing, advise to have re-constructed to standards
Crown / Wash	<input checked="" type="checkbox"/>	Chipping noted to areas, advise to have sealed as needed
Brick / Mortar	<input checked="" type="checkbox"/>	Brick type excessive damage, advise to have re-constructed
Spark Arrester	<input checked="" type="checkbox"/>	Loose, advise to have secured
Chimney Cap	<input checked="" type="checkbox"/>	Not properly installed, advise to have properly installed
Flashing	<input checked="" type="checkbox"/>	Not properly sealed, advise to have rectified
Smoke Chamber	<input checked="" type="checkbox"/>	Dirty, advise to have cleaned and maintained as needed
Weather Sealed	<input checked="" type="checkbox"/>	Not properly sealed, advise to have sealed as needed
T-Bar	<input checked="" type="checkbox"/>	Not properly installed, advise to have installed properly
Comments		

Fireplace

Evaluation Grade **(C) Service Advisable** for this section

The evaluation grade given to this section is for the visual components of the fire place, inspector does not evaluate the structural construction, but does mention visible defects and will recommend further evaluation if needed

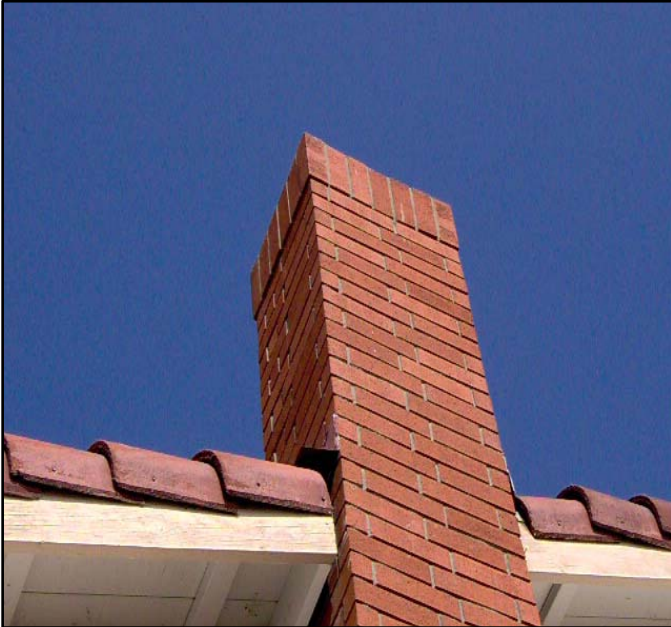
Firebox / Grate	<input type="checkbox"/>	Appears to be in proper function at time of inspection
Ash Container	<input checked="" type="checkbox"/>	Ash door missing, advise to have installed
Hearth Protection	<input checked="" type="checkbox"/>	Damaged, advise to have repaired as needed
Screen / Door	<input checked="" type="checkbox"/>	Cracked glass door, advise to have replaced
Damper	<input checked="" type="checkbox"/>	Missing, advise to have installed
Mantle	<input type="checkbox"/>	Tile type
Gas Line / Key	<input checked="" type="checkbox"/>	Improper gas line, advise to have checked by gas company
Comments		

1. In this section of the report, you will find our evaluation of the exterior of the chimney. Spark arrester, screens and rain caps are used over chimney flue to prevent sparks escaping and water entering the fireplace. The top cement covering of the brick also diverts water from damaging the masonry and cracks should be sealed for protection.
2. Chimney should be maintained and kept cleaned as needed.
3. Gas burning fireplaces should only be used with gas logs, refer to manufactures instructions on the type of logs to be used.
4. Fireplaces should be kept cleaned and free of debris.

Chimney / Fireplace



Chimney

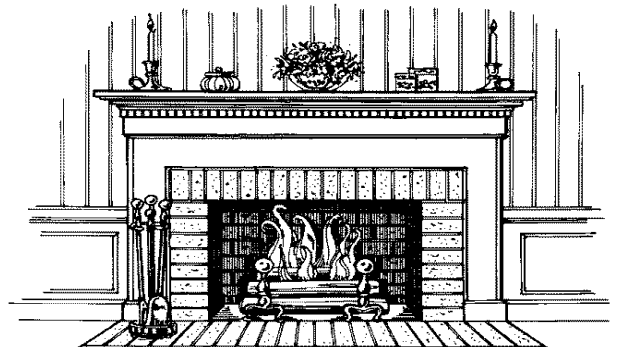


Comments: Chimney and fire place are checked for safety and stability

Fireplace



Comments: Chimney and fire place are checked for safety and stability



Pool / Spa

A = Average B = Fair C = Service advisable D = Service Required U = Unsafe
 Checked Items Are in Need Of Repair / Service / or Further Evaluation

Pool Evaluation Grade **(C) Service Advisable** for this section

Pool	<input checked="" type="checkbox"/>	Due to the condition of the pool, advise to have checked by technician
Plaster	<input checked="" type="checkbox"/>	Discoloration noted to areas of surface, advise to have checked by technician
Decking	<input checked="" type="checkbox"/>	Concrete, large cracks and displacement, advise to have repaired
Coping	<input checked="" type="checkbox"/>	Cracks noted to areas, advise to have repaired or repalced as needed
Caulking	<input checked="" type="checkbox"/>	Not properly caulked, advise to have proper caulking
Diving Board	<input checked="" type="checkbox"/>	Unsafe diving board, advise to have replaced
Slide	<input checked="" type="checkbox"/>	Loose, advise to have secured
Ladder	<input checked="" type="checkbox"/>	Loose, advise to have secured
Pool Light	<input checked="" type="checkbox"/>	Not operational, advise to have repaired

Pool Equipment Evaluation Grade **(C) Service Advisable** for this section

Pump Motor	<input checked="" type="checkbox"/>	Rust noted to unit, advise to have serviced
Booster Motor	<input type="checkbox"/>	Does not apply to property
Valves	<input checked="" type="checkbox"/>	Cracked lines, advise to have repaired
Heater	<input checked="" type="checkbox"/>	Improper installation of heating unit, advise to have proper installation
Electrical	<input checked="" type="checkbox"/>	Outlet missing weather proof cover, advise to have installed
G.F.C.I	<input checked="" type="checkbox"/>	Advise to have checked by electrician
Pool Sweeper	<input type="checkbox"/>	Does not apply to property
Pool Gate	<input checked="" type="checkbox"/>	Missing, advise to install self closing gate

Spa / Jacuzzi Evaluation Grade **(C) Service Advisable** for this section

Spa	<input checked="" type="checkbox"/>	Leakage noted, advise to have repaired as needed
Jacuzzi	<input type="checkbox"/>	Does not apply to property
Gazebo	<input checked="" type="checkbox"/>	Wood type, decay noted to areas, refer to termite inspection report

Comments:

Inspection is limited to those areas which are above ground level, the only way to detect an underground leak in a supply line, buried pipe fitting, or pool surface crack is by observing of the persistent and continuous loss of water from pool over an extended period of time. Pool filtering devices are not disassembled to determine the condition of any installed filtered elements. Operation of time clocks, motors and thermostatic temperature controls cannot be verified during visual inspections. Pilot lights on LP gas pool heaters are not lit during the inspection.

We make no representation or warranty on the condition of the pool, pool plaster, and equipment. We do not preform a leak testing for the pool. We advise to have pool properly maintained for long lasting performance of pool and equipment.

We recommend to have your pool inspected once a year, this will insure that your pool and equipment are functioning properly

Pool / Spa



Pool



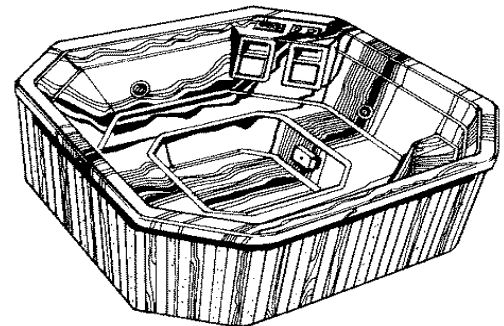
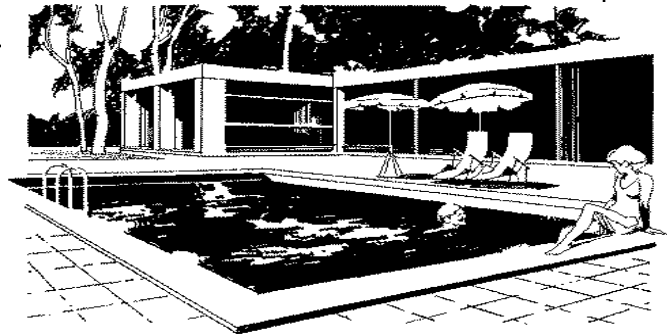
Pool Equipment



Comments:

Pool and equipment are checked for safety and proper function and installation, any defects or safety issues will be relayed to you.

Spa / Jacuzzi



Comments:

Laundry Area

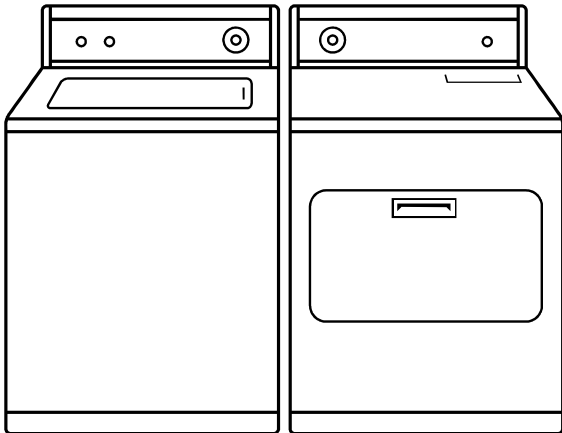
A = Average B = Fair C = Service advisable D = Service Required U = Unsafe

Evaluation Grade (C) Service Advisable **for this section**

The evaluation grade given to this section is for the visual components of the service, water lines or sewer lines behind or between walls, underground or not visible to the inspector cannot be evaluated
 Checked Items Are in Need Of Repair / Service / or Further Evaluation

Location	<input type="checkbox"/>	Interior area
Washer / Dryer	<input type="checkbox"/>	Present
Water Service	<input type="checkbox"/>	Hot and Cold valves
Drain / P-Trap	<input checked="" type="checkbox"/>	Clogged at time of inspection, advise to have cleared
Sink	<input checked="" type="checkbox"/>	Cracked basin, advise to have repaired or replaced
Dryer Vent	<input checked="" type="checkbox"/>	Missing, advise to install for proper ventilation
Electrical	<input checked="" type="checkbox"/>	110 / 220 volts. 220 volt not functional , advise to have repaired
Gas Line / Valve	<input checked="" type="checkbox"/>	Improper installation of gas line, advise to have proper installation
Wall / Ceiling	<input checked="" type="checkbox"/>	Moisture damage noted, advise to have repaired
Doors	<input checked="" type="checkbox"/>	Moisture damaged door, advise to have replaced
Windows	<input checked="" type="checkbox"/>	Wood type, decay noted to frame, refer to termite inspection report for details
Floor Covering	<input checked="" type="checkbox"/>	Concrete, large cracks noted, advise to have repaired
Sub Floor	<input checked="" type="checkbox"/>	Sloping is noticeable to sub flooring, but appears to be stable.
Sump Pump	<input type="checkbox"/>	Does not apply to property

Comments:



Laundry appliances are not tested or moved during the inspection and the condition of any walls and flooring hidden by them cannot be judged. Drain lines and water supply valves may be subject to leaking if turned.

When water valves are not in use for a long period of time, possible leakage may occur, we recommend to have water valves checked at final walk through.

Sump pumps are used in lower levels of structure to pump out excess buildup of water. Sump pumps are installed in basement, and lower level washers.

Garage Layout

Garage Specifications

The garage could be used for car storage, work shop, tool shop, in many cases garages are converted into living spaces or playrooms. If the garage has been converted into living space it must comply with the building and safety codes, inspector will note if garage has been converted, and will refer to building and safety for requirements.

Garage Floor

Garage floors should be constructed of non-flammable materials. Carpeting and other floor covering should be removed. The floor should also be sloped to drain out any excess water build-up.

Firewall / Ceiling

A wall or ceiling that separates the garage from the house is considered a fire separation. The covering of these areas should not have large holes. Inspector does not determine the rating of the fire wall or ceiling.

Door to Living Space

The door that enters the house from the garage is considered a fire separation (fire door) and should be solid wood, solid core, or rated for that location. Pet doors are not allowed.

Ventilation

Ventilation for garage becomes critical when fuel burning appliances are installed in the garage. These appliances require air for proper combustion.

Garage Vehicle Door

Garage vehicle door types vary from roll-ups to tilt-up. Older door hardware springs are considered unsafe if safety catches and wires are not provided. For safety , upgrading is recommended for older hardware.

Automatic Garage door Opener

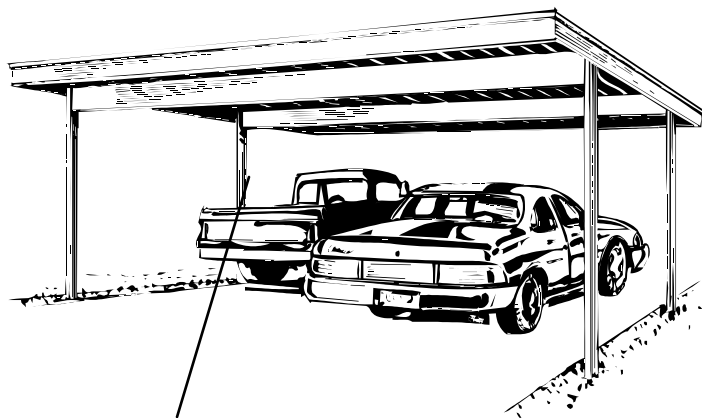
Garage door opener remote controls are not tested. If a door hits an obstruction during closing it should reverse automatically for safety. Older openers where not equipped with this safety function.

Electrical

The garage is a common area for electrical wiring, lights and outlets to be added. All added electrical requires a permit. One of the most common mistakes is using extension cords to power lights or garage door openers.



Attached Garage



Carport

Garage

A = Average B = Fair C = Service advisable D = Service Required U = Unsafe

Evaluation Grade (C) Service Advisable for this section

The evaluation grade given to this section is for the visual components of the section, electrical and water line components behind, between walls or not visible to the inspector cannot be evaluated

Checked Items Are in Need Of Repair / Service / or Further Evaluation

Garage Type	Attached	Garage Door Type	Sectional steel / aluminum door	Safety Stop	Present
Garage Door	<input checked="" type="checkbox"/>	Does not open properly, advise to have adjusted as needed			
Door Springs	<input checked="" type="checkbox"/>	Damaged, advise to have repaired or replaced			
Door Opener	<input type="checkbox"/>	Operational at time of inspection			
Outlets	<input type="checkbox"/>	Operational at time of inspection			
G.F.C.I	<input type="checkbox"/>	Operational at time of inspection			
Switches	<input type="checkbox"/>	Operational at time of inspection			
Light Fixtures	<input type="checkbox"/>	Operational at time of inspection			
Elect. Wiring	<input type="checkbox"/>	Operational at time of inspection			
Access Door	<input type="checkbox"/>	Wood door			
Fire Door	<input checked="" type="checkbox"/>	Not fire rated door, advise to have specified fire door installed			
Fire Wall	<input checked="" type="checkbox"/>	Not fire rated wall, refer to building and safety for requirements and specification			
Walls	<input checked="" type="checkbox"/>	Drywall covered walls, advise to patch and paint as needed			
Ceiling	<input checked="" type="checkbox"/>	Drywall covered, advise to patch and paint as needed			
Windows	<input type="checkbox"/>	Operational at time of inspection			
Ventilation	<input type="checkbox"/>	Window vented			
Garage Floor	<input type="checkbox"/>	Concrete, In stable condition at time of inspection			
Gar. Structure	<input type="checkbox"/>	In stable condition at time of inspection			

Central Vacuum	Present	Fire Sprinkler	Refer to fire marshall for inspection	Gas Line	Present
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Garage Converted Into Living Space	Yes, refer to building and safety for requirements and permits	Storage	95% covered
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Comments

1. If garage has been turned into living space, refer to building and safety for requirements and specifications.
2. Remote controls for garage openers are not tested. Safety stops are not tested, Fire sprinklers are not tested.
3. Determining the heat resistance rating of fire walls is beyond the scope of the inspection. Flammable materials should not be stored with in closed garage area
4. Garage areas where stored items restrict viewing shall not be considered for this inspection.

Interior Area

Interior Areas & Components

The components mentioned in report are inspected to their apparent condition at time of inspection. Every room of the property is inspected and identified in the report. Inspectors do not disassemble or move any components of the property, inspection is done in a visual detailed manner. On going maintenance is required to interior area of the property. This will insure that you will have a well maintained home.

Interior Inspection

1. The apparent condition of walls and ceiling. The condition of the wall and ceiling covering, paneling, and furnishing cannot be judged. In most homes minor cracks are noted to walls and ceiling this does not mean that the property has structural damaged, inspector will advise to patch as needed. In most sever cases such as large cracks moisture damage or offset to walls or ceiling, inspector will advise to have further evaluation either by termite inspection or building and safety.
2. Doors and Windows: These components are inspected for their function and condition. In most homes adjustment is needed to these items. It is not possible to evaluate the seal of a thermopane windows. At times it is not possible to determine if glass is tempered. It is advisable to keep doors and windows maintained.
3. Floors: Evaluation of the floors in the home is to identify major defects where visible. Stains or odors may be hidden and are not part of the inspection. Defects that are covered by floor covering cannot be evaluated.
4. Function and condition of electrical components (outlets, switches, light fixtures, electrical ceiling fans, exhaust fan, and electrical heating units)
5. Function condition of heating and cooling units (except radiant type heating)
6. Function and condition of appliances (garbage disposal, trash compactors, gas and electrical stoves & ovens, dishwasher and microwaves)
7. Function and condition of smoke alarms.

Theses items are inspected and evaluated to their apparent condition and function.

Items that are beyond the scope of the inspection

1. Components that are in between walls or under ground.
2. Underneath floor coverings
3. Two prong outlets
4. The life expectancy of an appliance
5. Any outlet or switch that is blocked
6. Determining whether shower pans or tubs are water tight
7. Telephone jacks
8. Televisions, refrigerators & Ice boxes
9. Alarm Systems
10. Interior Jacuzzi or spas
11. Steam rooms
12. Building and Safety Codes

All rooms of the property are inspected accordingly (Entry Hall, Kitchen, Living Room, Family Room, Bedrooms, Bathrooms, Dens and Play Room)
Please read report carefully and thoroughly.

Entry Hall

Evaluation Grade (C) Service Advisable for this section

The evaluation grade given to this section is for the visual components of the section, electrical components behind, between walls or not visible to the inspector cannot be evaluated

Checked Items Are in Need Of Repair / Service / or Further Evaluation

Smoke Detectors	<input checked="" type="checkbox"/>	Not Present, recommend to have installed for safety	Fire Sprinklers	<input type="checkbox"/>	Does not apply to property
Entry Door	<input checked="" type="checkbox"/>	Improper installation, proper installation needed for proper function			
Windows	<input checked="" type="checkbox"/>	Wood type, needs to be adjusted for proper function			
Switches	<input checked="" type="checkbox"/>	Missing cover, advise to have installed			
Outlets	<input checked="" type="checkbox"/>	Open ground, advise to have rectified			
Light Fixtures	<input type="checkbox"/>	Functional at time of inspection			
Walls	<input checked="" type="checkbox"/>	Wall covering in need of painting			
Ceiling	<input checked="" type="checkbox"/>	Drywall covered, advise to patch and paint as needed			
Floor Covering	<input checked="" type="checkbox"/>	Carpet, ripped, advise to have repaired or replaced as needed			
Sub Floor	<input checked="" type="checkbox"/>	Soft areas are noted, refer to termite inspection for more details.			
Stairs / Railings	<input type="checkbox"/>	Functional at time of inspection			
Heating Register	<input type="checkbox"/>	Functional at time of inspection	Location	<input type="checkbox"/>	Wall
Comments:					

Hallway

Evaluation Grade (B) Fair Condition for this section

The evaluation grade given to this section is for the visual components of the section, electrical components behind, between walls or not visible to the inspector cannot be evaluated

Smoke Detectors	<input type="checkbox"/>	Present	Fire Sprinklers	<input type="checkbox"/>	Does not apply to property
Entry Door	<input type="checkbox"/>	Proper function at time of inspection			
Windows	<input type="checkbox"/>	Proper function at time of inspection			
Switches	<input checked="" type="checkbox"/>	Unable to test due to no electrical power, refer to electrical page for details			
Outlets	<input checked="" type="checkbox"/>	Unable to test electrical outlets due to no electrical power, go to electrical page for details			
Light Fixtures	<input checked="" type="checkbox"/>	Unable to test due to no electrical power, refer to electrical page for details			
Walls	<input checked="" type="checkbox"/>	Moisture damage noted, advise to have repaired as needed			
Ceiling	<input checked="" type="checkbox"/>	Yellowish stains noted to ceiling, advise to have repaired			
Floor Covering	<input checked="" type="checkbox"/>	Improper installation of floor cover			
Sub Floor	<input checked="" type="checkbox"/>	Repair work was done to areas of flooring.			
Stairs / Railings	<input checked="" type="checkbox"/>	Not properly installed, advise to have proper installation			
Heating Register	<input checked="" type="checkbox"/>	Loose register, advise to have secured properly	Locat	<input type="checkbox"/>	Wall
Comments:					

A = Average B = Fair C = Service advisable D = Service Required U = Unsafe

Kitchen

Evaluation Grade (C) Service Advisable for this section

The evaluation grade given to this section is for the visual components of the Kitchen, water lines or sewer lines or components behind or between walls, underground or not visible to the inspector cannot be evaluated

Checked Items Are in Need Of Repair / Service / or Further Evaluation

Smoke Detectors	<input checked="" type="checkbox"/>	Not Present, recommen to have installed for safety	Fire Sprinklers	Present
Door	<input type="checkbox"/>	Operational at time of inspection		
Windows	<input type="checkbox"/>	Operational at time of inspection		
Light fixture	<input type="checkbox"/>	Operational at time of inspection		
Switches	<input checked="" type="checkbox"/>	Improper installation, advise to have proper installation by electrician		
Outlets	<input checked="" type="checkbox"/>	Unable to test electrical outlets due to no electrical power, go to electrical page for details		
G.F.C.I	<input checked="" type="checkbox"/>	Not serving its proper function, advise to rectify		
Cabinets	<input checked="" type="checkbox"/>	Loose doors and drawers, advise to have adjusted and secured		
Counter Top	<input checked="" type="checkbox"/>	Loose tiles noted, advise to have properly installed		
Sink	<input checked="" type="checkbox"/>	Advise to caulk perimeter of sink		
Dishwasher	<input checked="" type="checkbox"/>	Not operational at time of inspection, advise to have repaired		
Diswash Airgap	<input checked="" type="checkbox"/>	Clogged at time of inspection, advise to have cleared		
Garbage Disp	<input type="checkbox"/>	Operational at time of inspection		
Trash Comp	<input type="checkbox"/>	Does not apply to this section		
Stove	<input type="checkbox"/>	Gas type, operational at time of inspection		
Oven	<input type="checkbox"/>	Gas type not operational at time of inspection		
Microwave	<input checked="" type="checkbox"/>	Not operational at time of inspection, advise to have repaired		
Hood	<input type="checkbox"/>	Operational at time of inspection		
Vent	<input checked="" type="checkbox"/>	Corrugated type, recommend to replace with rigid type		
Sink Faucet	<input checked="" type="checkbox"/>	Leakage noted, advise to replace washers		
Drainage	<input checked="" type="checkbox"/>	Improper installation of drainage, advise to have proper installation by plumber		
Walls	<input checked="" type="checkbox"/>	Wall covering is in need of painting, advise to have painted		
Ceiling	<input checked="" type="checkbox"/>	Minor cracks noted to areas, advise to patch and paint as needed		
Trim / Molding	<input type="checkbox"/>	Being installed at time of inspection		
Floor Covering	<input checked="" type="checkbox"/>	Floor covering being installed at time of inspection		
Sub Floor	<input checked="" type="checkbox"/>	Soft areas are noted, refer to termite inspection for more details.		
Comments				

- A. Depending on the age of the house, G.F.C.I may be required. Refer to Building and Safety for requirements and specifications.
- B. Light gauge corrugated vent line are known to be a fire hazard. Replacement is advisable to corrugated vents.
- C. Portable appliances are not inspected by the inspector, refer to technician for service if needed.
- D. Keeping vents and hoods clean prolongs the life of the exhaust system.
- E. Gravity vents should be kept cleaned and vent screen installed.
- F. The condition of walls behind wall covering, panel, tile, and furnishing cannot be judged. Only general condition of visible portions are evaluated.
- G. Only general condition of visible portions of the floor is included in this inspection. Damaged floor covering and stains may be hidden by furniture.
- H. Determining the odors or like condition is not a part of this inspection.
- I. Two prong outlets are not inspected.
- J. Inspector does not evaluate or comment on the longevity of the appliance.

Living Room

A = Average B = Fair C = Service advisable D = Service Required U = Unsafe

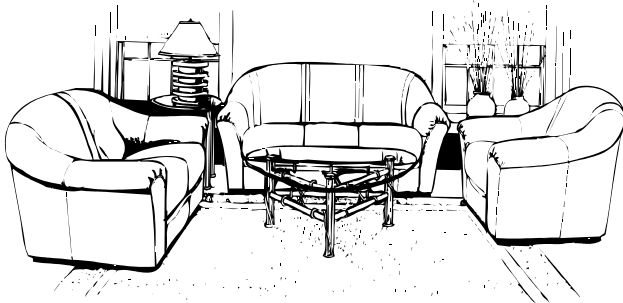
Evaluation Grade (C) Service Advisable **for this section**

The evaluation grade given to this section is for the visual components of the Living Room, water lines or sewer lines or components behind or between walls, underground or not visible to the inspector cannot be evaluated

Checked Items Are in Need Of Repair / Service / or Further Evaluation

<i>Smoke Detectors</i>	<input type="checkbox"/>	Functional at time of inspection	<i>Fire Sprinklers</i>	<input type="checkbox"/>	Present
<i>Door</i>	<input type="checkbox"/>	Operational at time of inspection			
<i>Type of window</i>	<input type="checkbox"/>	Operational at time of inspection			
<i>Cond. Windows</i>	<input type="checkbox"/>	Operational at time of inspection			
<i>Switches</i>	<input checked="" type="checkbox"/>	Unable to test due to no electrical power, refer to electrical page for details			
<i>Light fixture</i>	<input type="checkbox"/>	Fan and light	<input type="checkbox"/>	Operational at time of inspection	
<i>Outlets</i>	<input type="checkbox"/>	110 v (3-prong)	<input type="checkbox"/>	Operational at time of inspection	
<i>Walls</i>	<input type="checkbox"/>	In operational condition at time of inspection			
<i>Ceiling</i>	<input type="checkbox"/>	In operational and functional at time of inspection			
<i>Trim / Molding</i>	<input type="checkbox"/>	In functional condition			
<i>Floor Covering</i>	<input type="checkbox"/>	Carpet, in serviceable condition			
<i>Sub Floor</i>	<input type="checkbox"/>	In proper function at time of inspection.			
<i>Fire Place</i>	<input type="checkbox"/>	Gas burner			
<i>Heating Register</i>	<input type="checkbox"/>	Does not apply to this section		<i>Locat</i>	<input type="text"/>

Comments



The condition of walls behind wall covering, paneling and furnishing cannot be judged. Only the general condition of visible portions of the floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not always mentioned on report. Determining the source of odors or like conditions is not a part of the inspection. Floor covering damage or stains may be hidden by furniture. Under floor covering cannot be determined by inspector. Determining the condition of insulated glass is not always possible due to temperature, weather and lighting conditions.

Dining Room

A = Average B = Fair C = Service advisable D = Service Required U = Unsafe

Evaluation Grade **for this section**

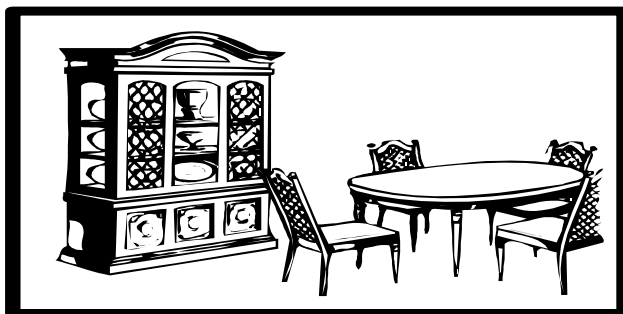
The evaluation grade given to this section is for the visual components of the Dining Room, water lines or sewer lines or components behind or between walls, underground or not visible to the inspector cannot be evaluated

Checked Items Are in Need Of Repair / Service / or Further Evaluation

Smoke Detectors	<input type="checkbox"/>	<input type="text"/>	Fire Sprinklers	<input type="text"/>
Door	<input type="checkbox"/>	<input type="text"/>		
Type of window	<input type="checkbox"/>	<input type="text"/>		
Cond. Windows	<input type="checkbox"/>	<input type="text"/>		
Switches	<input type="checkbox"/>	<input type="text"/>		
Light fixture	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>	
Outlets	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>	
Walls	<input type="checkbox"/>	<input type="text"/>		
Ceiling	<input type="checkbox"/>	<input type="text"/>		
Trim / Molding	<input type="checkbox"/>	<input type="text"/>		
Floor Covering	<input type="checkbox"/>	<input type="text"/>		
Sub Floor	<input type="checkbox"/>	<input type="text"/>		
Fire Place	<input type="checkbox"/>	<input type="text"/>		
Heating Register	<input type="checkbox"/>	<input type="text"/>	Locat	<input type="text"/>

Sample

Comments



The condition of walls behind wall covering, paneling and furnishing cannot be judged. Only the general condition of visible portions of the floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not always mentioned on report. Determining the source of odors or like conditions is not a part of the inspection. Floor covering damage or stains may be hidden by furniture. Under floor covering cannot be determined by inspector. Determining the condition of insulated glass is not always possible due to temperature, weather and lighting conditions.

Family Room

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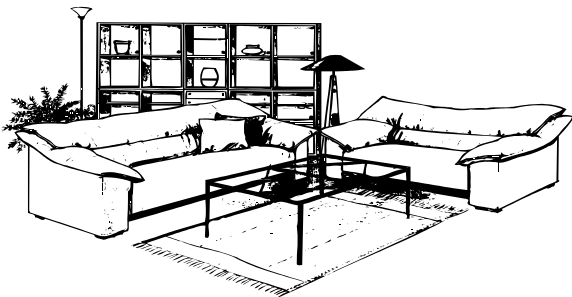
Evaluation Grade for this section

The evaluation grade given to this section is for the visual components of the Family Room, water lines or sewer lines or components behind or between walls, underground or not visible to the inspector cannot be evaluated

Checked Items Are in Need Of Repair / Service / or Further Evaluation

Smoke Detectors	<input type="checkbox"/>	<input type="text"/>	Fire Sprinklers	<input type="text"/>
Door	<input type="checkbox"/>	<input type="text"/>		
Type of window	<input type="checkbox"/>	<input type="text"/>		
Cond. Windows	<input type="checkbox"/>	<input type="text"/>		
Switches	<input type="checkbox"/>	<input type="text"/>		
Light fixture	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>	
Outlets	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>	
Walls	<input type="checkbox"/>	<input type="text"/>		
Ceiling	<input type="checkbox"/>	<input type="text"/>		
Trim/Molding	<input type="checkbox"/>	<input type="text"/>		
Floor Covering	<input type="checkbox"/>	<input type="text"/>		
Sub Floor	<input type="checkbox"/>	<input type="text"/>		
Fire Place	<input type="checkbox"/>	<input type="text"/>		
Heating Register	<input type="checkbox"/>	<input type="text"/>	Locat	<input type="text"/>

Comments



The condition of walls behind wall covering, paneling and furnishing cannot be judged. Only the general condition of visible portions of the floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not always mentioned on report. Determining the source of odors or like conditions is not a part of the inspection. Floor covering damage or stains may be hidden by furniture. Under floor covering cannot be determined by inspector. Determining the condition of insulated glass is not always possible due to temperature, weather and lighting conditions.

Den / Library

A = Average B = Fair C = Service advisable D = Service Required U = Unsafe

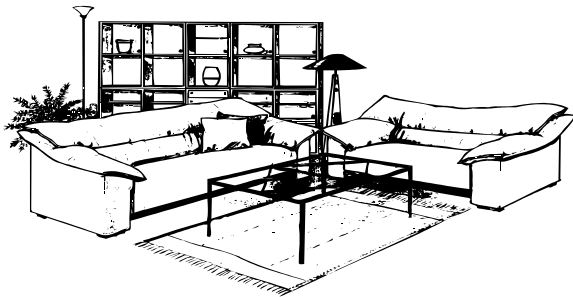
Evaluation Grade **for this section**

The evaluation grade given to this section is for the visual components of the Den / Library Room. Water lines, sewer lines or components behind or between walls, underground or not visible to the inspector cannot be evaluated

Checked Items Are in Need Of Repair / Service / or Further Evaluation

Smoke Detectors	<input type="checkbox"/>	<input type="text"/>	Fire Sprinklers	<input type="text"/>
Door	<input type="checkbox"/>	<input type="text"/>		
Type of window	<input type="checkbox"/>	<input type="text"/>		
Cond. Windows	<input type="checkbox"/>	<input type="text"/>		
Switches	<input type="checkbox"/>	<input type="text"/>		
Light fixture	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>	
Outlets	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>	
Walls	<input type="checkbox"/>	<input type="text"/>		
Ceiling	<input type="checkbox"/>	<input type="text"/>		
Trim / Molding	<input type="checkbox"/>	<input type="text"/>		
Floor Covering	<input type="checkbox"/>	<input type="text"/>		
Sub Floor	<input type="checkbox"/>	<input type="text"/>		
Fire Place	<input type="checkbox"/>	<input type="text"/>		
Heating Register	<input type="checkbox"/>	<input type="text"/>	Locat	<input type="text"/>

Comments



The condition of walls behind wall covering, paneling and furnishing cannot be judged. Only the general condition of visible portions of the floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not always mentioned on report. Determining the source of odors or like conditions is not a part of the inspection. Floor covering damage or stains may be hidden by furniture. Under floor covering cannot be determined by inspector. Determining the condition of insulated glass is not always possible due to temperature, weather and lighting conditions.

Play Room / Enclosed Patio

A = Average B = Fair C = Service advisable D = Service Required U = Unsafe

Evaluation Grade **for this section**

The evaluation grade given to this section is for the visual components of the Play Room or enclosed patio. Water lines, sewer lines or components behind or between walls, underground or not visible to the inspector cannot be evaluated

Checked Items Are in Need Of Repair / Service / or Further Evaluation

Smoke Detectors	<input type="checkbox"/>	<input type="text"/>	Fire Sprinklers	<input type="text"/>
Door	<input type="checkbox"/>	<input type="text"/>		
Type of window	<input type="checkbox"/>	<input type="text"/>		
Cond. Windows	<input type="checkbox"/>	<input type="text"/>		
Switches	<input type="checkbox"/>	<input type="text"/>		
Light fixture	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Outlets	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Walls	<input type="checkbox"/>	<input type="text"/>		
Ceiling	<input type="checkbox"/>	<input type="text"/>		
Trim / Molding	<input type="checkbox"/>	<input type="text"/>		
Floor Covering	<input type="checkbox"/>	<input type="text"/>		
Sub Floor	<input type="checkbox"/>	<input type="text"/>		
Fire Place	<input type="checkbox"/>	<input type="text"/>		
Heating Register	<input type="checkbox"/>	<input type="text"/>	Locat	<input type="text"/>
Comments	<input type="text"/>			

The condition of walls behind wall covering, paneling and furnishing cannot be judged. Only the general condition of visible portions of the floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not always mentioned on report. Determining the source of odors or like conditions is not a part of the inspection. Floor covering damage or stains may be hidden by furniture. Under floor covering cannot be determined by inspector. Determining the condition of insulated glass is not always possible due to temperature, weather and lighting conditions.

Loft

A = Average B = Fair C = Service advisable D = Service Required U = Unsafe

Evaluation Grade **for this section**

Checked Items Are in Need Of Repair / Service / or Further Evaluation

Smoke Detectors	<input type="checkbox"/>	<input type="text"/>	Fire Sprinklers	<input type="text"/>
Door	<input type="checkbox"/>	<input type="text"/>		
Type of window	<input type="checkbox"/>	<input type="text"/>		
Cond. Windows	<input type="checkbox"/>	<input type="text"/>		
Switches	<input type="checkbox"/>	<input type="text"/>		
Light fixture	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>	
Outlets	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>	
Walls	<input type="checkbox"/>	<input type="text"/>		
Ceiling	<input type="checkbox"/>	<input type="text"/>		
Trim / Molding	<input type="checkbox"/>	<input type="text"/>		
Floor Covering	<input type="checkbox"/>	<input type="text"/>		
Sub Floor	<input type="checkbox"/>	<input type="text"/>		
Heating Register	<input type="checkbox"/>	<input type="text"/>	Locat	<input type="text"/>
Comments	<input type="text"/>			

Wet Bar

Evaluation Grade **for this section**

Checked Items Are in Need Of Repair / Service / or Further Evaluation

Door	<input type="checkbox"/>	<input type="text"/>		
Switches	<input type="checkbox"/>	<input type="text"/>		
Light fixture	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>	
Outlets	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>	
Cabinets	<input type="checkbox"/>	<input type="text"/>		
Bar	<input type="checkbox"/>	<input type="text"/>		
Sink	<input type="checkbox"/>	<input type="text"/>		
Sink Faucet	<input type="checkbox"/>	<input type="text"/>		
Drainage	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>	
Comments	<input type="text"/>	<p>The condition of walls behind wall covering, paneling and furnishing cannot be judged. Only the general condition of visible portions of the floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not always mentioned on report. Determining the source of odors or like conditions is not a part of the inspection. Floor covering damage or stains may be hidden by furniture. Under floor covering cannot be determined by inspector. Determining the condition of insulated glass is not always possible due to temperature, weather and lighting conditions.</p>		

A = Average B = Fair C = Service advisable D = Service Required U = Unsafe

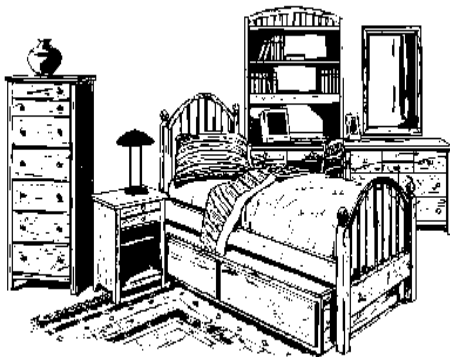
Master Bedroom

Evaluation Grade **(D) Service Required** for this section

The evaluation grade given to this section is for the visual components of the Bedroom. Water lines, electrical lines or components behind or between walls, behind furniture or underground or not visible to the inspector cannot be evaluated

Checked Items Are in Need Of Repair / Service / or Further Evaluation

Smoke Detectors	<input type="checkbox"/>	Functional at time of inspection	Fire Sprinklers	<input type="checkbox"/>	Leakage noted, advise to have repaired
Door	<input checked="" type="checkbox"/>	Missing weather strips, advise to install, for weather protection			
Type of windows	<input checked="" type="checkbox"/>	Vinyl			
Cond. Windows	<input checked="" type="checkbox"/>	Moisture buildup noted in between window payne glass Damaged, advise to have repaired or replaced			
Switches	<input type="checkbox"/>	Operational at time of inspection			
Light fixture	<input type="checkbox"/>	Standard	Operational at time of inspection		
Outlets	<input checked="" type="checkbox"/>	110 v (2-prong)	Open ground, advise to have rectified		
Walls	<input checked="" type="checkbox"/>	Wall covering being installed at time of inspection			
Ceiling	<input checked="" type="checkbox"/>	Minor cracks noted to areas, advise to patch and paint as needed, minor and cosmetic.			
Closet	<input type="checkbox"/>	Proper function at time of inspection.			
Trim / Molding	<input checked="" type="checkbox"/>	Moisture damage noted to molding, advise to have replaced and refer to termite inspection			
Floor Covering	<input checked="" type="checkbox"/>	Carpet, moisture areas noted, advise to have replaced as needed			
Sub Floor	<input type="checkbox"/>	In fair condition at time of inspection.			
Fire Place	<input type="checkbox"/>	Does not apply to this section			
Heating Register	<input type="checkbox"/>	Operational at time of inspection	Locat	Wall	
Comments					



The condition of walls behind wall covering, paneling and furnishing cannot be judged. Only the general condition of visible portions of the floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not always mentioned on report. Determining the source of odors or like conditions is not a part of the inspection. Floor covering damage or stains may be hidden by furniture.

Under floor covering cannot be determined by inspector. Determining the condition of insulated glass is not always possible due to temperature, weather and lighting conditions.

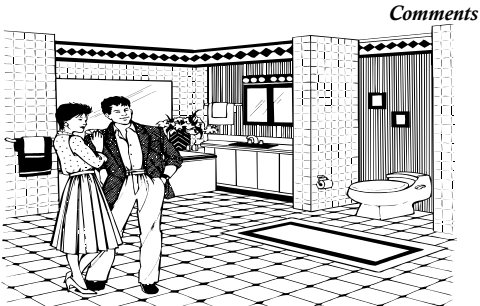
Master Bathroom

Evaluation Grade (D) Service Required for this section

The evaluation grade given to this section is for the visual components of the Bathroom. Sewer lines, water lines, electrical lines or components behind or between walls, behind furniture or underground or not visible to the inspector cannot be evaluated

Checked Items Are in Need Of Repair / Service / or Further Evaluation

Smoke Detectors	<input type="checkbox"/>	Does not apply	Fire Sprinklers	<input type="checkbox"/>	Does not apply to property
Door	<input type="checkbox"/>	Operational at time of inspection			
Windows	<input checked="" type="checkbox"/>	Advise to have perimeter sealed properly for weather and moisture protection			
Switches	<input checked="" type="checkbox"/>	Unable to test due to no electrical power, refer to electrical page for details			
Light fixture	<input checked="" type="checkbox"/>	Missing at time of inspection, advise to have installed			
Outlets	<input checked="" type="checkbox"/>	Damaged outlets, advise to have repaired or replaced			
G.F.C.I	<input checked="" type="checkbox"/>	Not serving its proper function, advise to rectify			
Exhaust Fan	<input checked="" type="checkbox"/>	Loose, advise to have secured			
Sink Faucet	<input checked="" type="checkbox"/>	Unable to test at time of inspection due to no water service			
Tub Faucet	<input checked="" type="checkbox"/>	Leakage noted, advise to replace washers			
Shower Faucet	<input checked="" type="checkbox"/>	Loose faucet, advise to have secured			
Tub	<input checked="" type="checkbox"/>	Advise to caulk for moisture protection			
Spa	<input checked="" type="checkbox"/>	Rust noted to areas, advise to seal and re-glazed			
Shower Stall	<input checked="" type="checkbox"/>	Cracked shower door, replacement is advisable			
Toilet	<input checked="" type="checkbox"/>	Water keeps running, advise to replace or adjust interior hardware			
Bidet	<input type="checkbox"/>	Does not apply to this section			
Drainage	<input checked="" type="checkbox"/>	Water drains too slow, advise to have cleared and cleaned			
Sink	<input type="checkbox"/>	Functional at time of inspection			
Counter Top	<input type="checkbox"/>	Foirmaica type			
Cabinets	<input checked="" type="checkbox"/>	Loose doors and drawers, advise to have adjusted and secured			
Walls	<input checked="" type="checkbox"/>	Wall covering is in need of painting, advise to have painted			
Ceiling	<input checked="" type="checkbox"/>	Minor cracks noted to areas, advise to patch and paint as needed			
Trim/Molding	<input checked="" type="checkbox"/>	Being installed at time of inspection			
Flooring	<input checked="" type="checkbox"/>	Ripped floor covering, advise to repair or replace as needed			
Heat Register	<input checked="" type="checkbox"/>	Heating unit cover not properly secured, advise to have secured		Locat	Wall and Floor



Comments

The condition of the walls behind wall covering, paneling and furnishing cannot be judged. Only general visual conditions are noted. Only general visual condition of floor is included in this inspection. Any outlet being blocked by furniture cannot be tested, or any 2-prong outlet. Shower pans are visually checked for leakage, but leaks often do not show except when the shower is in actual use. Determining whether shower pans, tub and shower surroundings are water tight is beyond the scope of the inspection. It is very important to maintain all grouting and caulking in bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Proper ongoing maintenance will be required in the future.

A = Average B = Fair C = Service advisable D = Service Required U = Unsafe

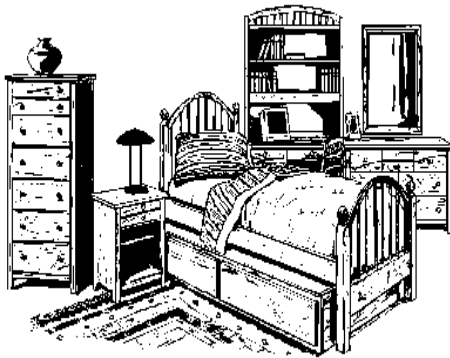
Bedroom 1

Evaluation Grade (B) Fair Condition for this section

The evaluation grade given to this section is for the visual components of the Bedroom. Water lines, electrical lines or components behind or between walls, behind furniture or underground or not visible to the inspector cannot be evaluated

Checked Items Are in Need Of Repair / Service / or Further Evaluation

Type of Bedroom	Standard	Location	North East
Smoke Detectors	Present	Fire Sprinklers	Does Not Apply To Property
Door	Operational At Time Of Inspection		
Type of windows	Wood		
Cond. Windows	Operational At Time Of Inspection		
Switches	Operational At Time Of Inspection		
Light fixture	Standard	Operational At Time Of Inspection	
Outlets	110v (3-prong)	Operational At Time Of Inspection	
Walls	In Fair Condition At Time Of Inspection		
Ceiling	In Fair Condition At Time Of Inspection		
Closet	In Proper Function At Time Of Inspection		
Trim / Molding	In Fair Condition At Time Of Inspection		
Floor Covering	Carpet, Damaged Advise to Have Replaced		
Sub Floor	In Fair Condition At Time Of Inspection		
Fire Place	Does Not Apply to this section		
Heating Register	Present	Locat	
Comments			



The condition of walls behind wall covering, paneling and furnishing cannot be judged. Only the general condition of visible portions of the floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not always mentioned on report. Determining the source of odors or like conditions is not a part of the inspection. Floor covering damage or stains may be hidden by furniture.
 Under floor covering cannot be determined by inspector. Determining the condition of insulated glass is not always possible due to temperature, weather and lighting conditions.

A = Average B = Fair C = Service advisable D = Service Required U = Unsafe

Bedroom 2

Evaluation Grade

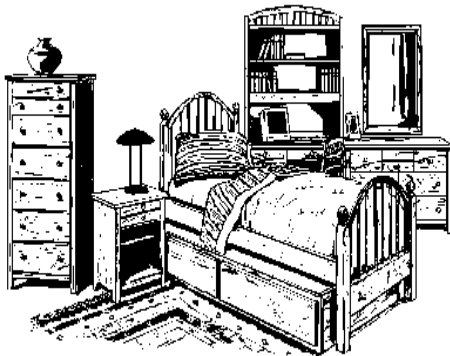
for this section

The evaluation grade given to this section is for the visual components of the Bedroom. Water lines, electrical lines or components behind or between walls, behind furniture or underground or not visible to the inspector cannot be evaluated

Checked Items Are in Need Of Repair / Service / or Further Evaluation

	Type of Bedroom	Location
Smoke Detectors	<input type="checkbox"/>	Fire Sprinklers
Door	<input type="checkbox"/>	
Type of windows	<input type="checkbox"/>	
Cond. Windows	<input type="checkbox"/>	
Switches	<input type="checkbox"/>	
Light fixture	<input type="checkbox"/>	
Outlets	<input type="checkbox"/>	
Walls	<input type="checkbox"/>	
Ceiling	<input type="checkbox"/>	
Closet	<input type="checkbox"/>	
Trim / Molding	<input type="checkbox"/>	
Floor Covering	<input type="checkbox"/>	
Sub Floor	<input type="checkbox"/>	
Fire Place	<input type="checkbox"/>	
Heating Register	<input type="checkbox"/>	Locat
Comments	<input type="text"/>	

Sample



The condition of walls behind wall covering, paneling and furnishing cannot be judged. Only the general condition of visible portions of the floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not always mentioned on report. Determining the source of odors or like conditions is not a part of the inspection. Floor covering damage or stains may be hidden by furniture.
 Under floor covering cannot be determined by inspector. Determining the condition of insulated glass is not always possible due to temperature, weather and lighting conditions.

A = Average B = Fair C = Service advisable D = Service Required U = Unsafe

Bedroom 3

Evaluation Grade

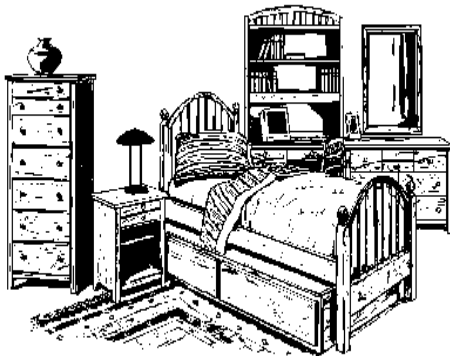
for this section

The evaluation grade given to this section is for the visual components of the Bedroom. Water lines, electrical lines or components behind or between walls, behind furniture or underground or not visible to the inspector cannot be evaluated

Checked Items Are in Need Of Repair / Service / or Further Evaluation

	Type of Bedroom	Location
Smoke Detectors	<input type="checkbox"/>	Fire Sprinklers <input type="checkbox"/>
Door	<input type="checkbox"/>	
Type of windows	<input type="checkbox"/>	
Cond. Windows	<input type="checkbox"/>	
Switches	<input type="checkbox"/>	
Light fixture	<input type="checkbox"/>	
Outlets	<input type="checkbox"/>	
Walls	<input type="checkbox"/>	
Ceiling	<input type="checkbox"/>	
Closet	<input type="checkbox"/>	
Trim / Molding	<input type="checkbox"/>	
Floor Covering	<input type="checkbox"/>	
Sub Floor	<input type="checkbox"/>	
Fire Place	<input type="checkbox"/>	
Heating Register	<input type="checkbox"/>	Locat <input type="checkbox"/>
Comments	<input type="text"/>	

Sample



The condition of walls behind wall covering, paneling and furnishing cannot be judged. Only the general condition of visible portions of the floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not always mentioned on report. Determining the source of odors or like conditions is not a part of the inspection. Floor covering damage or stains may be hidden by furniture.
 Under floor covering cannot be determined by inspector. Determining the condition of insulated glass is not always possible due to temperature, weather and lighting conditions.

A = Average B = Fair C = Service advisable D = Service Required U = Unsafe

Bedroom 4

Evaluation Grade

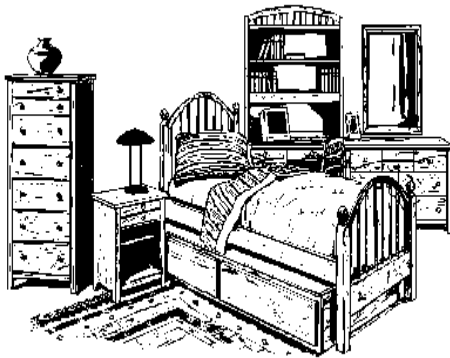
for this section

The evaluation grade given to this section is for the visual components of the Bedroom. Water lines, electrical lines or components behind or between walls, behind furniture or underground or not visible to the inspector cannot be evaluated

Checked Items Are in Need Of Repair / Service / or Further Evaluation

	Type of Bedroom	Location
Smoke Detectors	<input type="checkbox"/>	Fire Sprinklers <input type="checkbox"/>
Door	<input type="checkbox"/>	
Type of windows	<input type="checkbox"/>	
Cond. Windows	<input type="checkbox"/>	
Switches	<input type="checkbox"/>	
Light fixture	<input type="checkbox"/>	
Outlets	<input type="checkbox"/>	
Walls	<input type="checkbox"/>	
Ceiling	<input type="checkbox"/>	
Closet	<input type="checkbox"/>	
Trim / Molding	<input type="checkbox"/>	
Floor Covering	<input type="checkbox"/>	
Sub Floor	<input type="checkbox"/>	
Fire Place	<input type="checkbox"/>	
Heating Register	<input type="checkbox"/>	Locat <input type="checkbox"/>
Comments	<input type="text"/>	

Sample



The condition of walls behind wall covering, paneling and furnishing cannot be judged. Only the general condition of visible portions of the floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not always mentioned on report. Determining the source of odors or like conditions is not a part of the inspection. Floor covering damage or stains may be hidden by furniture.

Under floor covering cannot be determined by inspector. Determining the condition of insulated glass is not always possible due to temperature, weather and lighting conditions.

A = Average B = Fair C = Service advisable D = Service Required U = Unsafe

Bedroom 5

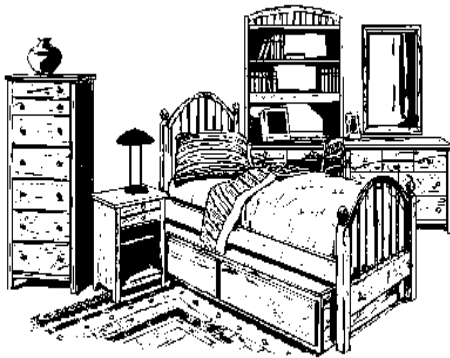
Evaluation Grade **for this section**

The evaluation grade given to this section is for the visual components of the Bedroom. Water lines, electrical lines or components behind or between walls, behind furniture or underground or not visible to the inspector cannot be evaluated

Checked Items Are in Need Of Repair / Service / or Further Evaluation

	Type of Bedroom	Location
Smoke Detectors	<input type="checkbox"/>	Fire Sprinklers <input type="checkbox"/>
Door	<input type="checkbox"/>	
Type of windows	<input type="checkbox"/>	
Cond. Windows	<input type="checkbox"/>	
Switches	<input type="checkbox"/>	
Light fixture	<input type="checkbox"/>	
Outlets	<input type="checkbox"/>	
Walls	<input type="checkbox"/>	
Ceiling	<input type="checkbox"/>	
Closet	<input type="checkbox"/>	
Trim / Molding	<input type="checkbox"/>	
Floor Covering	<input type="checkbox"/>	
Sub Floor	<input type="checkbox"/>	
Fire Place	<input type="checkbox"/>	
Heating Register	<input type="checkbox"/>	Locat <input type="checkbox"/>
Comments	<input type="text"/>	

Sample



The condition of walls behind wall covering, paneling and furnishing cannot be judged. Only the general condition of visible portions of the floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not always mentioned on report. Determining the source of odors or like conditions is not a part of the inspection. Floor covering damage or stains may be hidden by furniture.

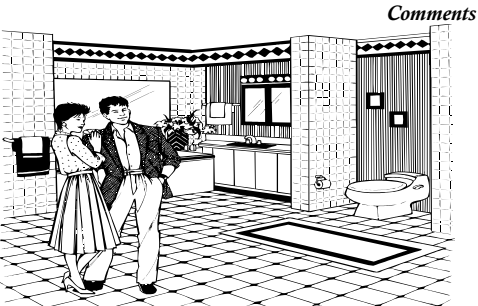
Under floor covering cannot be determined by inspector. Determining the condition of insulated glass is not always possible due to temperature, weather and lighting conditions.

Bathroom 1

Evaluation Grade (C) Service Advisable for this section

The evaluation grade given to this section is for the visual components of the Bathroom. Sewer lines, water lines, electrical lines or components behind or between walls, behind furniture or underground or not visible to the inspector cannot be evaluated
 Checked Items Are in Need Of Repair / Service / or Further Evaluation

Type of Bathroom	Full Bathroom	Location	Hallway Area
Smoke Detectors	Does Not Apply To Property	Fire Sprinklers	Does Not Apply To Property
Door	Operational At Time Of Inspection		
Windows	Operational At Time Of Inspection		
Switches	Operational At Time Of Inspection		
Light fixture	Operational At Time Of Inspection		
Outlets	Operational At Time Of Inspection		
G.F.C.I	None		
Exhaust Fan	Operational At Time Of Inspection		
Sink Faucet	Operational At Time Of Inspection		
Tub Faucet	Operational At Time Of Inspection		
Shower Faucet	Operational At Time Of Inspection		
Tub	Operational At Time Of Inspection		
Spa	Operational At Time Of Inspection		
Shower Stall	Operational At Time Of Inspection		
Toilet	Operational At Time Of Inspection		
Bidet	Does Not Apply To Property		
Drainage	Water Drains Too Slow, Advise To Have Cleared And Cleaned		
Sink	Advise To Caulk Perimeter Of Sink For Moisture Protection		
Counter Top	Operational		
Cabinets	Operational		
Walls	Wall covering is in need of painting, advise to have painted		
Ceiling	Ceiling is in need of painting		
Trim/Molding	Operational		
Flooring	Tile Flooring		
Heat Register	None	Locat	



Comments

The condition of the walls behind wall covering, paneling and furnishing cannot be judged. Only general visual conditions are noted. Only general visual condition of floor is included in this inspection. Any outlet being blocked by furniture cannot be tested, or any 2-prong outlet. Shower pans are visually checked for leakage, but leaks often do not show except when the shower is in actual use. Determining whether shower pans, tub and shower surroundings are water tight is beyond the scope of the inspection. It is very important to maintain all grouting and caulking in bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Proper ongoing maintenance will be required in the future.

Bathroom 2

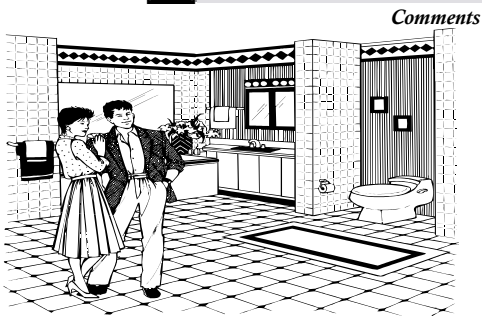
Evaluation Grade

for this section

The evaluation grade given to this section is for the visual components of the Bathroom. Sewer lines, water lines, electrical lines or components behind or between walls, behind furniture or underground or not visible to the inspector cannot be evaluated
Checked Items Are in Need Of Repair / Service / or Further Evaluation

Type of Bathroom	<input type="text"/>	Location	<input type="text"/>
Smoke Detectors	<input type="text"/>	Fire Sprinklers	<input type="text"/>
Door	<input type="text"/>		
Windows	<input type="text"/>		
Switches	<input type="text"/>		
Light fixture	<input type="text"/>		
Outlets	<input type="text"/>		
G.F.C.I	<input type="text"/>		
Exhaust Fan	<input type="text"/>		
Sink Faucet	<input type="text"/>		
Tub Faucet	<input type="text"/>		
Shower Faucet	<input type="text"/>		
Tub	<input type="text"/>		
Spa	<input type="text"/>		
Shower Stall	<input type="text"/>		
Toilet	<input type="text"/>		
Bidet	<input type="text"/>		
Drainage	<input type="text"/>		
Sink	<input type="text"/>		
Counter Top	<input type="text"/>		
Cabinets	<input type="text"/>		
Walls	<input type="text"/>		
Ceiling	<input type="text"/>		
Trim/Molding	<input type="text"/>		
Flooring	<input type="text"/>		
Heat Register	<input type="text"/>	Locat	<input type="text"/>

Sample



Comments

The condition of the walls behind wall covering, paneling and furnishing cannot be judged. Only general visual conditions are noted. Only general visual condition of floor is included in this inspection. Any outlet being blocked by furniture cannot be tested, or any 2-prong outlet. Shower pans are visually checked for leakage, but leaks often do not show except when the shower is in actual use. Determining whether shower pans, tub and shower surroundings are water tight is beyond the scope of the inspection. It is very important to maintain all grouting and caulking in bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Proper ongoing maintenance will be required in the future.

Bathroom 3

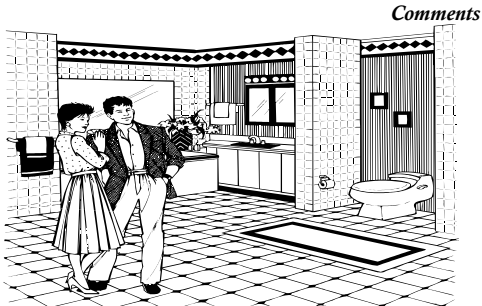
Evaluation Grade

for this section

The evaluation grade given to this section is for the visual components of the Bathroom. Sewer lines, water lines, electrical lines or components behind or between walls, behind furniture or underground or not visible to the inspector cannot be evaluated
 Checked Items Are in Need Of Repair / Service / or Further Evaluation

Type of Bathroom	Location	
Smoke Detectors		Fire Sprinklers
Door		
Windows		
Switches		
Light fixture		
Outlets		
G.F.C.I		
Exhaust Fan		
Sink Faucet		
Tub Faucet		
Shower Faucet		
Tub		
Spa		
Shower Stall		
Toilet		
Bidet		
Drainage		
Sink		
Counter Top		
Cabinets		
Walls		
Ceiling		
Trim/Molding		
Flooring		
Heat Register		Locat

Sample



Comments

The condition of the walls behind wall covering, paneling and furnishing cannot be judged. Only general visual conditions are noted. Only general visual condition of floor is included in this inspection. Any outlet being blocked by furniture cannot be tested, or any 2-prong outlet. Shower pans are visually checked for leakage, but leaks often do not show except when the shower is in actual use. Determining whether shower pans, tub and shower surroundings are water tight is beyond the scope of the inspection. It is very important to maintain all grouting and caulking in bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Proper ongoing maintenance will be required in the future.

Bathroom 4

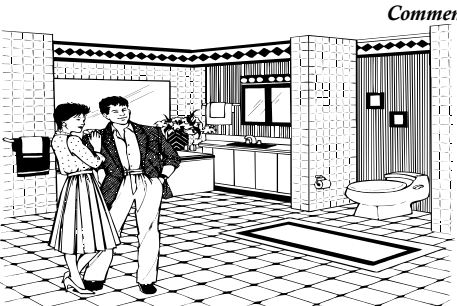
Evaluation Grade

for this section

The evaluation grade given to this section is for the visual components of the Bathroom. Sewer lines, water lines, electrical lines or components behind or between walls, behind furniture or underground or not visible to the inspector cannot be evaluated
Checked Items Are in Need Of Repair / Service / or Further Evaluation

Type of Bathroom	 	Location	
Smoke Detectors	<input type="checkbox"/>	Fire Sprinklers	<input type="checkbox"/>
Door	<input type="checkbox"/>		
Windows	<input type="checkbox"/>		
Switches	<input type="checkbox"/>		
Light fixture	<input type="checkbox"/>		
Outlets	<input type="checkbox"/>		
G.F.C.I	<input type="checkbox"/>		
Exhaust Fan	<input type="checkbox"/>		
Sink Faucet	<input type="checkbox"/>		
Tub Faucet	<input type="checkbox"/>		
Shower Faucet	<input type="checkbox"/>		
Tub	<input type="checkbox"/>		
Spa	<input type="checkbox"/>		
Shower Stall	<input type="checkbox"/>		
Toilet	<input type="checkbox"/>		
Bidet	<input type="checkbox"/>		
Drainage	<input type="checkbox"/>		
Sink	<input type="checkbox"/>		
Counter Top	<input type="checkbox"/>		
Cabinets	<input type="checkbox"/>		
Walls	<input type="checkbox"/>		
Ceiling	<input type="checkbox"/>		
Trim/Molding	<input type="checkbox"/>		
Flooring	<input type="checkbox"/>		
Heat Register	<input type="checkbox"/>	Locat	

Sample



Comments

The condition of the walls behind wall covering, paneling and furnishing cannot be judged. Only general visual conditions are noted. Only general visual condition of floor is included in this inspection. Any outlet being blocked by furniture cannot be tested, or any 2-prong outlet. Shower pans are visually checked for leakage, but leaks often do not show except when the shower is in actual use. Determining whether shower pans, tub and shower surroundings are water tight is beyond the scope of the inspection. It is very important to maintain all grouting and caulking in bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Proper ongoing maintenance will be required in the future.

Bathroom 5

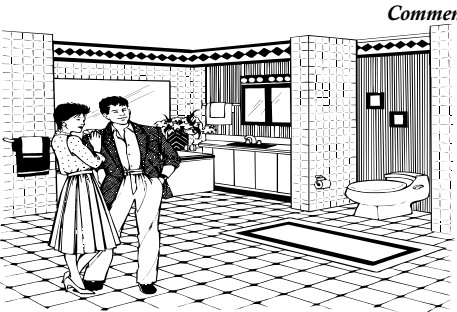
Evaluation Grade

for this section

The evaluation grade given to this section is for the visual components of the Bathroom. Sewer lines, water lines, electrical lines or components behind or between walls, behind furniture or underground or not visible to the inspector cannot be evaluated
 Checked Items Are in Need Of Repair / Service / or Further Evaluation

Type of Bathroom	Location	
Smoke Detectors		Fire Sprinklers
Door		
Windows		
Switches		
Light fixture		
Outlets		
G.F.C.I		
Exhaust Fan		
Sink Faucet		
Tub Faucet		
Shower Faucet		
Tub		
Spa		
Shower Stall		
Toilet		
Bidet		
Drainage		
Sink		
Counter Top		
Cabinets		
Walls		
Ceiling		
Trim/Molding		
Flooring		
Heat Register		Locat

Sample

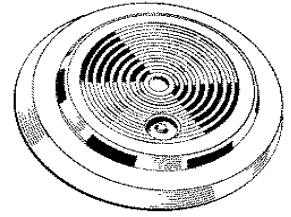


Comments

The condition of the walls behind wall covering, paneling and furnishing cannot be judged. Only general visual conditions are noted. Only general visual condition of floor is included in this inspection. Any outlet being blocked by furniture cannot be tested, or any 2-prong outlet. Shower pans are visually checked for leakage, but leaks often do not show except when the shower is in actual use. Determining whether shower pans, tub and shower surroundings are water tight is beyond the scope of the inspection. It is very important to maintain all grouting and caulking in bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Proper ongoing maintenance will be required in the future.

Fire And Safety

Even when you have complied with every item in the home fire safety, a plan is still needed for early warning and escape in case a fire does occur, many fire deaths and fire injuries actually are caused by smoke and gases. Place one detector on every floor. Make sure they are placed either on the ceiling or 6 - 12 inches below the ceiling on the wall. Locate smoke detectors away from air vents or registers.



Smoke Detector

Smoke Detectors

Smoke Detectors

Not Present, advise to have installed

Comments

Not properly installed, advise to have proper installation

Advisable to install smoke detectors in each Bedroom, Hallway, and Kitchen area

Fire Sprinklers

Fire Sprinklers

Does not apply to property

Comments

Fire Sprinkler system is beyond the scope of the inspection, advisable to have system checked by fire Marshall

Alarm System

Present

Alarm systems are beyond the scope of the inspection

Safety Glass

Not Operational

Building and safety requires the use of specialty glass in Skylites, Overhead Windows, Glass Doors, Shower Doors, and Windows within 18 inches of the floor.

Security Bars

Service Advisable

Comments

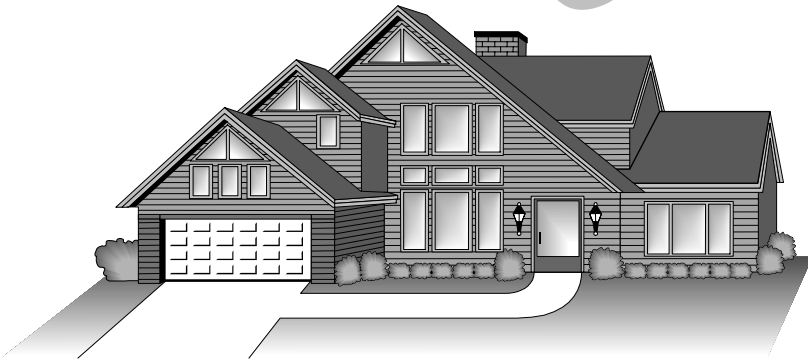
Security bars on bedroom windows should have emergency self release handles

Residential Earthquake Hazards

- | | | | | | | |
|--|-------------------------------------|-----|-------------------------------------|----|-------------------------------------|-----|
| 1. Is the water heater braced, strapped, or anchored to resist falling during an earthquake ? | <input checked="" type="checkbox"/> | Yes | <input type="checkbox"/> | No | <input type="checkbox"/> | N/A |
| 2. Is the structure anchored or bolted to foundation? | <input type="checkbox"/> | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> | N/A |
| 3. If the structure has cripple walls are the exterior walls braced ? | <input type="checkbox"/> | Yes | <input type="checkbox"/> | No | <input checked="" type="checkbox"/> | N/A |
| 4. If exterior foundations consist of unconnected piers and post, have they been reinforced ? | <input type="checkbox"/> | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> | N/A |
| 5. If the exterior foundation, or part of it is made of unreinforced masonry, has it been strengthened ? | <input type="checkbox"/> | Yes | <input type="checkbox"/> | No | <input checked="" type="checkbox"/> | N/A |

If house has been built on a hillside, answer the following

- | | | | | | | |
|---|--------------------------|-----|--------------------------|----|-------------------------------------|-----|
| 6. Are exterior walls braced ? | <input type="checkbox"/> | Yes | <input type="checkbox"/> | No | <input checked="" type="checkbox"/> | N/A |
| 7. Where the tall post or columns either built to resist earthquakes, or are they strengthened ? | <input type="checkbox"/> | Yes | <input type="checkbox"/> | No | <input checked="" type="checkbox"/> | N/A |
| 8. If structure has living area over garage, was the wall around the garage door opening either built to resist earthquakes, or has it been strengthened. | <input type="checkbox"/> | Yes | <input type="checkbox"/> | No | <input checked="" type="checkbox"/> | N/A |



This Page is being provided to the buyer and seller as a service from StateWide Inspections, Inc.

Report Summary A (items in need of immediate attention)

This page is intended to be used in conjunction with entire report, it's intentions is not to report all findings just on this page. You must read all pages of report thoroughly.

1. Refer to home inspection report for details, locations and repairs.
2. Refer to termite inspection for damaged, decayed, or moistured wood, pertains also to interior wood such as baseboards, thresholds, trim, baseboards, cabinets, sub floors and wood floors.
3. Advise to cross reference inspection report with final walks through.
4. Refer to disclosure statement for sellers details, disclosure statement should be provided by seller.
5. Advise to replace missing or nonfunctional light bulbs, and any missing light fixture covers.
6. Advise to secure any loose cables or wires.
7. Advise to adjust doors and windows as needed
8. Advise to replace washers from leaking faucets.
9. On going maintance is a requirement for a well maintained home.

Items that are in need of immediate attention or further evaluation

1. Refer to inspections report for details.
2. Refer to TDS for additional information
3. Further evaluation aside from this report will require an additional contractor and or technician

Exterior Area:

- a. Landscape: Property landscape is sloping towards structure, re-landscaping is needed to property grounds in order to eliminate water damage during heavy rains.
- b. Exterior: Large tree roots could possibly be causing damage to under ground plumbing / sewer line, removal is recommended.
- c. Walkways / Driveways: Minor cracks are present, sealant is recommended.
- d. Windows: Hard to open, in need of repair or adjustment.
- e. Screens: All screens are installed at time of inspection.
- f. Patios: Decay is present to wood at time of inspection, refer to termite report for further details.
- g. Eaves: Repair work is not properly done, refer to appropriate contractor for proper repair work.
- h. Fascias: Repair work is not properly done, refer to appropriate contractor for proper repair work.
- i. Conc. / Wood: Minor cracks are present, sealant is recommended
- j. Handrails: Loose, securing and reinforcement is needed for safety.
- k. Entry Door: Hard to open, adjusted is needed for better function.
- l. Walls: Moistured areas are evident to areas of wall, in need of sealant and repair. Also refer to termite report for further details.
- m. Light Fixtures: Unable to inspect due to no electrical power. Re-inspection is needed proper evaluation.
- n. Ext. Outlets: Missing weather proof cover, installation is needed for safety precautions.
- o. Block Wall: Minor cracks are noticeable to some blocks, not affecting stability of wall.
- p. Wood Fencing: Advise to have repaired as needed

Foundation & Footings:

- a. Foundation: Defects are evident to foundation structure, further evaluation is required by building and safety.
- b. Foundation Walls: Large cracks noted to perimeter foundation, advise to have repaired as needed.
- c. Concrete Slab: Separation noted, advise to have repaired and secured.
- d. Mud Sills: Moisture damage noted, refer to termite inspection report for details.
- e. Cripple Walls: Decay noted to areas, refer to termite inspection for details.

Contin. on Page Summary B.....

Report Summary B (items in need of immediate attention)

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2. Refer to termite inspection for damaged, decayed, or moistured wood, pertains also to interior wood such as baseboards, thresholds, trim, baseboards, cabinets, sub floors and wood floors.
3. Advise to cross reference inspection report with final walks through.
4. Refer to disclosure statement for sellers details, disclosure statement should be provided by seller.
5. Advise to replace missing or nonfunctional light bulbs, and any missing light fixture covers.
6. Advise to secure any loose cables or wires.
7. Advise to adjust doors and windows as needed
8. Advise to replace washers from leaking faucets.
9. On going maintance is a requirement for a well maintained home.

Items that are in need of immediate attention or further evaluation

Garage: a. Door Opener: Not connected to the door, advise to have proper connection

Hallway: a. Walls/Ceiling: Advise to have painted

b. Floor Covering: Carpet, stained, advise to have cleaned.

Kitchen: a. Door: Advise to have pocket door adjusted

b. Outlets: Open ground, advise to have rectified

c. Counter Top: Foirmaica type, advise to have caulked for moisture protection

d. Sink: Advise to caulk perimeter of sink

e. Hood: Dirty, advise to have cleaned and replace filter

f. Vent: Corrugated type, recommend to replace with rigid type

Living Room: a. Cond. Windows: Advise to have adjusted as needed

b. Walls/Ceiling: advise to have painted

Dining Room: a. Cond. Windows: Advise to have adjusted as needed

b. Walls: Wall covering is in need of painting, advise to have painted

Family Room: a. Walls: Wall covering is in need of painting, advise to have painted

Master Bedroom: a. Cond. Windows: Advise to have adjusted as needed

b. Walls/Ceiling: advise to have painted

c. Floor Covering: Carpet, stained, advise to have cleaned

Master Bathroom: a. Walls/Ceiling: advise to have painted

Bedroom 1: a. Cond. Windows: Advise to have adjusted as needed

b. Walls/Ceiling: advise to have painted

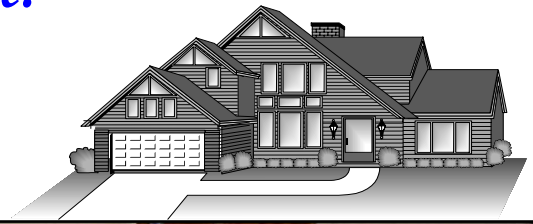
c. Floor Covering: Carpet, stained, advise to have cleaned

This is not a repair list of the property

Unit Page

A = Average B = Fair C = Service advisable D = Service Required U = Unsafe

Unit #	123	Unit is	Occupied	Bedrooms	1	Bathrooms	1
Smoke Detectors	Present			Fire Sprinklers	Does Not Apply To This Property		
Doors & Windows							
Switches	Operational at time of inspection						
Outlets	Operational at time of inspection						
Light Fixtures	Operational at time of inspection						
Walls	Wall covering is in need of painting, advise to have painted						
Ceiling	Ceiling Is In Need Of Painting						
Floor Covering	Type	Tile Flooring					
Kitchen							
Living Room	Door need to be adjusted, and some tiles are cracked advise to have replaced						
Dining Room	Walls Covering is in need of painting , advise to have painted						
Bedrooms							
1	Closet Door is not functioning properly advise to have adjusted , Carpet is damaged and stained , advise to have Removed and replaced						
2							
3							
Bathrooms							
1	Tub Faucet is leaking needs to have washer replaced						
2							
Toilets	Operational						
Tub & Shower	Needs to be caulked for moisture protection						
Sink / Counter	Needs to be Caulked for moisture protection						
Drains & Traps	Drainage is Too Slow advise to have cleared and clean						
Heating & Air	Operational						
Garage & Carport	None						
Water Heater	Operational , Advise to have Earthquake Straps Installed						
Comments							



Miscellaneous



Comments: Any items that are in need of immediate repair will be noted and relayed to you. Such as this sewer drain leakage.



Comments: Damaged ducting system to the central heat and air units.



Comments: Damaged and cracked Chimney



Comments: Large trees damaging either sidewalks, blockwalls, under ground plumbing, all of these items are part of you report and will be relayed to you.