



My Home Inspector
28027 187th Ave. SE
Kent, WA. 98042-5436
PH. 253-653-2782 FAX 253-639-4976

THIS IS INTENDED TO BE A LEGALLY BINDING CONTRACT... PLEASE READ CAREFULLY.

Client: John & Mary Homebuyer	Report #: WEB PAGE
Address: 1234 Oldhouse Ln. S.	<u>Subject Property</u>
City/State/Zip: Home City, WA 98999	1234 Newhome Ln. S
	Home City, WA 98999

I/We (Client) hereby request a limited visual inspection of the structure at the above address to be conducted by My Home Inspector, (Inspector), for my/our sole use and benefit. I/We warrant that I/We will read the following agreement carefully. I/We understand that I/We are bound by all the terms of this contract. I further warrant that I will read the entire inspection report when I receive it and promptly call the inspector with any questions I may have.

Initial Here _____

SCOPE OF INSPECTION

The scope of the inspection and report is a limited visual inspection of the general systems and components of the home to identify any system or component listed in the report which may be in need of immediate major repair. The inspection will be performed in compliance with generally accepted standards of practice, a copy of which is available upon request.

OUTSIDE SCOPE OF INSPECTION

Any area which is not exposed to view, is concealed, or is inaccessible because of soil, walls, floors, carpets, ceilings, furnishings, or any other thing is not included in this inspection. The inspection does not include any destructive testing or dismantling. Client agrees to assume all the risk for all conditions which are concealed from view at the time of the inspection. This is not a home warranty, guarantee, insurance policy or substitute for real estate transfer disclosures which may be required by law.

Whether or not they are concealed, the following ARE OUTSIDE THE SCOPE OF THIS INSPECTION:

- Specific components noted as being excluded on the individual systems inspection forms
- Private water or private sewage systems
- Saunas, steam baths, or fixtures and equipment
- Radio-controlled devices, automatic gates, elevators, lifts, dumbwaiters and thermostatic or time clock controls
- Water softener / purifier systems or solar heating systems
- Furnace heat exchangers, freestanding appliances, security alarms or personal property
- Adequacy or efficiency of any system or component
- Prediction of life expectancy of any item
- Building code or zoning ordinance violations
- Geological stability or soils condition
- Structural stability or engineering analysis
- Termites, pests or other wood destroying organisms
- Asbestos, radon, formaldehyde, lead, water or air quality, electromagnetic radiation or any environmental hazards
- Building value appraisal or cost estimates
- Condition of detached buildings
- Pool or spas bodies and underground piping

(Some of the above items may be included in this inspection for additional fees - check with your inspector)

A roof pitch of greater than 6/12 or is deemed unsafe to walk on by the inspector will be viewed from the ground or from a ladder.
A roof inspection of this type is limited in scope.

**Your inspector is a home inspection generalist and is not acting as a licensed engineer or expert in any craft or trade.
If your inspector recommends consulting other specialized experts, client must do so at client's expense.**

I HAVE READ AND AGREE TO THE ABOVE SCOPE OF INSPECTION..

Page 1 of 2 Initial Here _____

My Home Inspector

Contract continued

Client: John & Mary Homebuyer

Report #: WEB PAGE

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ARBITRATION: Any dispute, controversy, or claim including claims for, but not limited to, breach of contract, any form of negligence, fraud or misrepresentation or any theory of liability arising out of, from or related to, this contract or arising out of, from or related to the inspection or inspection report shall be submitted to final and binding arbitration " under the rules and procedures of the Expedited Arbitration of Home Inspection Disputes of Construction Arbitration Services, Inc." The decision of the Arbitrator appointed thereunder shall be final and binding and judgment on the Award may be entered in any Court of Competent Jurisdiction.

Signature of Buyer _____ Date _____

Signature of Inspector _____ Date _____

USE BY OTHERS: Client promises Inspector that client has requested this inspection for Client's own use only and will not disclose any part of the inspection report to any other person with these exceptions ONLY: one copy may be provided to the current seller(s) of the property for their use as part of this transaction only, and one copy may be provided to the real estate agent representing Client and/or bank or other lender for use in Client's transaction only.

ATTORNEYS FEES: The prevailing party in any dispute arising out of this agreement, the inspection, or report(s) shall be awarded all attorney's fees, arbitration and other costs.

SEVERABILITY: Client and inspector agree that should a Court of Competent Jurisdiction determine and declare that any portion of this contract is void, voidable or unenforceable, the remaining provisions and portions shall remain in full force and effect.

DISPUTES: Client understands and agrees that any claim for failure to accurately report the visually discernible conditions at the Subject Property, as limited herein above, shall be made in writing and reported to the inspector within ten business days of discovery. Client further agrees that, with the exception of emergency conditions, Client or Client's agents, employees or independent contractors, will make no alterations, modifications or repairs to the claimed discrepancy prior to a re-inspection by the inspector. Client understands and agrees that any failure to notify the Inspector as stated above shall constitute a waiver of any and all claims for said failure to accurately report the condition in question.

RE-INSPECTION FEES: A fee of \$150.00 will be charged for re-inspecting any improvements or changes made due to requests by the client, client's agents, client's insurance company, or client's financial institution.

LIMITATIONS ON LIABILITY

INSPECTOR'S LIABILITY FOR MISTAKES OR OMISSIONS IN THIS INSPECTION REPORT IS LIMITED TO A REFUND OF THE FEE PAID FOR THIS INSPECTION AND REPORT. THE LIABILITY OF INSPECTOR'S PRINCIPALS, AGENTS, AND EMPLOYEES IS ALSO LIMITED TO THE FEE PAID. THIS LIMITATION APPLIES TO ANYONE WHO IS DAMAGED OR HAS TO PAY EXPENSES OF ANY KIND BECAUSE OF MISTAKES OR OMISSIONS IN THIS INSPECTION AND REPORT. THIS LIABILITY LIMITATION IS BINDING ON CLIENT AND CLIENT'S SPOUSES, HEIRS, PRINCIPALS, ASSIGNS AND ANYONE ELSE WHO MAY OTHERWISE CLAIM THROUGH CLIENT. CLIENT ASSUMES THE RISK OF ALL LOSSES GREATER THAN THE FEE PAID FOR THE INSPECTION. CLIENT AGREES TO IMMEDIATELY ACCEPT A REFUND OF THE FEE AS FULL SETTLEMENT OF ANY AND ALL CLAIMS WHICH MAY EVER ARISE FROM THIS INSPECTION.

I HAVE READ, UNDERSTAND AND AGREE TO ALL OF THE TERMS AND CONDITION OF THIS CONTRACT AND AGREE TO PAY FEE LISTED.

HOME INSPECTION FEE: \$425.00
ADDITIONAL SERVICES:

Signed: _____ Date: _____

PEST INSPECTION FEE: \$75.00
TOTAL INSPECTION FEES: \$500.00

Signed: _____ Date: _____

Signed: _____ Date: _____
Inspector

PAYMENT:

KEY TO THE INSPECTION REPORT

Report #: WEB PAGE

This Report lists the systems and components inspected by this company. Items not found in this report are considered beyond the scope of this inspection, and should not be considered inspected at this time.

"APPEAR SERVICEABLE" means that we did not observe conditions that would lead us to believe problems existed with this system or component. The item is capable of being used. Some serviceable items may, however, show wear and tear. Other conditions if applicable, will be noted in the body of the report.

Significantly deficient systems or components will be identified as: Not functional / unsafe / worn / near end of life span. When in the inspector's opinion, an item is "significantly deficient", the reason will be within the body of the report.

Please read the entire report for all items .

Notice: This report contains technical information that may not be readily understandable to the lay person. Therefore, a verbal consultation with the inspector is a mandatory part of this inspection report. If you choose not to consult with the inspector, this inspection company cannot be held liable for your understanding or misunderstanding of this report's contents. If you were not present during this inspection please call the office to arrange for your verbal consultation.

KEY TO THE MATRIX INSPECTION REPORT

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

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

- (1) Needs evaluation by a qualified licensed structural engineer / geo-technical engineer.
(2) Needs an additional inspection and repairs as necessary by a qualified licensed contractor or specialty tradesman dealing with that item or system.
(3) Needs an evaluation and repairs/treatment by a licensed pest control operator.
(4) This item is a safety hazard - correction is needed
(5) Needs upgrading for safety enhancement. This building may have been constructed before current safety standards were developed.

If you do not understand how to read this report please contact our office.

I have read and understand the Key to the Matrix Inspection Report. Client's Initials Representative/Agent's Initials

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

Present During The Inspection: Client Buyer's Agent Seller's Agent Seller

INSPECTOR : Karl Weinberg

Inspection Date: Jan/19/2007, Friday Start Time: Completion Time:

The weather condition at the time of inspection was Approximate temperature during inspection

Property Information: The subject property inspected was a (an): Single Family. # of units 1 Approximate age of building: 29 Stated by: Approximate age of roof: UNKN Stated by: Additions / Alterations to: UNKN Stated by:

NOTICE: It is always wise to check with the building department for permit information, especially if additions or alterations are noted.

IMPORTANT NOTICE TO THIRD PARTIES OR OTHER PURCHASERS: RECEIPT OF THIS REPORT BY ANY PURCHASERS OF THIS PROPERTY OTHER THAN THE PARTY(IES) IDENTIFIED ON THE CONTRACT PAGE #1 IS NOT AUTHORIZED BY THE INSPECTOR. THE INSPECTOR STRONGLY ADVISES AGAINST ANY RELIANCE ON THIS REPORT. WE RECOMMEND THAT YOU RETAIN A QUALIFIED PROFESSIONAL INSPECTOR TO PROVIDE YOU WITH YOUR OWN INSPECTION AND REPORT ON THIS PROPERTY.

KEY: (1) Needs an evaluation by a structural engineer/geo-technical engineer (2) Needs an additional inspection and repairs by a licensed contractor (3) Refer to Wood Destroying Organism report for further information (4) This item is a safety hazard - correction is needed (5) Upgrades are recommended for safety enhancement
 * This item warrants attention/repair or monitoring

1 Driveway N/A Asphalt Concrete Gravel

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: Common age related cracks up to 1/4" were found in the driveway at the time of the inspection. The concrete driveway has a major crack with raised area that is a trip hazard.(2)(4)

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* Evidence of poor drainage* Other*

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

3 Retaining Walls N/A LOCATION(S): Rear/Front Concrete Stucco Boulder

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: Railroad ties are used for retaining walls, this is conducive debris.(2)(3)
 Landscape timbers are used for pathways, this is a conducive condition.(2)(3)

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

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: Common cracks up to 1/4" were noted in the patio slab at the time of the inspection.

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

Appears serviceable Not Functional* Unsafe* Worn* Near end of lifespan* Not fully visible*
 Attachment to house* Open Design Covered Roof (refer to Roof Page)*
 Moisture at Patio cover lacks Wood appears

Comments:

6 Decks / Porch N/A WOOD Waterproofed Coating Concrete Composite Material

LOCATION(S): A Rear B Front 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 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 is loose (2) Railing of

Comments: Deck railing is loose and needs repaired for safety.(2)(4)
 Flashing was not visible at the deck/house junction.(2)(3)
 Wood deck is built on grade, unable to inspect.(2)(3)

7 Fences & Gates N/A NOT INSPECTED Wood Chain Link N/A

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 adjustment & repair* Self closing device is Post rusted & leaning*

Comments:

KEY: (1) Needs an evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed
 (2) Needs an additional inspection and repairs by a licensed contractor (5) Upgrades are recommended for safety enhancement
 (3) Refer to Wood Destroying Organism report for further information * This item warrants attention/repair or monitoring

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 N/A
 Railings serviceable Railings Openings in rails too large (5)

Comments:

9 Exterior Walls N/A **Structure:** **WOOD FRAME** **Concrete**
Wall Covering is: **Wood**

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 *

Comments: The exterior walls and siding appeared to be in serviceable condition at the time of the inspection. There are two small areas that have wood rot fungus, rafter tail and siding at SW corner of the

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** **Brick**

Eaves, soffits, fascia & trim appears serviceable Not Functional* Unsafe* Worn* Near end of lifespan*
 Moisture stains at Not fully visible* N/A
 Flashings / Trim : Not visible at:

Comments: The exterior trim appeared to be in serviceable condition at the time of the inspection.

11 Chimney(s) N/A **Location:** **A** **Rear** **B** **C** **D**

Material: **A** N/A **B** N/A **C** N/A **D** N/A **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: missing * Raincap / screen recommended *
 Cracks/separations/sealing needed at Unlined flue (2) Cracks in chimney cap *
 Ash dump / door is: Damage / deterioration / defect *

Comments: Metal flue is for a pellet stove.
The metal flue does not have a spark screen and rain cap.(2)(4)

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** 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 anti-siphon and frost proof type valve (5)**

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

Comments: The hose faucets appeared to be in serviceable condition at the time of the inspection.

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: The gutters on the home are debris filled and need cleaned.(2)(3)
There are no gutters on the detached garage.(2)(3)

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.*

KEY: (1) Needs an evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed
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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 house* Trees planted close to structure * Overgrown landscaping*
- Surface drains noted, not tested - underground pipes cannot be judged* Signs of poor drainage / erosion*

Comments: Earth to wood contact was noted.(2)(3)
 Vegetation contact was noted.(2)(3)

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

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

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

Ventilation: Serviceable N/A Vents

Comments: The concrete walls for the basement appeared to be in sound condition where visible above grade.

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, re-inspect, 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 N/A
- Wood Frame:** N/A CONVENTIONAL WOOD FRAMING TRUSS N/A
- 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 not visible* Shear panels
- Probing where deterioration is suspected revealed: Engineer recommended (1)
- Insulation None*
- 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: The visible area of the foundation walls (above grade) appeared to be in serviceable condition.
 The basement has a concrete slab floor with floor coverings present (unable to view concrete) there were no adverse conditions visible.

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: The stairs to the basement appeared to be in serviceable condition.

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 *

KEY: (1) Needs an evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed
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Roof style: Main Roof Gable Garage Roof Gable Third Roof
How inspected: Walked Viewed from ladder* Viewed from ground* With binoculars* Inspection is limited*
 Not fully visible due to: Height Weather Snow Type Debris N/A

19 Main Roof N/A **Roof Covering is: Architectural Asphalt Composition** # of layers: 1
 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 some moss growth present Moisture stained / damage*
 Weathering* Aging* Burnt through (2) Cracking* Holes/opening (2) Exposed (2) Deteriorated membrane
 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 past mid life Evidence of prior patching / repairs (2)

Comments: The general condition of the Architectural Asphalt Composition Shingle roof appears to be in serviceable condition with signs of weathering and aging. We recommend regular maintenance and inspection.(2)

20 Garage Roof N/A **Roof Covering is: Architectural Asphalt Composition Shingle** # of layers: 1
 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: The general condition of the garage roof appears to be in serviceable condition with signs of weathering and aging. We recommend regular maintenance and inspection.

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:** N/A

Comments: General maintenance of the roof is needed, to remove moss and debris. This will ensure a longer roof life.

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* 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: The exposed roof/wall flashing, attic vents, and plumbing vent boots appeared to be in serviceable condition.

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 re-inspection for damage after tenting is completed.*

KEY: (1) Needs an evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed
 (2) Needs an additional inspection and repairs by a licensed contractor (5) Upgrades are recommended for safety enhancement
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23 Main Line N/A **Main pipe is Cannot Determine** **Size: 1"** **Pressure: 75 PSI** AM PM
 Pressure is above 80 psi - recommend:

- Appears serviceable** Not Functional* Unsafe* Worn* Near end of lifespan* Not fully visible*
- Main valve location: in Laundry Room 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: The main water supply line appeared to be in serviceable condition at the time of the inspection.
 The main water shut off is located in the laundry room.

24 Supply Lines N/A **Supply lines are Copper**

- Appear serviceable** Not Functional* Unsafe* Worn* Near end of lifespan* Not fully visible*
- Supply pipes show Leaking noted at:
- Water flow appears serviceable @ 8.5 GPM 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: The copper branch water supply lines appeared to be in serviceable condition at the time of inspection.

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

25 Waste Lines N/A **Waste lines are ABS (see notice below)**

- 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: The ABS plumbing drain and vent lines appeared to be in serviceable condition at the time of inspection.

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: North Side** **Fuel type is Natural Gas**
 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: The natural gas fuel system appeared to be in serviceable condition at the time of the inspection.

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 Utility Room** **Type Gas** **Capacity 50 Gallons**
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 installed (no test) Corrosion on pipes* Heater in garage is not on 18" raised platform* (5)
- Temperature Pressure Relief Valve (no test) Combustion air
- Insufficient clearance to combustible material (2) Pilot / system off -- could not inspect*
- Vent flue piping is serviceable 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: The natural gas water heater and tank was operational during the inspection and at mid life.

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

Report # : WEB PAGE

KEY: (1) Needs an evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed
 (2) Needs an additional inspection and repairs by a licensed contractor (5) Upgrades are recommended for safety enhancement
 (3) Refer to Wood Destroying Organism report for further information * This item warrants attention/repair or monitoring

28 Description N/A **Approximate BTU's** **Unit A** 60,000 **Unit B** **Unit C**

Location A Utility Room	Location B	Location C
Heating Type: Forced air	Heating Type:	Heating Type:
Fuel Type: Natural gas	Fuel Type:	Fuel Type:

Comments: The forced air natural gas furnace is located in the utility room, it appeared to be at mid life.

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

29 Condition N/A Not inspected*

System(s) appear serviceable Did not respond to normal controls (2)

Not Functional Unsafe Worn Near end of lifespan Damage Deterioration

System(s)

Comments: The natural gas forced air furnace was operational during the inspection.

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

30 Venting N/A Backventing (2) Unable to fully inspect vent pipe*

Appears serviceable Damage (2) Not accessible*

Vent lacks clearance from combustibles (2)(4) Improper vent rise

Improper materials used for vent pipe Improper elbow angle

Soot/Rust on Defective

Vent terminates near window/opening (2)

Comments: The furnace venting appeared to be in serviceable condition at the time of the inspection.

31 Combustion Air N/A Air supply

Appears serviceable Damage* Deteriorated* Defects*

Combustion and return air sources are too close or mixing (2)

Recommend sealing platform at

Comments: The combustion supply air was in serviceable condition at the time of the inspection.

32 Burners N/A Closed system / unable to inspect*

Unusual flame pattern (2)

Burner flame appears typical Damaged

Rust flakes in burn chamber (2) Chamber

Comments: The furnace burner flames appeared to be typical.

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

33 Distribution N/A **Type: Ducts & Registers**

Appears serviceable Ducts: Low air volume (2)

Register(s) Not fully visible* Insulation

Zone valve did not operate Circulating pump

Radiator inoperative (2) Radiator cold (2) Convector inoperative (2) Convector cold (2)

Leaks on radiator (2) Leaks on convector (2) Leaks on fitting (2)

Comments: The forced air heat distribution system appeared to be in serviceable condition at the time of inspection.

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.* © I.T.A Copyright 1993/2002

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34 Normal Controls N/A Unable to inspect* Utilities off*
 Thermostat
 Appears serviceable Damage* Deterioration* Defects*
 Controls need Gauges need Switch is
 Leaks at: Corrosion at: Expansion tank

Comments: The normal operating controls for the furnace appeared to be serviceable at the time of the inspection.

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* No filter hold-down*

Comments: The air filters appeared to be in serviceable condition at the time of the inspection.

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 Fuel tank leak (2) (4)
 Heater makes unusual noise during operation, further evaluation needed (2) Undercut doors off carpet*
 High Low Air leaks at: Leakage at:
 Condensate lines: Termination location:

Comments: The furnace was recently inspected and serviced by a licensed HVAC contractor (sticker).

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	<input checked="" type="checkbox"/> N/A	Location(s)	Unit A	B	C
Type:					
<input type="checkbox"/> Appears operational <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"/> Unit makes unusual noise during operation (2) <input type="checkbox"/> Unit is not level* <input type="checkbox"/> Pads <input type="checkbox"/> Unit <input type="checkbox"/> Float valve <input type="checkbox"/> Pump <input type="checkbox"/> Leaking noted*					
<u>Comments:</u>					
<input type="checkbox"/> No power - unable to test* <input type="checkbox"/> Warm air only (2) <input type="checkbox"/> Air temp below 65 degrees - unable to test system(s)* (operation could cause damage) <input type="checkbox"/> One speed fan only* <input type="checkbox"/> Not level(2) <input type="checkbox"/> Makes unusual noise(2) <input type="checkbox"/> Air temperature differential is incorrect (2) <input type="checkbox"/> Coil is damaged (2) <input type="checkbox"/> Recommend servicing system and checking refrigerant level* POWER: <input checked="" type="checkbox"/> N/A <input type="checkbox"/> 120 Volts <input type="checkbox"/> 240 Volts <input type="checkbox"/> Electrical disconnect present <input type="checkbox"/> Gas* (not inspected) <input type="checkbox"/> No electrical disconnect provided (2) <input type="checkbox"/> Improper conduit (2) <input type="checkbox"/> Proper grounding not provided (2) <input type="checkbox"/> No conduit (2) <input type="checkbox"/> Junction box <input type="checkbox"/> Cover <input type="checkbox"/> Heat pump auxiliary heat not functional(2) CONDENSATE: <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Condensate line installed <input type="checkbox"/> Line not fully visible* <input type="checkbox"/> Termination location: <input type="checkbox"/> No trap in line* <input type="checkbox"/> Condensate lines: REFRIGERANT LINES: <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Insulation installed on-lines <input type="checkbox"/> Ice on unit (2) <input type="checkbox"/> Insulation damaged* <input type="checkbox"/> Insulation deteriorated* <input type="checkbox"/> Ice on lines (2) <input type="checkbox"/> Lines not fully visible <input type="checkbox"/> Leaks at: <input type="checkbox"/> Line(s) appear damaged (2)					

Comments N/A DATA PLATE:
Comments:

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39 Service	<input type="checkbox"/> N/A	<input type="checkbox"/> Overhead <input type="checkbox"/> 120V*	<input checked="" type="checkbox"/> Underground <input checked="" type="checkbox"/> 240V <input type="checkbox"/> 120V	<input checked="" type="checkbox"/> Number of conductors 3 <input type="checkbox"/> AMPS	<input checked="" type="checkbox"/> AMPS NOT DETERMINED
<input checked="" type="checkbox"/> Appears serviceable <input type="checkbox"/> Defects* <input type="checkbox"/> Deterioration* <input type="checkbox"/> Unsafe* <input type="checkbox"/> Near end of lifespan* <input type="checkbox"/> Loose connections at <input type="checkbox"/> Damaged connections at <input type="checkbox"/> Frayed wires (2) <input type="checkbox"/> Improper splices on main wires (2) <input type="checkbox"/> Improper tap on main wires (2) <input type="checkbox"/> Conductors too close to <input type="checkbox"/> Wires touch trees* Contact utility company(4) <input checked="" type="checkbox"/> Ground present <input type="checkbox"/> Ground loose at: <input type="checkbox"/> Ground <input type="checkbox"/> Ground clamp not visible* <input type="checkbox"/> Ground system not visible* <input type="checkbox"/> More than six breakers with no main shutoff (2) <input checked="" type="checkbox"/> Main disconnect inspected at: Main Panel <input type="checkbox"/> No drip loop on service wires (2)					

Comments: The electrical service and grounding system appeared to be in serviceable condition at the time of inspection.

40 Main Panel	<input type="checkbox"/> N/A	#A - Location Garage	<input checked="" type="checkbox"/> Panel rating 200	<input checked="" type="checkbox"/> Not verified
<input checked="" type="checkbox"/> Appears serviceable <input type="checkbox"/> Defects* <input type="checkbox"/> Deterioration* <input type="checkbox"/> Unsafe* <input type="checkbox"/> Near end of lifespan* <input type="checkbox"/> Not accessible* <input type="checkbox"/> Power is off at main.No inspection performed* Recommend further evaluation*				

Comments: The electrical panel appeared to be 200 amps.

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	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Service Wire: Aluminum	<input checked="" type="checkbox"/> Branch Wire: Copper
<input checked="" type="checkbox"/> Wiring Methods: Nonmetallic Cable			

42 Sub-panel(s)	<input type="checkbox"/> N/A	#B-Location Garage	#C-Location	#D-Location
Panel >>		<input type="checkbox"/> is locked-could not inspect.* Further evaluation is needed*		
Panel >>		<input type="checkbox"/> is inaccessible-could not inspect.* Further evaluation is needed*		

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

Comments: The main and sub electrical panels appeared to be in serviceable condition at the time of the inspection.

44 Wiring Notes	<input type="checkbox"/> N/A	<input type="checkbox"/> Sample of switches and outlets tested appear to be serviceable	<input type="checkbox"/> Grounding and polarity of receptacles within 6' of plumbing fixtures
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<input type="checkbox"/> Appears serviceable (tested) <input type="checkbox"/> Furnishings prevent testing of all outlets and switches* <input type="checkbox"/> Three prong outlets did not test properly grounded (2)(4) at: <input checked="" type="checkbox"/> Reverse polarity (2)(4) at: living room <input type="checkbox"/> Evidence of <input checked="" type="checkbox"/> Outlet not operational (2)(4) at: family room <input type="checkbox"/> Light not operational *(2)(4) at: <input type="checkbox"/> Outlets <input type="checkbox"/> Switches <input type="checkbox"/> Open neutral (2)(4) at: <input type="checkbox"/> Not exterior rated <input type="checkbox"/> Missing cover plates *(2)(4) at: <input type="checkbox"/> Exposed wiring needs protection (2)(4) at: <input type="checkbox"/> Damaged cover plates *(2)(4) at: <input type="checkbox"/> Box cover missing *(4) at: <input type="checkbox"/> Exposed splices (2)(4) at: <input type="checkbox"/> Improper wiring (2)(4) at: <input type="checkbox"/> Extension cord used as wiring (2)(4) at: <input type="checkbox"/> 'GFCI(s) responded to test <input checked="" type="checkbox"/> 'GFCI' not operational (2)(4) at: Bathrooms <input checked="" type="checkbox"/> 'GFCI', (a safety device for outlets near water) recommended at: (5) Kitchen & Garage <input type="checkbox"/> Closet light is subject to damage at:* <input type="checkbox"/> Closet light is subject to hazard at:* <input checked="" type="checkbox"/> Doorbell worked <input type="checkbox"/> Fixture			
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Comments: A receptacle in the living room had reverse polarity,Family room receptacle was not operational, lower bath GFCI had open ground & not operational, and kitchen does not have GFCI protected

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45 DOORS (Entry) N/A **Appears serviceable** Damage* Deterioration* Defects*
 Hardware operational Doorbell Door jamb operational Weather stripping serviceable
Comments: The entry doors appeared serviceable at the time of the inspection.

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: The interior doors appeared serviceable at the time of the inspection.

48 Windows N/A **Type: Aluminum Sliding** Security bars
 Sample tested appears serviceable Window
 Window Broken *
 Window Stains* Damage*
 Screens
Comments: The sample of windows tested appeared operational at the time of the inspection.
 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
 Wall needs repair at: Wall
 Furnishings prevent full inspection-do a careful check on your final walk-through Recommend evaluation by engineer (1)
Comments: The general condition of the interior walls appeared serviceable at the time of the inspection.
 Notice: The condition of walls behind wallpaper, paneling and furnishings cannot be judged.

50 Ceilings N/A Drywall Acoustic Spray Plaster N/A
 General condition serviceable Ceiling(s)
 Ceiling(s) water damaged at lower bathroom.
 Ceiling(s)
Comments: The general condition of the ceilings appeared serviceable at the time of the inspection.
 Notice: Determining whether acoustic sprayed ceilings contain asbestos is beyond the scope of this inspection. For more information please contact the American Lung Association or an asbestos specialist.

51 Floors 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: The general condition of the floor coverings appeared to be serviceable at the time of the inspection.
 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 Family Room B C**
Type Free Standing Pellet INSERT (have checked by removal*)
 Fireplace(s) Unit A Not operated Not Functional* Unsafe* Worn* Near end of lifespan*
 Fireplace(s) Fireplace(s)
 Gas was N/A Gas at fireplace
 Gas at fireplace Gas at fireplace
 Fans/blowers at fireplace Unit A were inoperative (2) Remove or block damper open if gas log is used*
Comments: Pellet stove should be cleaned and inspected by a specialty contractor for safety.(2)(4)
 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.*

Page 13 INTERIOR Continued

Report # : WEB PAGE

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53 Interior Features N/A Ceiling fan(s) operational Fan (s)

Interior stairs appear serviceable Uneven Stairway is
 Stair handrails appear serviceable Railing is Openings in rails too wide* (5)
 Wet bar faucet appears serviceable Faucet is not operational (2) Faucet leaks (2) Cold water only
 Counter appears serviceable Damage to Deterioration to
 Plumbing under sink serviceable Leaks (2) Improper piping Icemaker not on
 Items installed but not inspected: Central vacuum Security system Intercom N/A

Comments: The interior stairs to the upper level are in good repair with no adverse conditions noted.

54 Smoke Detector N/A **Locations:** **A: Lower Hall** **B: Upper Hall**
C: **D:**

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

Comments: Smoke detectors should be installed in all sleeping areas for safety.(4)(5)
 A carbon monoxide detector should be installed for safety.(4)(5)
 Install additional smoke detectors in all sleeping areas for safety.(4)(5)

55 Laundry N/A Garage Basement Service Area Laundry Room

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

Comments: No adverse conditions were noted at the laundry room.

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** Bedroom Inspection limited to view from access*
 Appears serviceable Not Functional* Unsafe* Worn* Near end of lifespan* Not fully visible*
 No stains visible Small stains* Moderate stains (2) Major stains (2) Unable to determine leakage*
 Sagging framing (1)(2) Broken framing (1)(2) Truss(es) Framing appears undersized* (1)
 Vents provided None* Blocked* Minimal* Poor ventilation* Missing wind resistant straps(2)
 Power ventilator operational N/A Not inspected* Not operational* Screens
 Insulation Type: Blown In No insulation* Poor coverage* Compressed* Wrong side up*
 Approximate depth: 10 inches Insulation covers
 Air/vapor retarder N/A Installed Vent pipe

Comments: The truss support system appeared to be in sound condition and there was approximately 10-inches of insulation on the upper ceiling cap at the time of the inspection.
 The attic appeared to be poorly ventilated as there was excessive moisture on the underside of the plywood sheathing, and evaluation and repairs should be made by a licensed contractor.(2)(3)

Ventilation N/A Appears serviceable at: **Bathrooms, Kitchen, Laundry**

Exhaust fan Exhaust fan

Comments: The exhaust ventilation system appeared serviceable at the time of the inspection.

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GARAGE / CARPORT: N/A Attached Detached Carport Other

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: Common cracks up to 1/8" were found on the garage floors.

58 Firewall / Ceiling N/A Not fully visible* Does not appear fire rated (4) N/A
 Appears serviceable Moisture stains* Damage* N/A
 Framing: Exterior: Holes* Damage* Missing wall covering*
Comments: The garage fire wall appeared serviceable at the time of the inspection.

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*
 Not inspected* Locked* Blocked* Rubs jamb*
Comments: The detached garage passage door was blocked at the time of the inspection.

62 Vehicle Door(s) N/A Roll Up Tilt-Up Sliding N/A
 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: The wood garage vehicle door is delaminated and will need replacement.(2)

63 Automatic Opener N/A Non-operational* Opener / auto-reverse was not tested*
 Appears serviceable # of Units 2 Unit Electronic sensor:
 Automatic reverse operated Automatic reverse did not operate (2)(4)(5) Not inspected*
Comments: The automatic openers appeared serviceable at the time of the inspection.

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 Granite 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: The kitchen sink, cabinets, counter tops, and appliances appeared to be in serviceable condition at the time if the inspection.
 *The kitchen appliances appear to be nearing the end of their useful life.

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: 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: Disposal appeared to be in serviceable condition at the time of the inspection.

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 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 appears serviceable

Comments: The range/oven appeared to be in serviceable condition at the time of the inspection.

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 No test (power/water off)*

Appears serviceable Not Functional* Unsafe* Worn* Near end of lifespan* Not fully visible*
 Condition: door, liner & racks serviceable 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: The dishwasher appeared to be in serviceable condition at the time of the inspection.

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

Comments:

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LOCATION: Bath A Lower Bathroom B Upper Bathroom C D 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
Faucet appears serviceable	<input checked="" type="checkbox"/> A <input checked="" type="checkbox"/> B <input 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 checked="" type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E
Drain appears serviceable	<input checked="" type="checkbox"/> A <input type="checkbox"/> B <input 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
Counter & cabinet			
Appears serviceable	<input checked="" type="checkbox"/> A <input checked="" type="checkbox"/> B <input 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: There is remaining evidence of a past plumbing leak under the lower bathroom sink.(2)(3)
 The upper bathroom sink drain stopper was not operational.

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
Faucet appears serviceable	<input checked="" type="checkbox"/> A <input checked="" type="checkbox"/> B <input 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
Drain appears serviceable	<input checked="" type="checkbox"/> A <input checked="" type="checkbox"/> B <input 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: Except as noted above the plumbing fixtures in both bathrooms appeared to be in serviceable condition at the time of the inspection.

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
Enclosure appears serviceable	<input checked="" 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
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	Not applicable to this bathroom	<input type="checkbox"/> A <input checked="" 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	Corroded fixtures*	<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	Doors difficulty to operate*	<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: Check the caulking around all plumbing fixtures annually and repair as needed.
 Seal all tile grout annually to prevent moisture intrusion.

KEY: (1) Needs an evaluation by a structural engineer/geo-technical engineer
 (2) Needs an additional inspection and repairs by a licensed contractor
 (3) Refer to Wood Destroying Organism report for further information
 (4) This item is a safety hazard - correction is needed
 (5) Upgrades are recommended for safety enhancement
 * This item warrants attention/repair or monitoring

Karl Weinberg
 My Home Inspector
 28027 187th Ave. SE
 Kent, WA. 98042
 PH. 253-653-2782

Client(s):
 Subject Property:
 ICN:
 Date:

John & Mary Homebuyer
 1234 Newhome Ln. S.
 Home City, WA. 98999-0000
 ####AQ###
 Today

Refer to the attached Wood Destroying Organism Report for further details.

Critical Issues:

1. Railroad ties are used for retaining walls, this is conducive debris.(2)(3)
2. Landscape timbers are used for pathways, this is a conducive condition.(2)(3)
3. Flashing was not visible at the deck/house junction.(2)(3)
4. Wood deck is built on grade, unable to inspect.(2)(3)
5. There are two small areas that have wood rot fungus, rafter tail and siding at SW corner of the home.(2)(3)
6. The gutters on the home are debris filled and need cleaned.(2)(3)
7. There are no gutters on the detached garage.(2)(3)
8. Earth to wood contact was noted.(2)(3)
9. Vegetation contact was noted.(2)(3)
10. There is remaining evidence of a past plumbing leak below the upper bathroom tub.(2)(3)
11. There is remaining evidence of a past plumbing leak under the lower bathroom sink.(2)(3)
12. The attic appeared to be poorly ventilated as there was excessive moisture on the underside of the plywood sheathing, and evaluation and repairs should be made by a licensed contractor.(2)(3)
13. The concrete driveway has a major crack with raised area that is a trip hazard.(2)(4)
14. Deck railing is loose and needs repaired for safety.(2)(4)
15. The metal flue does not have a spark screen and rain cap.(2)(4)
16. A receptacle in the living room had reverse polarity, Family room receptacle was not operational, lower bath GFCI had open ground & not operational, and kitchen does not have GFCI protected outlets.(2)(4)(5)
17. Pellet stove should be cleaned and inspected by a specialty contractor for safety.(2)(4)
18. The wood garage vehicle door is delaminated and will need replacement.(2)
19. The upper bathroom sink drain stopper was not operational.

Maintenance Issues:

20. *General maintenance of the roof is needed, to remove moss and debris.
 This will ensure a longer roof life.
21. *A carbon monoxide detector should be installed for safety.(4)(5)
22. *The kitchen appliances appear to be nearing the end of their useful life.
23. *Install additional smoke detectors in all sleeping areas for safety.(4)(5)

Informational issues are on page 18.

KEY: (1) Needs an evaluation by a structural engineer/geo-technical engineer
(2) Needs an additional inspection and repairs by a licensed contractor
(3) Refer to Wood Destroying Organism report for further information
(4) This item is a safety hazard - correction is needed
(5) Upgrades are recommended for safety enhancement
* This item warrants attention/repair or monitoring

Informational Issues:

Common age related cracks up to 1/4" were found in the driveway, sidewalk, and patio at the time of the inspection.

The exterior walls and wood lap siding appeared to be in serviceable condition.

The exterior trim appeared to be in serviceable condition at the time of the inspection.

The hose faucets appeared to be in serviceable condition at the time of the inspection.

The concrete walls for the basement appeared to be in sound condition where visible above grade.

The basement has a concrete slab floor with floor coverings present (unable to view concrete) there were no adverse conditions visible.

The stairs to the basement appeared to be in serviceable condition.

The general condition of the Architectural Asphalt Composition Shingle roof appears to be in serviceable condition with signs of weathering and aging.

The exposed roof/wall flashing, attic vents, and plumbing vent boots appeared to be in serviceable condition.

The main water supply line appeared to be in serviceable condition at the time of the inspection.

The main water shut off is located in the laundry room.

The copper branch water supply lines appeared to be in serviceable condition.

The ABS plumbing drain and vent lines appeared to be in serviceable condition.

The natural gas fuel system appeared to be in serviceable condition at the time of the inspection.

The natural gas water heater and tank was operational during the inspection and at mid life.

The forced air natural gas furnace is located in the utility room, it appeared to be at mid life.

The forced air heat distribution system appeared to be in serviceable condition.

The normal operating controls for the furnace appeared to be in serviceable condition.

The furnace was recently inspected and serviced by a licensed HVAC contractor (sticker).

The electrical service and grounding system appeared to be in serviceable condition.

The main and sub electrical panels appeared to be in serviceable condition.

The entry doors and interior doors appeared serviceable at the time of the inspection.

The sample of windows tested appeared operational at the time of the inspection.

The general condition of the interior walls, ceilings, and floor coverings appeared to be serviceable.

The interior stairs to the upper level are in good repair with no adverse conditions noted.

The truss support system appeared to be in sound condition and there was approximately 10-inches of insulation on the upper ceiling cap at the time of the inspection

The exhaust ventilation system appeared serviceable at the time of the inspection.

Common cracks up to 1/8" were found on the garage floors.

The garage fire wall appeared serviceable at the time of the inspection.

The detached garage passage door was blocked at the time of the inspection.

The garage vehicle door automatic openers appeared serviceable at the time of the inspection.

The kitchen sink, cabinets, counter tops, and appliances appeared to be in serviceable condition.

Check the caulking around all plumbing fixtures annually and repair as needed.

Seal all tile grout annually to prevent moisture intrusion.