

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

**1 Driveway**       N/A     Asphalt     Concrete     N/A

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

Eroded Asphalt\*     Maintenance\*     Sealant needed\*     Deterioration\*     Evidence of poor drainage\*

No cracks found     Common cracks     Major cracks\*     Trip hazards\*     Surface raised\*     Surface settled\*

Comments:

**2 Sidewalks**       N/A     Concrete     Brick     Paver / Tile     Gravel

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

No cracks found     Common cracks     Major cracks\*     Trip hazards\*     Surface raised\*     Surface settled\*

Concrete is above\*    siding     Evidence of poor drainage\*     Other\*

Comments:

**3 Retaining Walls**       N/A    LOCATION(S): North side     Concrete     Stucco     Block

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

No cracks found     Common cracks     Major cracks (1)     Moisture penetration\*     No drainage openings\*

Comments:

**4 Patio**       N/A    LOCATION(S):     Concrete     Brick     Block

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

No cracks found     Common cracks     Major cracks (1)     Trip hazards\*     Surface raised\*     Surface settled\*

Concrete is above\*     Evidence of\*

Comments:    The patio surface was raised or settled at the time of the inspection.

**5 Patio Cover**       N/A    LOCATION(S):     Earth contact (3)

**Open Design**     **Covered Roof (refer to Roof Page)\***

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

Attachment to house\*     Patio cover lacks     Wood appears

Moisture at

Comments:    Moisture damage was noted at the roof at the time of the inspection. (2) (3)

**6 Decks / Porch**       N/A     WOOD     Waterproofed Coating     Concrete     N/A

LOCATION(S):    A    B    C

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

Deck is on grade--unable to inspect\*     Piers need     Posts need

Cracks     Moisture     Deck appears unsound (1) (2)     (A)     (B)     (C)

Flashing not visible & improper at house junction (2)     Earth-to-wood contact (3)     (A)     (B)     (C)

Porch\*     Steps\*     Uneven\*

Screens\*     Panels\*     Unable to

Railings are serviceable     N/A     Railing     Railing of

Comments:

**7 Fences & Gates**       N/A     NOT INSPECTED     Wood     Chain Link     Wrought Iron, Block, PVC

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

Posts are     Blocks are     Boards are

No cracks     Common cracks     Major cracks (2)     Fence height at

Gate(s) need     Self closing device is     Post rusted & leaning\*

Comments:    Common cracks up to 1/4" were found in the fencing at the time of the inspection.

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**8 Exterior Stairs**

N/A

Type:  
Location: **A**

**B**

**C**

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

Comments:

**9 Exterior Walls**

N/A

Structure:  **WOOD FRAME MASONRY**  
Wall Covering is: **Stucco**

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

Comments:

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

**10 Trim / Eaves, Fascia, Soffits**

N/A

**WOOD**  **METAL**  **VINYL**  **Other**

- Eaves, soffits, fascia & trim appears serviceable**  Not Functional\*  Unsafe\*  Worn\*  Near end of lifespan\*
- Moisture stains at  Not fully visible\*  Caulking needed at windows, trim & doors\*
- Flashings / Trim :  Not visible at:

Comments:

**11 Chimney(s)**

N/A

Location: **A**

**B**

**C**

**D**

- Material: **A Brick** **B** **C** **D**  **METAL FLUE**  **WOOD FRAME**
- Appears serviceable**  Not Functional\*  Unsafe\*  Worn\*  Near end of lifespan\*  Not fully visible\*
  - Chimney / brick / mortar is:  Settlement (2)  Flashing is
  - Spark screen present  Spark screen:  Raincap / screen recommended \*
  - Cracks/separations/sealing needed at  Unlined flue (2)  Cracks in chimney cap \*
  - Ash dump / door is:  Damage / deterioration / defect \*

Comments:

Notice: The interior of the flue was not inspected at this time. We recommend that you retain a qualified chimney sweep to clean and evaluate the flue \*

**12 Sprinklers**

N/A

Not inspected\*  Non operational (2)  Control box location

- Appears serviceable**  Not Functional\*  Unsafe\*  Worn\*  Near end of lifespan\*  Not fully visible\*
- Valve  Head  Line Leaking \* Missing \*  Anti-siphon valves needed \*
- Adjust spray away from  Areas of inadequate spray coverage \*  Adjust heads \*

Comments:

Notice: Underground pipes cannot be judged for breaks or possible root intrusions. Association-maintained systems are not tested. Grove systems are not tested.\*

**13 Hose Faucets**

N/A

Faucets are

- Appears serviceable**  Some inoperative / corroded (2)  Leaks (2)  Missing handle(s)\*  Broken handle(s)\*

Comments:

**14 Gutters & Downspouts**

N/A

Full

Partial

None Installed

- Appears serviceable**  Not Functional\*  Unsafe\*  Worn\*  Near end of lifespan\*  Not fully visible\*
- Drains blocked\*  Debris filled\*  Gutters / downspouts:
- Add gutters & downspouts for drainage\*  Add splashblocks for drainage\*  Route downspouts away from building\*
- Roof / gutters not draining properly\*  No secondary drain(s) on roof (2)  Subsurface drains not tested\*

Comments:

Notice: Gutters and subsurface drains are not water tested for leakage or blockage.\* Regular maintenance of drainage systems is required to avoid water problems at the roof and foundation.\*

Page 6 FOUNDATION

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**15 Grading**  N/A  Level Site  Slope Minor  Moderate  Steep (1)  Stairstepped  Banks

- Drainage of site/slope of soil at foundation is proper based upon visual observation  Not fully visible\*
- Improper soil slope toward foundation\*  Soil / pavement is high at foundation\*  Earth-to-wood contact visible\* (3)
- Plants touch  Trees planted close to structure \*
- Surface drains noted, not tested - underground pipes cannot be judged\*  Overgrown landscaping\*
- Signs of poor drainage / erosion\*

Comments:

Notice: This inspection does not include geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted.

16 Slab-on-grade  17 Crawlspace  18 Basement  N/A

- Foundation:  Poured Concrete  Masonry Block  Brick  Stone  Piers  Wood
- Columns:  Concrete  Steel  Wood  Masonry Block  Brick
- Entered crawl space  No access\*  Partial access\*  Viewed from access opening only\*
- Door  Cover :  Damaged\*  Missing\*  Crawlspace  Basement
- Foundations:**  Visible  Partially visible\*  Not visible at\*
- Appears serviceable  Not Functional\*  Unsafe\*  Worn\*  Near end of lifespan\*  Not fully visible\*
- No cracks found   Further evaluation needed (1)
- No moisture present   Exposed footing\*
- Unable to inspect
- Slab not visible due to
- Cracks  Settlement

**Ventilation:**  Serviceable  N/A  Vents

Comments:

Notice: All slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. The inspector will, at additional cost, reinspect, provided the client removes floor covering and releases the inspector from damage caused by this process. Floor coverings are not removed during this inspection.\*

- Floor Construction:**  JOISTS  TRUSSES  CONCRETE  NOT VISIBLE
- Wood Frame:**  N/A  CONVENTIONAL WOOD FRAMING  TRUSS
- Appears serviceable  Not Functional\*  Unsafe\*  Worn\*  Near end of lifespan\*  Not fully visible\*
- Framing is  Missing framing  Moisture
- Damaged  Missing  Earth-to-wood contact (2) (3)
- Joists  Beams  Post  Columns  Debris under house\*
- Concrete floors:  Evidence of
- Anchor bolts  Shear panels
- Probing where deterioration is suspected revealed:  Engineer recommended (1)
- Insulation
- VAPOR RETARDER  N/A  Installed  Not installed\*  Not visible\*  Loose\*  Installed incorrectly\*
- Sump pump  N/A  Serviceable  Not functional\*  Pump not tested\*  Sump pump needed\*

Comments:

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

Comments:

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

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

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

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

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

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

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

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

**22 Exposed Flashings**  N/A  Flashings appears serviceable  N/A  
 Not Functional\*  Unsafe\*  Worn\*  Near end of lifespan\*(2)  Not fully visible\*  
 Separation (s) / improper at:  Roof\*  Wall\*  Drip edge\*  Vent Pipes\*  Skylight\*  Other \*  
 **Vent caps appear serviceable**  Needs repair\*  Missing caps\*  Rusty flashing\*  Mastic covered\*  
 Damaged flashing\*  Improper flashing at:  No visible flashing at:  
 **Skylight(s) appear serviceable**  Cracked (2)  Damaged (2)  Defect (2)  Non professional skylight\*  
Comments:

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

**Page 8 PLUMBING**

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**23 Main Line**  N/A **Main pipe is** **Size:** **Pressure:**  AM  PM  
 Pressure is above 80 psi - recommend:  
 **Appears serviceable**  Not Functional\*  Unsafe\*  Worn\*  Near end of lifespan\*  Not fully visible\*  
 Main valve location:  Not located\*  Operational  Not operational (2)  Not inspected\*  
 Handle is  Excessive corrosion on valve (2)  Copper pipe not protected from concrete\*  
 Water softener installed (water condition/quality is not tested\*)  Leaks at main valve (2)  Leaks at water conditioner (2)  
Comments:

**24 Supply Lines**  N/A **Supply lines are**  
 **Appear serviceable**  Not Functional\*  Unsafe\*  Worn\*  Near end of lifespan\*  Not fully visible\*  
 Supply pipes show  Leaking noted at:  
 Water flow appears  Noise in pipes (2)  
 Pipes lack support at:  Cross connection(s) present at:  Evidence of  
 Copper and galvanized pipe contact visible (2) Insulated :  N/A  Yes  No  
Comments:

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

**25 Waste Lines**  N/A **Waste lines are**  
 **Appear serviceable**  Not Functional\*  Unsafe\*  Worn\*  Near end of lifespan\*  Not fully visible\*  
 Waste pipes show  Pipes lack proper support at:  
 Plumbing  All vents/traps not fully visible\*  Leaking noted at:  
 Insufficient fall for adequate drainage (2)  Open waste line (2)  Trap  
Comments:

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

**26 Fuel System**  N/A **Shut Valve Location:** **Fuel type is**  
 Fuel system is not on for inspection-suggest utilities company light and test all fuel appliances\*  
 **Appears serviceable**  Not Functional\*  Unsafe\*  Worn\*  Near end of lifespan\*  Not fully visible\*  
 Pipes not  Pipe is corroded (2)  Pipe is under strain (2)  
 Improper piping at:  Exposed plastic pipe (2)  Pipe is not 6" above ground (2)  
 No shutoff valve at:  Improper union at:  Pipes lack proper support (2)  
Comments:

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

**27 Water Heaters**  N/A **Location A Garage** **Type** **Capacity**  
**Location B** **Type** **Capacity**  
 **Appears serviceable**  Not Functional\*  Unsafe\*  Worn\*  Near end of lifespan\*  Not fully visible\*  
 Rust flakes in burner chamber\*  Burner flame appears improper (2)  Heater leaks  
 Water shutoff valve  Corrosion on pipes\*  Heater in garage is not on 18" raised platform\* (5)  
 Temperature Pressure Relief Valve  Combustion air  
 Insufficient clearance to combustible material (2)  Pilot / system off -- could not inspect\*  
 Vent flue piping  Vent flue piping  
 Seismic straps appear serviceable  Seismic straps  Thermal blanket  
 Unit needs a catch pan with an exterior routed drain line\*  Recommend protecting heater from physical damage\*  
 Enclosure  Firewall  
Comments:

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

Page 9 HEATING

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

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

<b>29 Condition</b>	<input type="checkbox"/> N/A	<input type="checkbox"/> Not inspected*	<b>Unit A</b>
<input checked="" type="checkbox"/> <b>System(s) appear serviceable</b>		<input type="checkbox"/> Did not respond to normal controls (2)	
<input type="checkbox"/> Not Functional	<input type="checkbox"/> Unsafe	<input type="checkbox"/> Worn	<input type="checkbox"/> Near end of lifespan
<input type="checkbox"/> System(s)	<input type="checkbox"/> Damage	<input type="checkbox"/> Deterioration	
<input type="checkbox"/> Unit A does not appear to have been serviced per manufacturer's instructions, within the last year*			
<u>Comments:</u>			

Notice: Inspector does not light pilots. If pilots are "OFF", a full inspection is not possible. It is suggested that heating systems be activated and fully inspected PRIOR TO CLOSE OF TRANSACTION.\*

<b>30 Venting</b>	<input type="checkbox"/> N/A	<input type="checkbox"/> Backventing (2)	<input type="checkbox"/> Unable to fully inspect vent pipe*
<input checked="" type="checkbox"/> <b>Appears serviceable</b>	<input type="checkbox"/> Damage (2)	<input type="checkbox"/> Not accessible*	
<input type="checkbox"/> Vent lacks clearance from combustibles (2)(4)		<input type="checkbox"/> Improper vent rise	
<input type="checkbox"/> Improper materials used for vent pipe		<input type="checkbox"/> Improper elbow angle	
<input type="checkbox"/> Soot/Rust on vent pipe (2)		<input type="checkbox"/> Defective barometric damper (2)	
<input type="checkbox"/> Vent terminates near window/opening (2)			
<u>Comments:</u>			

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

<b>32 Burners</b>	<input type="checkbox"/> N/A	<input type="checkbox"/> Closed system / unable to inspect*
<input checked="" type="checkbox"/> <b>Burner flame appears typical</b>	<input type="checkbox"/> Unusual flame pattern (2)	<input type="checkbox"/> Damaged chamber (2)
<input type="checkbox"/> Rust flakes in burn chamber (2)	<input type="checkbox"/> Chamber has rust inside (2)	
<u>Comments:</u>		

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

<b>33 Distribution</b>	<input type="checkbox"/> N/A	<b>Type: Ducts &amp; Registers</b>
<input checked="" type="checkbox"/> <b>Appears serviceable</b>	<input type="checkbox"/> Ducts: leak (2)	<input type="checkbox"/> Not fully visible*
<input type="checkbox"/> Register(s)	<input type="checkbox"/> Low air volume (2)	<input type="checkbox"/> Insulation
<input type="checkbox"/> Zone valve did not operate	<input type="checkbox"/> Circulating pump	
<input type="checkbox"/> Radiator inoperative (2)	<input type="checkbox"/> Radiator cold (2)	<input type="checkbox"/> Convactor inoperative (2)
<input type="checkbox"/> Leaks on radiator (2)	<input type="checkbox"/> Leaks on convector (2)	<input type="checkbox"/> Convactor cold (2)
	<input type="checkbox"/> Leaks on fitting (2)	
<u>Comments:</u> There were asbestos-like material on the ducts. (4)		

Notice: Asbestos materials have been commonly used in heating systems.\* Determining the presence of asbestos can ONLY be performed by I.T.A Copyright 1993/2000 laboratory testing and is beyond the scope of this inspection.\*

# AAA HOME INSPECTIONS

## Page 10 HEATING Continued & AIR COOLING

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**34 Normal Controls**  N/A

Unable to inspect\*  Utilities off\*  
 Thermostat poor location\*  
 **Appears serviceable** at Unit A\*  Damage\*  Deterioration\*  Defects\*  
 Controls need repair (2)  Gauges need repair (2)  Switch is missing & broken (2)  
 Leaks at: flow valves (2)  Corrosion at: flow valves (2)  Expansion tank rusted & leaks (2)

Comments:

Notice: Thermostats are not checked for calibration or timed functions.\* Adequacy, efficiency or even heat distribution of the system through the house is not part of this inspection. \*

**35 Air Filter**  N/A  Missing\*  Wrong size\*  Unable to inspect\*

**Appears serviceable**  Suggest changing  Cleaning filter\* Unit A  No filter hold-down\*

Comments:

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

**36 Heating Notes**  N/A  Recommend complete system evaluation (2)  Unable to locate heat in all rooms\*

Suggest cleaning & servicing entire heating systems (2)  Fuel tank leak (2) (4)  
 Heater makes unusual noise during operation, further evaluation needed (2)  Undercut doors off carpet\*  
 High  Low pressure & temperature (2)  Air leaks at: plenums & furnace\*  Leakage at: boiler & pipe fittings (2)  
 Condensate lines:  Termination location:

Comments:

Notice: Verification of the location or condition of underground fuel storage tanks is not part of this inspection.\* Environmental risks, if any, are not included. \*  
 Notice: Asbestos materials have been commonly used in heating systems.\* Determining the presence of asbestos can ONLY be performed by laboratory testing and is beyond the scope of this inspection.\*

**37 Cooler & 38 Air**  N/A **Location(s)** Unit A **B** **C**

**Type: Window/Wall air conditioning not inspected\*** **Power:**  120volt  240volt  One speed fan only\*

**Appears operational**  Not Functional\*  Unsafe\*  Worn\*  Near end of lifespan\*  Not fully visible\*  
 Unit makes unusual noise during operation (2)  Unit is not level\* at Unit ABC\*  
 Pads are damaged\*  Unit corroded\*  Float valve  Pump not functioning\*  Leaking noted\*

Comments:

No power - unable to test\*  Warm air only (2)  
 Air temp below 65 degrees - unable to test system(s)\* (operation could cause damage)  One speed fan only\*  
 Not level(2)  Makes unusual noise(2)  Air temperature differential is incorrect (2)  
 Coil is damaged (2)  Recommend servicing system and checking refrigerant level\*  
**POWER:**  N/A  120 Volts  240 Volts  Electrical disconnect present  Gas\* (not inspected)  
 No electrical disconnect provided (2)  Improper conduit (2)  
 Proper grounding not provided (2)  No conduit (2)  
 Junction box  Cover missing & loose\* (2)  Heat pump auxiliary heat not functional(2)  
**CONDENSATE:**  N/A  Condensate line installed  Line not fully visible\*  
 Termination location:  No trap in line\*  
 Condensate lines:  
**REFRIGERANT LINES:**  N/A  Insulation installed on-lines  Ice on unit (2)  
 Insulation damaged\*  Insulation deteriorated\*  Ice on lines (2)  
 Lines not fully visible  Leaks at: condenser (2)  Line(s) appear damaged (2)

**Comments**  N/A DATA PLATE:

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**39 Service**  N/A  Overhead  **Underground**  **Number of conductors** **4**  
 120V\*  240V  120V  **AMPS**  **AMPS NOT DETERMINED**

**Appears serviceable**  Defects\*  Deterioration\*  Unsafe\*  Near end of lifespan\*  
 Loose connections at  Damaged connections at  
 Frayed wires (2)  Improper splices on main wires (2)  Improper tap on main wires (2)  
 Conductors too close to  Wires touch trees\* Contact utility company(4)  
 **Ground present**  Ground loose at:  Ground  
 Ground clamp not visible\*  Ground system not visible\*  More than six breakers with no main shutoff (2)  
 Main disconnect inspected at:  No drip loop on service wires (2)

Comments:

**40 Main Panel**  N/A  #A - Location  **Panel rating**  Not verified  
 Power is off at main.No inspection performed\* Recommend further evaluation\*  
 **Appears serviceable**  Defects\*  Deterioration\*  Unsafe\*  Near end of lifespan\*  Not accessible\*

Comments:

Notice: Six or fewer breakers usually do not require a main breaker, however this may indicate minimal electrical capacity.\* If the service amperage is less than 100, upgrade may be needed to operate larger electrical appliances\*

**41 Conductors**  N/A  **Service Wire:**  **Branch Wire:**  
 **Wiring Methods:**

**42 Sub-panel(s)**  N/A  #B-Location  #C-Location  #D-Location  
 Panel >>  is locked-could not inspect.\* Further evaluation is needed\*  
 Panel >>  is inaccessible-could not inspect.\* Further evaluation is needed\*

**43 Panel Notes**  N/A  **Wiring Methods:**  **Breakers**  **Fuses**

**Panel(s) appear(s) serviceable**  Not Functional\*  Unsafe\*  Worn\*  Near end of lifespan\*  
 Improper wiring at panel# (2):  Breaker is off at panel #\*:  
 Two wires connected to one breaker at panel # (2):  Signs of  
 Overfusing fuse/breaker size too large for wire panel #(2):Main  Aluminum wiring noted at the general 120volt circuits(2)  
 Neutral and ground wires connected at sub-panel #(2): (Aluminum connections should be checked by a licensed electrician) \*  
 Direct tap  Antioxidant not visible on aluminum wire connections\*  
 Panel bond is not provided for safety at panel #(2):  Unprotected opening(s) in panel # (2): Main  
 Missing 240 volt - handle tie(s) at panel #\*:  N/A  
 Fused neutral wire(s) at panel # (2):  Breakers  Fuses  
 Electrical system appears outdated by today's standards (2)  Opening(s) dead front cover(s) at panel #\*(2)(4):

Comments:

**44 Wiring Notes**  N/A  **Sample of switches and outlets tested appear to be serviceable**  
 **Grounding and polarity of receptacles within 6' of plumbing fixtures**

**Appears serviceable (tested)**  Furnishings prevent testing of all outlets and switches\*  
 Three prong outlets did not test properly grounded (2)(4) at:  
 Reverse polarity (2)(4) at:  Evidence of  
 Outlet not operational (2)(4) at:  Light not operational \*(2)(4) at:  
 Outlets  Switches Loose outlets at: (2)  Open neutral (2)(4) at:  
 Not exterior rated  Missing cover plates \*(2)(4) at:  
 Exposed wiring needs protection (2)(4) at:  Damaged cover plates \*(2)(4) at:  
 Box cover missing \*(4) at:  Exposed splices (2)(4) at:  
 Improper wiring (2)(4) at:  Extension cord used as wiring (2)(4) at:  
 **'GFCI(s) responded to test**  'GFCI' not operational (2)(4) at:  
 'GFCI', (a safety device for outlets near water) recommended at: (5) Garage  Closet light is subject to hazard at\*  
 Closet light is subject to damage at:\*  Fixture  
 Doorbell

Comments:

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

**45 DOORS (Entry)**  N/A  **Appears serviceable**  Damage\*  Deterioration\*  Defects\*  
 Hardware  Doorbell  Door jamb  Weather stripping damaged\*

Comments:

**46 & 47 DOORS (Interior & Exterior)**  N/A  Several frames are not square - may indicate movement (1)  
 **Appears serviceable**  Damaged jamb\*  Needs adjustment at:  
 **Hardware is operational**  Missing\*  Loose\*  Not operational\*  
 Door(s) rub at:  Door stick at:  
 Damaged at:  Difficult to operate at:  
 Tempered glass  Not tempered (5)  Unable to determine tempered glass\*  
 Tracks serviceable  Deteriorated track(s) at:  Door won't latch at:  
 Screen doors not checked\*  Screens

Comments:

**48 Windows**  N/A **Type:**  Security bars

**Sample tested appears serviceable**  Window caulking & glazing was deteriorated at:  
 Window won't lock at:  Broken \*  
 Window won't close at:  Stains\*  Damage\*  
 Screens few damaged & missing\*

Comments:

Notice: Determining condition of all insulated windows is not possible due to temperature, weather and lighting variations. Check with owner for further information.

**49 Interior Walls**  N/A  Drywall  Plaster  Paneling  N/A

**General condition serviceable**  Wall moisture stains at:  
 Wall needs repair at:  Wall had no visible cracks  
 Furnishings prevent full inspection-do a careful check on your final walk-through  Recommend evaluation by engineer (1)

Comments:

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

**50 Ceilings**  N/A  Drywall  Acoustic Spray  Plaster  Open Beam

**General condition serviceable**  Ceiling(s)  
 Ceiling(s)

Comments:

Notice: Determining whether acoustic sprayed ceilings contain asbestos is beyond the scope of this inspection. For more information please contact the American Lung Association or an asbestos specialist.

**51 Floors**  N/A  Carpet  Vinyl  Wood  Tile  N/A

**General condition serviceable**  Damage \*  Deterioration \*  
 Cracked tiles at:  Damaged\*  Uneven area at:  
 Furnishings prevent full inspection-do a careful final walk-through\*  Loose carpet noted\*  Floor squeaks noted\*

Comments:

Notice: Determining odors or stains is not included! Floor covering damage / stains may be hidden by furniture.\* The condition of wood flooring below carpet is not inspected.\*

**52 Fireplace(s)**  N/A **Location(s)** A Living Room B C

**Type**  INSERT (have checked by removal\*)  
 **Fireplace(s) Unit A Appears serviceable**  Not Functional\*  Unsafe\*  Worn\*  Near end of lifespan\*  
 Fireplace(s)  Fireplace(s)  
 **Gas was operational**  Gas at fireplace  
 Gas at fireplace  Gas at fireplace  
 Fans/blowers at fireplace  Remove or block damper open if gas log is used\*

Comments:

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

Page13 INTERIOR Continued

Report # : SL 11 30 05

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

**53 Interior Features**  N/A

<input type="checkbox"/> Interior stairs appear serviceable	<input type="checkbox"/> Ceiling fan(s) operational	<input type="checkbox"/> Fan (s)
<input type="checkbox"/> Stair handrails appear serviceable	<input type="checkbox"/> Uneven	<input type="checkbox"/> Stairway is
<input type="checkbox"/> Wet bar faucet appears serviceable	<input type="checkbox"/> Railing is	<input type="checkbox"/> Openings in rails too wide* (5)
<input type="checkbox"/> Counter appears serviceable	<input type="checkbox"/> Faucet is not operational (2)	<input type="checkbox"/> Faucet leaks (2) <input type="checkbox"/> Hot/Cold reversed(4)
<input type="checkbox"/> Plumbing under sink serviceable	<input type="checkbox"/> Damage to	<input type="checkbox"/> Deterioration to
Items installed but not inspected:	<input type="checkbox"/> Leaks (2)	<input type="checkbox"/> Improper piping <input type="checkbox"/> Icemaker not on
<a href="#">Comments:</a>	<input checked="" type="checkbox"/> Central vacuum <input checked="" type="checkbox"/> Security system	<input type="checkbox"/> Intercom <input type="checkbox"/> N/A

**54 Smoke Detector**  N/A

Locations: A: Hall B:  
C: D:

<input checked="" type="checkbox"/> Smoke detector test button responds	<input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D	<input type="checkbox"/> Not tested*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D
<input type="checkbox"/> Did not respond to test button*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D	<input type="checkbox"/> None found (5)	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D
<input type="checkbox"/> Couldn't test / no test button*	<input type="checkbox"/> Indicator light on	<input type="checkbox"/> Suggest additional detectors in appropriate locations* (5)	

[Comments:](#)

**55 Laundry**  N/A

Garage  Basement  Service Area

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

[Comments:](#)

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

**56 Attic**  N/A

Full  Partial

Roof Frame:  Truss  Rafter Framing X  
 Ceiling Frame:  Truss  Joist Framing X

How Inspected:  Entered  Access

Location: Hall  Inspection limited to view from access\*

<input checked="" type="checkbox"/> Appears serviceable	<input type="checkbox"/> Not Functional*	<input type="checkbox"/> Unsafe*	<input type="checkbox"/> Worn*	<input type="checkbox"/> Near end of lifespan*	<input type="checkbox"/> Not fully visible*
<input type="checkbox"/> No stains visible	<input type="checkbox"/> Small stains*	<input type="checkbox"/> Moderate stains (2)	<input type="checkbox"/> Major stains (2)	<input type="checkbox"/> Unable to determine leakage*	
<input type="checkbox"/> Sagging framing (1)(2)	<input type="checkbox"/> Broken framing (1)(2)	<input type="checkbox"/> Truss(es)	<input type="checkbox"/> Framing appears undersized* (1)		
<input checked="" type="checkbox"/> Vents provided	<input type="checkbox"/> None*	<input type="checkbox"/> Blocked*	<input type="checkbox"/> Minimal*	<input type="checkbox"/> Poor ventilation*	<input type="checkbox"/> Missing wind resistant straps(2)
<input type="checkbox"/> Power ventilator operational	<input type="checkbox"/> N/A	<input type="checkbox"/> Not inspected*	<input type="checkbox"/> Not operational*	<input type="checkbox"/> Screens damaged & missing*	
<input checked="" type="checkbox"/> Insulation Type: Fiberglass	<input type="checkbox"/> No insulation*		<input type="checkbox"/> Poor coverage*	<input type="checkbox"/> Compressed*	<input type="checkbox"/> Wrong side up*
Approximate depth: 6 inches	<input type="checkbox"/> Insulation covers				
<input type="checkbox"/> Air/vapor retarder	<input type="checkbox"/> N/A	<input type="checkbox"/> Installed	<input type="checkbox"/> Vent pipe		

[Comments:](#) The attic space had poor ventilation. This condition can be detrimental to both the attic and roof.

**Ventilation**  N/A

Appears serviceable at: Bathrooms

Exhaust fan makes an unusual noise\*  Exhaust fan

[Comments:](#)