

**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

**GARAGE / CARPORT:**  N/A  Attached  Detached  Carport

**57 Floor**  N/A  Appears serviceable  Damage\*  Deterioration\*  Defects\*  
 No cracks found  Not fully visible\*  Major cracks (1)  Possible flammable material on floor\*(4)  
 Floor raised\*  Floor settled\*  Poor drainage\*  N/A  
Comments:

**58 Firewall / Ceiling**  N/A  Not fully visible\*  Does not appear fire rated (4) [  
 Appears serviceable  Moisture stains\*  Damage\*  N/A  
 Framing:  Exterior:  Holes\*  Damage\*  Missing wall covering\*  
Comments:

**59 Ventilation**  N/A  Appears serviceable  Blocked\*  None\*  
 Screens  Window  
Comments:

**60 Door To Interior**  N/A  Solid  Rated Door  Hollow Core (Non-Fire Resistive)  
 Appears serviceable  Damaged\*  Deterioration\*  Pet door interrupts integrity of fire door (2)(4)  
 Bad seal\*(4)  Enters in a Bedroom\*(4)  Door does not latch\*(4)  Door lacks threshold\*  Door lacks weatherstrip\*  
 Self closer operational  N/A  Closer non-operational\*  Closer missing\*  Closer needs adjustment\*  
Comments:

**61 Exterior Door**  N/A  Appears serviceable  Damaged\*  Delaminated\*  Needs adjustment\*  
 Lock inoperative\*  Door jamb\*  Damaged door jamb\*  Door threshold\*  Damaged\*  Other\*  
 Not inspected\*  Locked\*  Blocked\*  Rubs jamb\*  
Comments:

**62 Vehicle Door(s)**  N/A  Roll Up  Tilt-Up  Sliding   
 Appears serviceable  Damage\*  Deterioration\*  Defects\*  Door / jambs\*  Moisture stained\*  Damaged\*  
 Tension rods loose\*  Door warped\*  Needs adjustment\*  Needs balancing\*  Hinges loose\*  Damaged\*  
 Safety springs installed  Not safety type springs\* (4)(5)  Broken springs (2)(4)  Broken safety wire(2)(4)  
 Vehicle door(s) are locked - could not test\*  Rollers damaged(2)  Tracks damaged(2)  
Comments:

**63 Automatic Opener**  N/A  Non-operational\*  Opener / auto-reverse was not tested\*  
 Appears serviceable # of Units  Unit  Electronic sensor:  
 Automatic reverse operated  Automatic reverse did not operate (2)(4)(5)  Not inspected\*  
Comments:

**64 Electrical**  N/A  Appears serviceable  Damage / deterioration / defects\*  Not fully visible\*  
 Improper wiring (2)(4)  Exposed wiring subject to damage \*(4)  Extension cords used as permanent wiring (2)(4)  
 Outlets serviceable  Open ground (2)(4)  Reverse polarity (2)(4)  Improper light fixture wiring (2)(4)  
 Open splices (2)(4)  Junction boxes missing covers\*(4)  'GFCI' recommended(5)  'GFCI' defective(2)(4)  
 Some outlet(s) are inaccessible\*  Outlet(s) not functional (2)  Loose/damaged outlet(2)  Loose/damaged cover\*  
Comments:

**65 Comments**  N/A  Moisture stains on garage ceiling\*  Moisture stains on garage wall\*  
 Occupants' belongings block view of entire garage-unable to fully inspect.\* Do a careful check on your final walk-through.\*  
Comments:

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**66 Kitchen Sink(s)**  N/A  Dishes block access to sink, could not inspect\*

Sink(s) appear(s) serviceable  Minor wear  Heavy wear\*  Chipped\*  Sink is loose\*  Slow draining\*  
 Recommend sealing at sink to counter connection\*  No hot water\*  Hot & cold water reversed\*(4)

Faucet serviceable  Non-operational(2)  Defective(2)  Faucet:  Spray wand defective\*  
 Plumbing under sink serviceable  Pipes are  Improper piping (2)  
 Moisture stains below sink\*  Moisture damage below sink\*  Restricted view below sink\*

**67 Kitchen (general)**  N/A **Counters:**  Tile  Laminate  Rock  Not fully visible\*

Counters  Floor  Lights  Appear serviceable  Grout\*  Caulking\*  Handles\*  
 Doors  Drawers  Counter  Other  Minor\*  Moderate\*  Heavy wear\*  Cracks\*  Damage\*  
 Minor cracked tile(s)\*  Moderate damage\*  Heavy damage\*  Missing \*  
 Cabinets appear serviceable  Minor wear  Moderate damage\*  Heavy wear\*  Heavy damage\*

[Comments:](#)

**68 Disposal**  N/A  Dishes block access to sink and disposal, could not inspect\*  Not fully visible\*

Appears serviceable  Not Functional\*  Unsafe\*  Worn\*  Near end of lifespan\*  Non operational (2)  
 Blades appear to be frozen & missing (2)  Unit makes unusual noise  Splash guard damaged\*  Not inspected\*  
 Wiring serviceable  Improper wiring noted (2)(4)  Loose wire clamp at disposal\*  Missing wire clamp at disposal\*  
 Switch is in a hazardous location (2)(4)  Exposed wire splices (2)(4)  Missing junction box cover(s)\*  Power off\*

[Comments:](#)

**69 Range / Cooktop**  N/A # of ovens: 1  Gas  Electric  Combination  Electric Ignition

Range / oven appears serviceable  Not Functional\*  Unsafe\*  Worn\*  Near end of lifespan\*  
 Upper  Lower  Right  Left  Front  Rear element did not operate\*  No inspection (power/gas off)\*  
 Free standing oven - not tested\*  Ranges / Cooktop not inspected\*  
 Oven door(s) appear(s) serviceable  Lower  Non operational (2)  
 Door(s) gasket(s) appear(s) serviceable  Damage noted\*  Door does not close properly\*  Cracked glass (2)  
 Separate cooktop serviceable  Not applicable  Damaged gasket(s)\*  Clock not tested  Appears non functional\*  
 Gas shutoff valve installed  N/A  Burner did not operate (2)  Element did not operate (2)  
 Gas shutoff valve not provided (2)  Gas valve is not visible\*  Exhaust ventilation

[Comments:](#)

Notice: Self and/or continuous cleaning operations, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection.\* Appliances are not moved.\*

**70 Dishwasher**  N/A  This Company Does Not Test Dishwashers  No test (power/water off)\*

Appears serviceable  Not Functional\*  Unsafe\*  Worn\*  Near end of lifespan\*  Not fully visible\*  
 Condition:  Rust at:  Damage at:  
 Soap dish inoperative\*  Washer arm appears frozen (2)  Unit is not secured to cabinets\*  
 Door seals appear serviceable  Deteriorated\*  Leaking (2)  Door  
**DRAIN LINE INSTALLATION:**  Air gap device  Hi-loop method  Drain line is improperly installed (2)  
 Air gap device  None  Improper\*  Leaking noted at drain lines  Leaking noted at air gap device\*

[Comments:](#)

Notice: Determining the adequacy of washing and drying functions of dishwashers is not part of this inspection.\*

**71 Special Features**  N/A  Special features not inspected\*

Trash compactor appears serviceable  Non operational (2)  No Key\*  Not inspected\*  
 Microwave appears serviceable  Non operational (2)  Not inspected\*  
 Other features/appliances present but not inspected include

[Comments:](#)

Notice: Refrigerators, freezers and built-in ice maker are not part of this inspection\*

Page16 BATHROOMS

Report # : SL 11 30 05

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**LOCATION:** Bath A Main      B Lower Bathroom      C Master Bathroom      D Main      E

**72 Toilet**  N/A      **Appears serviceable**       A     B     C     D     E

Toilet loose at floor*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	Loose toilet tank*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E
Recommend new wax seal (2)	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	Cracked Tank *	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E
Water runs continually in tank*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	Rust in Tank *	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E
Does not flush properly*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	Moisture around toilet (2)	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E

Comments:

**73 Sink**  N/A      **Appears serviceable**  A     B     C     D     E       Hot & cold water reversed\*(4)

Sink cracked*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	Corrosion under sink*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E
<b>Faucet appears serviceable</b>	<input checked="" type="checkbox"/> A <input checked="" type="checkbox"/> B <input checked="" type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	Corrosion at sink faucet*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E
Sink faucet leaks*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	Corrosion on supply valve below sink*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E
Low water volume*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	Sink drain stopper non-functional / missing*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E
<b>Drain appears serviceable</b>	<input checked="" type="checkbox"/> A <input checked="" type="checkbox"/> B <input checked="" type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	Improper drain trap (2)	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E
Slow draining*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	Restricted view below sink*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E
Rust / corroded drain line*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	Deterioration to cabinet*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E
Leaking drain line (2)	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	Moisture damage below sink*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E
<b>Counter &amp; cabinet</b>			
<b>Appears serviceable</b>	<input checked="" type="checkbox"/> A <input checked="" type="checkbox"/> B <input checked="" type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E		
Damage to counter*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E		
Grout needed at counter*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E		

Comments:

**74 Vent / Heat**  N/A      **Appears serviceable**       A     B     C     D     E

Comments:

**75 Bathtub**  N/A      **Appears serviceable**       A     B     C     D     E

Damage to tub*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	Not applicable to this bathroom	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E
<b>Faucet appears serviceable</b>	<input checked="" type="checkbox"/> A <input checked="" type="checkbox"/> B <input checked="" type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	Whirlpool not functional (2)	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E
Hot & Cold water reversed(4)	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	Whirlpool not tested(2)	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E
Damage at faucet*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	Drain stopper missing*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E
<b>Drain appears serviceable</b>	<input checked="" type="checkbox"/> A <input checked="" type="checkbox"/> B <input checked="" type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	Grout needed tub to wall*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E
Slow draining at bathtub*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E		

Comments:

**76 Shower**  N/A      **Appears serviceable**       A     B     C     D     E

Damage to shower walls*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	Not applicable to this bathroom	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E
Grout needed at shower walls*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	Cracked tile(s)*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E
Moisture damage to wall (2)(3)	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	Caulking needed at floor*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E
Slow draining at shower	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	Floor needs caulking*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E
Leaking at water valve(s) (2)	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	Low water volume at shower(2)	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E
Shower head drip(2)	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	Shower diverter non-functional(2)	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E
		Unable to determine if glass is tempered*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E
<b>Enclosure appears serviceable</b>	<input checked="" type="checkbox"/> A <input checked="" type="checkbox"/> B <input checked="" type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	Not applicable to this bathroom	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E
Glass does not appear to be tempered*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	Corroded fixtures*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E
Broken glass*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	Doors difficulty to operate*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E
Caulking needed at enclosure*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	Damaged enclosure*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E

Comments:

Notice: Determining whether shower pans are watertight is beyond the scope of this inspection.\*

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**77 Pool / Spa Type**  N/A  Above Ground  Below Ground   
 Plaster / Gunite  Vinyl  Fiberglass  Unable to determine

Notice: Pool and spa bodies are beyond the scope of this inspection. \* The information regarding the type of pool/spa is given as a courtesy only.

**78 Heater**  N/A  Gas  Electric  Solar Panels (not tested)  
 Appears serviceable  Inoperative\*  Unable to determine operation\*  Pilot is not lit\*  Gas/breakers off\*  
 May not be adequate for pool heating\*  Improper material used in gas line (2)  Gas shut-off not provided (2)  
 Burners serviceable  Corrosion  Deterioration  Rust noted in burner area (2)  Not all burners are operating (2)  
 Venting serviceable  Improper vent location (2)  Improper vent clearance (2)  Obstructed\*  Debris in/on vent\*  
 Pressure limit switch appears operational  Inoperative (2)  Delayed response\*  Unable to determine operation\*

Comments:

**79 Water Filter**  N/A  Cartridge Filter  Diatomaceous Earth Filter  Sand Filter

Pressure gauge appears serviceable:  Inoperative\*  Broken glass\*  None provided\*  
 Bleeder valve appears serviceable:  Inoperative\*  Leaking\*  None provided\*

Comments:

**80 Pumps**  N/A Pumps Installed:  Circulation  Spa Jet  Pool Sweep

Circulation pump operated when tested  Pump did not operate (2)  Leaking pump (2)  Excessive noise (2)  
 Body bond present  No body bond (2)  Loose body bond (2)  Pump has loose attachment\*  Pump has no attachment\*  
 Separate jet pump operated when tested  Pump did not operate (2)  Leaking pump (2)  Excessive noise (2)  
 Body bond present  No body bond (2)  Loose body bond (2)  Pump has loose attachment\*  Pump has no attachment\*  
 Sweep pump operated when tested  Pump did not operate (2)  Leaking pump (2)  Excessive noise (2)  
 Body bond present  No body bond (2)  Loose body bond (2)  Pump has loose attachment\*  Pump has no attachment\*

Comments:

**81 Blowers**  N/A  Air Bubbler  Supplemental to Jet Pump

Blower operated when tested  Blower did not operate (2)  Not tested due to:\*

Comments:

**82 Electrical**  N/A **Breaker Location:**  Main Panel  At Equipment

Wiring:  Liquid Tite Flex  Rigid Conduit  NM Cable (Romex) (2)  
 Wiring appears serviceable  Improper wiring noted (2)(4)  Improper conduit (2)  Deteriorated conduit (2)  
 Pool lights operated when tested  Inoperative (2)  Unable to determine operation\*  
 GFCI responded to test button  Inoperative (2)  Unable to determine operation\*  
 Spa light operated when tested  Inoperative (2)  Unable to determine operation\*  
 GFCI responded to test button  Inoperative (2)  Unable to determine operation\*  
 Timers: Equipment  On  Off at time of inspection  Power is off - could not verify operation\*  
 Circulation pump timer appears operational  Inoperative (2)  Unable to determine operation\*  
 No wire protector\*  Rusted  Damaged  
 Sweep pump timer appears operational  Inoperative (2)  Unable to determine operation\*  
 No wire protector\*  Rusted  Damaged  
 Remote switches appear operational  Inoperative (2)  Unable to determine operation\*  None

Comments:

**83 General**  N/A **Fencing Enclosing Pool/Spa:**  Yes  No\* (Caution) (5)  
**Self-closing/latching Gate:**  Yes  No\* (Caution) (5)  Inoperative\* (5)

Coping appears serviceable  Lifting\*  Settling\*  Cracked\*  Missing\*  Caulking  
 Surrounding deck/concrete appears serviceable  Common cracks  Major cracks (1)  
 Diving board/slide is not part of this inspection\*  Damaged  
 Pool water fill valve  Spa water fill valve  
 Pool is cloudy/bottom not visible (2)  Gutters / downspouts:

Comments:

