



ADEPT HOME INSPECTION, INC

www.adepthomeinspection.com

Office: 480.897.6207 Fax: 480.897.4794

"Helping you open doors with Confidence"



Schedule Date : Saturday, January 2, 2010

Report # : Sample Report (actual)

Client:
Address:
City/State/Zip:

Subject Property

Maricopa, AZ 85239

Buyers

Agent :
Office : Keller Williams Lifestyle Realty
Address : 3540 E Baseline Rd #120
City/State/Zip : Phoenix AZ 85042

Work Phone: -
Fax #: 602- 232 2203

Sellers

Agent :
Office : Move N Places
Address : 202 W Main St #101
City/State/Zip : Mesa AZ 85201

Work Phone: 480-
Fax #: 480- 940 5747

ADEPT HOME INSPECTION, INC

Page R/O

Report Overview

Schedule Date :

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Report ID : Sample Report (actual)

This report Overview page is provided as a courtesy for quicker access to the information within the inspection report. It is not intended as a substitute for reading the Inspection report. Sections referred to will be discussed further on the corresponding pages noted.

PAGE 4 GROUNDS

PLEASE REVIEW THE FOLLOWING SECTIONS:

- | | | |
|--|---|--|
| <input type="checkbox"/> 1 DRIVEWAY | <input type="checkbox"/> 4 PATIO | <input checked="" type="checkbox"/> 7 FENCES & GATES |
| <input type="checkbox"/> 2 SIDEWALKS | <input type="checkbox"/> 5 DECK / PATIO / PORCH COVER | |
| <input type="checkbox"/> 3 RETAINING WALLS | <input type="checkbox"/> 6 DECKS / PORCHES | |

PAGE 5 EXTERIOR

PLEASE REVIEW THE FOLLOWING SECTIONS:

- | | | |
|--|--|--|
| <input type="checkbox"/> 8 EXTERIOR STAIRS | <input type="checkbox"/> 11 CHIMNEY(S) | <input type="checkbox"/> 14 GUTTERS & DOWNSPOUTS |
| <input type="checkbox"/> 9 EXTERIOR WALLS | <input type="checkbox"/> 12 SPRINKLERS | |
| <input type="checkbox"/> 10 TRIM | <input type="checkbox"/> 13 HOSE FAUCETS | |

PAGE 6 FOUNDATION

PLEASE REVIEW THE FOLLOWING SECTIONS:

- | | |
|---|--|
| <input type="checkbox"/> 15 GRADING | <input type="checkbox"/> 17 CRAWLSPACE |
| <input type="checkbox"/> 16 SLAB ON GRADE | <input type="checkbox"/> 18 BASEMENT |

PAGE 7 ROOF

PLEASE REVIEW THE FOLLOWING SECTIONS:

- | |
|--|
| <input type="checkbox"/> 19 ASPHALT SHINGLE, WOOD SHAKE OR WOOD SHINGLE |
| <input checked="" type="checkbox"/> 20 CLAY TILE, CONCRETE TILE , FIBROUS TILE OR SLATE/METAL |
| <input type="checkbox"/> 21 BUILT-UP ROCK, BUILT-UP CAP SHEET, SINGLE-PLY / FOAM OR ROLL COMPOSITION |
| <input checked="" type="checkbox"/> 22 EXPOSED FLASHINGS |

PAGE 8 PLUMBING

PLEASE REVIEW THE FOLLOWING SECTIONS:

- | | | |
|--|--|--|
| <input checked="" type="checkbox"/> 23 MAIN LINE | <input type="checkbox"/> 25 WASTE LINES | <input checked="" type="checkbox"/> 27 WATER HEATER(S) |
| <input type="checkbox"/> 24 SUPPLY LINES | <input checked="" type="checkbox"/> 26 FUEL SYSTEM | |

PAGE 9 HEATING

PLEASE REVIEW THE FOLLOWING SECTIONS:

- | | | |
|--|--|---|
| <input type="checkbox"/> 28 FORCED AIR, FLOOR / WALL / GRAVITY, HEAT PUMP, BOILER / STEAM OR RADIANT | | |
| <input type="checkbox"/> 29 CONDITION | <input type="checkbox"/> 30 VENTING | <input checked="" type="checkbox"/> 31 COMBUSTION AIR |
| <input type="checkbox"/> 32 BURNERS | <input type="checkbox"/> 33 DISTRIBUTION | |

Client Name:

Report ID : Sample Report

Page Part: 1

PAGE 10 HEAT2/COOLING

PLEASE REVIEW THE FOLLOWING SECTIONS:

- | | | |
|---|--|---|
| <input type="checkbox"/> 34 NORMAL CONTROLS | <input type="checkbox"/> 36 HEATING NOTES | <input checked="" type="checkbox"/> 38 AIR CONDITIONING |
| <input type="checkbox"/> 35 AIR FILTERS | <input type="checkbox"/> 37 EVAPORATIVE COOLER | |

PAGE 11 ELECTRICAL

PLEASE REVIEW THE FOLLOWING SECTIONS:

- | | | |
|--|--|---|
| <input type="checkbox"/> 39 SERVICE | <input type="checkbox"/> 41 CONDUCTORS | <input checked="" type="checkbox"/> 43 PANEL NOTES |
| <input type="checkbox"/> 40 MAIN PANEL | <input type="checkbox"/> 42 SUB-PANEL(S) | <input checked="" type="checkbox"/> 44 WIRING NOTES |

PAGE 12 INTERIOR 1

PLEASE REVIEW THE FOLLOWING SECTIONS:

- | | | |
|--|--|--|
| <input checked="" type="checkbox"/> 45 DOORS (Entry) | <input type="checkbox"/> 48 WINDOWS | <input type="checkbox"/> 51 FLOORS |
| <input type="checkbox"/> 46 DOORS (Interior) | <input type="checkbox"/> 49 INTERIOR WALLS | <input type="checkbox"/> 52 FIREPLACES |
| <input type="checkbox"/> 47 DOORS (Exterior) | <input type="checkbox"/> 50 CEILINGS | |

PAGE 13 INTERIOR 2

PLEASE REVIEW THE FOLLOWING SECTIONS:

- | | |
|--|--|
| <input checked="" type="checkbox"/> 53 INTERIOR FEATURES | <input type="checkbox"/> 55 LAUNDRY |
| <input type="checkbox"/> 54 SMOKE DETECTOR(S) | <input checked="" type="checkbox"/> 56 ATTIC |

PAGE 14 GARAGE

PLEASE REVIEW THE FOLLOWING SECTIONS:

- | | | |
|--|--|---|
| <input checked="" type="checkbox"/> 57 FLOOR | <input type="checkbox"/> 60 DOOR TO INTERIOR | <input type="checkbox"/> 63 AUTOMATIC OPENER |
| <input type="checkbox"/> 58 WALLS / CEILING | <input type="checkbox"/> 61 EXTERIOR DOOR | <input checked="" type="checkbox"/> 64 ELECTRICAL |
| <input type="checkbox"/> 59 VENTILATION | <input type="checkbox"/> 62 VEHICLE DOOR | <input type="checkbox"/> 65 COMMENTS |

PAGE 15 KITCHEN

PLEASE REVIEW THE FOLLOWING SECTIONS:

- | | | |
|---|---|--|
| <input type="checkbox"/> 66 KITCHEN SINK(S) | <input type="checkbox"/> 68 DISPOSAL | <input type="checkbox"/> 70 DISHWASHER |
| <input type="checkbox"/> 67 KITCHEN (General) | <input type="checkbox"/> 69 RANGE / COOKTOP | <input type="checkbox"/> 71 SPECIAL FEATURES |

PAGE 16 BATHROOMS

PLEASE REVIEW THE FOLLOWING SECTIONS:

- | | | |
|------------------------------------|---|------------------------------------|
| <input type="checkbox"/> 72 TOILET | <input type="checkbox"/> 74 VENT / HEAT | <input type="checkbox"/> 76 SHOWER |
| <input type="checkbox"/> 73 SINK | <input type="checkbox"/> 75 BATHTUB | |

PAGE 17 POOL/SPA

PLEASE REVIEW THE FOLLOWING SECTIONS:

- | | | |
|---|--|-------------------------------------|
| <input type="checkbox"/> 77 POOL/SPA TYPE | <input type="checkbox"/> 80 PUMP | <input type="checkbox"/> 83 GENERAL |
| <input type="checkbox"/> 78 HEATER | <input type="checkbox"/> 81 BLOWERS | |
| <input type="checkbox"/> 79 WATER FILTER | <input type="checkbox"/> 82 ELECTRICAL | |

KEY TO THE INSPECTION REPORT

Report #: Sample Report

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 lifespan. 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 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 Bracketed Number next to them:** The Bracketed Numbers are defined as follows:

- (1) Recommended evaluation by a qualified licensed structural engineer / geotechnical engineer.
- (2) Recommend further review and repairs as needed by a qualified licensed contractor or specialty tradesman dealing with that item or system.
- (3) Recommend further review for the presence of any wood destroying pests or organisms by qualified Pest Inspector.
- (4) This item is a safety hazard - correction is needed
- (5) Recommend upgrading for safety enhancement. This building may have been constructed before current safety standards were developed.

NOTICE: AN ABRIDGED VERSION OF THIS "KEY" IS PRINTED AT THE TOP OF EACH PAGE
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

45662 W Mountain View Rd, Maricopa, AZ 85239

INSPECTOR : George Acuna, AZ #43268

Inspection Date: Jan/2/2010, Saturday

Start Time: 9:30 am

Completion Time: 1:00 pm

The weather condition at the time of inspection was Dry

Approximate temperature during inspection 50.0

Property Information:

The subject property inspected was a (an): Single Family. # of units

Approximate age of building: 2007

Stated by:

Approximate age of roof:

Stated by:

Additions / Alterations to:

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

1 Driveway☐ N/A☐ Asphalt☒ Concrete ☐ 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:](#)**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* found./siding/stucco ☐ Evidence of poor drainage* ☐ Other*

[Comments:](#)**3 Retaining Walls**☒ N/A

LOCATION(S):

☐ Concrete☐ Stucco☐ Wood

- ☐ **Appears serviceable** ☐ Not Functional* ☐ Unsafe* ☐ Worn* ☐ Near end of lifespan* ☐ Not fully visible*
☐ No cracks found ☐ Common cracks ☐ Major cracks (1) ☐ Moisture penetration* ☐ No drainage openings*

[Comments:](#)**4 Patio**☐ N/A

LOCATION(S): North side

☒ Concrete☐ Brick☐ Paver/Tile

- ☒ **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* found./siding/stucco ☐ Evidence of* poor drainage*

[Comments:](#)**5 Cover (deck,patio,porch)**☐ N/ALOCATION(S): North side ☐ Earth contact (3)☒ Open Design☐ Covered Roof (refer to Roof Page)*

- ☒ **Appears serviceable** ☐ Not Functional* ☐ Unsafe* ☐ Worn* ☐ Near end of lifespan* ☐ Not fully visible*
☐ Attachment to house * unsecured ☐ Patio cover lacks metal straps, bolts & nails*
☐ Moisture at base of posts/roof/structure (2)(3) ☐ Wood appears overspanned/ sagging/ damaged (2)

[Comments:](#)**6 Decks / Porch**☐ N/A☐ WOOD☐ Waterproofed Coating☒ Concrete ☐

LOCATION(S): A South Side

B

C

- ☒ **Appears Serviceable** ☐ Not Functional* ☐ Unsafe* ☐ Worn* ☐ Near end of lifespan* ☐ Not fully visible*
☐ Deck is on grade--unable to inspect* ☐ Piers need straps / footings (2) ☐ Posts need straps / footings (2)
☐ Cracks ☐ Moisture stains / damage (2) (3) ☐ Deck appears unsound (1) (2) ☐ (A) ☐ (B) ☐ (C)
☐ Flashing not visible / improper at house junction (2) ☐ Earth-to-wood contact (3) ☐ (A) ☐ (B) ☐ (C)
☐ Porch* ☐ Steps* settled away from house* ☐ Uneven* step(s) at portch/deck* (4)
☐ Screens* ☐ Panels* damaged/rotn/missing* ☐ Unable to determine active leakage*
☐ Railings are serviceable ☒ N/A ☐ Railing damaged / loose /low*(4) ☐ Railing of too wide/ missing *(4)(5)

[Comments:](#)**7 Fences & Gates**☐ N/A☐ NOT INSPECTED☒ Wood☐ Chain Link☒ Wrought Iron / Masonry

- ☒ **Appears serviceable** ☐ Not Functional* ☐ Unsafe* ☐ Worn* ☐ Near end of lifespan* ☐ Not fully visible*
☐ Posts are loose / rotted* ☐ Blocks are loose / missing* ☐ Boards are loose/broken/missing*
☐ No cracks ☐ Common cracks ☐ Major cracks (2) ☐ Fence height at pool/spa area is too low for safety* (4)(5)
☒ Gate(s) need adjustment / repair* ☐ Self closing device is missing around pool* ☐

[Comments:](#)

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8 Exterior Stairs☒ N/A

Type:

Location: A

B

C

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

[Comments:](#)**9 Exterior Walls**☐ N/AStructure: ☒ **WOOD FRAME**

Wall Covering is: Wood/Stucco

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

[Comments:](#)

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

10 Trim / Eaves,Fascia,Soffits☐ N/A☒ **WOOD** ☐ **METAL** ☐ **VINYL** ☐

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

[Comments:](#)**11 Chimney(s)**☒ N/A

Location: A

B

C

D

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

[Comments:](#)

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

12 Sprinklers☐ N/A☒ Not inspected* ☐ Non operational (2) ☒ Control box location East Side

- ☒ **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 type valve

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

[Comments:](#)**14 Gutters & Downspouts**☒ N/A☐ Full☐ Partial☐ None Installed

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

[Comments:](#)

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

Page 6 FOUNDATION**Report # : Sample Report (actual)**

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

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

Comments:

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

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

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

Ventilation: ☐ **Serviceable** ☒ **N/A** ☐ **Vents**

Comments:

Notice: All slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases.

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

Comments:

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

Comments:

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

Page 7 ROOF

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Roof style:

How inspected: ☒ Walked ☐ Viewed from ladder* ☐ Viewed from ground* ☐ With binoculars* ☐ Inspection is limited*
☐ Not fully visible due to: ☐ Height ☐ Weather ☐ Snow ☐ Type ☐ Debris ☐

Main Roof Hip**Patio Roof****19**☒ 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 repair/replacement of damaged/missing ridge and other shakes/shingles. This maintenance should help ensure the water tightness of the building and be performed on a regular basis.*
☐ General condition favorable with signs of weathering and aging-regular maintenance and inspection advised.*
☐ Roof covering has ☐ Moisture stained / damage*
☐ Weathering* ☐ Aging* ☐ Burnt through (2) ☐ Cracking* ☐ Holes/opening (2) ☐ Exposed (2) ☐ Deteriorated membrane (2)
☐ Loose ☐ Displaced ☐ Damaged ☐ Missing: ☐ Pitch appears insufficient (2) ☐ Moss covered*
☐ Roof material appears to be improperly installed (2) ☐ Fasteners are (2)
☐ Roof appears to be nearing the end of its useful life (2) ☐ Evidence of prior patching / repairs (2)

Comments:**20 Main Roof**☐ N/A**Roof Covering is: Concrete Tile**

of layers:

- ☒ ~~Appears serviceable within useful life~~ ☐ Not Functional* ☐ Unsafe* ☐ Worn* ☐ Near end of lifespan*(2) ☐ Not fully visible
Condition: Cracked (2) ☐ 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: SE hip tile loose, W gable with cracked/broken tile

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 Patio Roof☐ N/A**Roof Covering is: Modified Bitumen**

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* ☐ Alligatoring* ☐ Open seams (2) ☐ Moss covered (2) ☐ Deteriorated surface (2)
☐ Evidence of ☐ Bare areas exposed to the sun (2) ☐ Fasteners
☐ Roof appears to be ☐ Evidence of prior patching / repairs (2)

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

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

22 Exposed Flashings☐ N/A☒ Flashings appears serviceable ☐

- ☐ Not Functional* ☐ Unsafe* ☐ Worn* ☐ Near end of lifespan*(2) ☐ Not fully visible*
 Separation (s) / improper at: ☐ Roof* ☐ Wall* ☐ Drip edge* ☐ Vent Pipes* ☐ Skylight* ☐ Other *
☒ ~~Vent caps appear serviceable~~ ☒ Needs repair* ☒ Missing caps* ☐ Rusty flashing* ☐ Mastic covered*
☐ Damaged flashing* ☐ Improper flashing at: ☐ No visible flashing at:
☐ ~~Skylight(s) appear serviceable~~ ☐ Cracked (2) ☐ Damaged (2) ☐ Defect (2) ☐ Non professional skylight*

Comments: Vent missing at roof for attic gas heater

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.* Tenting a home for fumigation may cause damage to roofs -- recommend reinspection

Page 8 PLUMBING

Report # : Sample Report (actual)

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

23 Main Line☐ N/A**Main pipe is Copper****Size: 1 1/4" Pressure: 66 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: East Side ☐ 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 shut off valve was not operational at time of inspection. (2)**24 Supply Lines**☐ N/A**Supply lines are Copper & Plastic***

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

Comments:

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

25 Waste Lines☐ N/A**Waste lines are Plastic (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 Vents & Traps are serviceable ☐ All vents/traps not fully visible* ☐ Leaking noted at:
☐ Insufficient fall for adequate drainage (2) ☐ Open waste line (2) ☐ Trap

Comments:

Notice: City sewer service, septic systems and all underground pipes are not a part of this inspection. Future drainage performance is also not determined.* Be advised that some "ABS" plastic piping systems have experienced documented problems. Cont

26 Fuel System☐ N/A**Shut Valve Location: West Side****Fuel type is**☒ Fuel system is not on for inspection--suggest utilities company light and test all fuel appliances*

- ☐ **Appears serviceable** ☐ Not Functional* ☐ Unsafe* ☐ Worn* ☐ Near end of lifespan* ☐ Not fully visible*
☐ Pipes not ☐ Pipe is corroded (2) ☐ Pipe is under strain (2)
☐ Improper piping at: ☐ Exposed plastic pipe (2) ☐ Pipe is not 6" above ground (2)
☐ No shutoff valve at: ☐ Improper union at: ☐ Pipes lack proper support (2)

Comments: Fuel system was not on for inspection--suggest utilities company light and test all fuel appliances.

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

27 Water Heaters☐ N/A**Location A Garage****Type Gas****Capacity 38 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 installed (no test) ☒ Combustion air available
☐ 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 are not applicable ☒ Thermal blanket is not applicable
☐ Unit needs a catch pan with an exterior routed drain line* ☐ Recommend protecting heater from physical damage*
☐ Enclosure ☐ Firewall

Comments: The water heater had corrosion on pipes and valves at the time of the inspection.

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.*

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Page 9 HEATING

Report # : Sample Report (actual)

KEY: (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed
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28 Description <input type="checkbox"/> N/A	Approximate BTU's Unit A 60,000 Unit B 42,000 Unit C
Location A Attic	Location B Attic
Heating Type: Forced air	Heating Type: Forced air
Fuel Type: Natural gas	Fuel Type: Natural gas
	Location C
	Heating Type:
	Fuel Type:

[Comments:](#)

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:](#)

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:](#)

31 Combustion Air ☐ N/A ☒ Air supply is inadequate * (2)(4) Unit AB

☐ **Appears serviceable** ☐ Damage* ☐ Deteriorated* ☐ Defects*

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

☐ Recommend sealing platform at

[Comments:](#) No high vent visible at roof, inadequate air supply

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

☐ Unusual flame pattern (2)

☐ Damaged ☐ Chamber

☐ **Burner flame appears typical**

☐ Rust flakes in burn chamber (2)

[Comments:](#)

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.*

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

☒ **Appears serviceable** ☐ Ducts:

☐ Register(s) ☐ Not fully visible* ☐ Low air volume (2)

☐ Zone valve did not operate ☐ Asbestos-like materials (4) ☐ Insulation

☐ Radiator inoperative (2) ☐ Circulating pump

☐ Leaks on radiator (2) ☐ Radiator cold (2) ☐ Convector inoperative (2) ☐ Convector cold (2)

☐ Leaks on convector (2) ☐ Leaks on fitting (2)

[Comments:](#)

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

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Page 10 HEATING Continued & AIR COOLING**Report # : Sample Report (actual)**

KEY: (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed
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34 Normal Controls ☐ N/A☒ **Appears serviceable** Unit AB*☐ Controls need☐ Leaks at:Comments:☐ Unable to inspect* ☐ Utilities off*☐ Thermostat☐ Damage* ☐ Deterioration* ☐ Defects*☐ Gauges need☐ Corrosion at:☐ Switch is☐ Expansion tank

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:

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

Notice: Asbestos materials have been commonly used in heating systems.* Determining the presence of asbestos can ONLY be performed by laboratory testing and is beyond the scope of this inspection.*

37 Cooler & 38 Air ☒ N/A

Location(s) Unit A North Side Ext.

B North Side Ext.

C

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

DATA PLATE:

Comments: Unit B is not level

Notice: The inspector does not perform pressure tests on coolant systems; therefore no representation is made regarding coolant charge or line integrity. Subjective judgment of system capacity is not part of the inspection.

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Page 11 ELECTRICAL

Report # : Sample Report (actual)

KEY: (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed
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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 checked="" type="checkbox"/> 120V	<input checked="" type="checkbox"/> Number of conductors 3 <input checked="" type="checkbox"/> AMPS 200	<input 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 clamp not visible* <input type="checkbox"/> Ground system not visible* <input type="checkbox"/> Ground <input type="checkbox"/> Main disconnect inspected at: <input type="checkbox"/> More than six breakers with no main shutoff (2) <input type="checkbox"/> No drip loop on service wires (2)					

Comments:

40 Main Panel	<input type="checkbox"/> N/A	#A - Location East Side	<input type="checkbox"/> Panel rating	<input 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:

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: Cannot Determine	<input checked="" type="checkbox"/> Branch Wire: Copper
<input checked="" type="checkbox"/> Wiring Methods: Non-Metallic Cable			
42 Sub-panel(s)	<input checked="" type="checkbox"/> N/A	#B-Location	#C-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 checked="" 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) (Aluminum connections should be checked by a licensed electrician) * <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 - split branch coupler(s) at panel # <input checked="" type="checkbox"/> Overcurrent Protection Devices Inspected <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)				

Comments: Breaker size too large for added outlet in garage

44 Wiring Notes	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Sample of switches and outlets tested appear to be serviceable
<input checked="" type="checkbox"/> Grounding and polarity of receptacles within 6' of plumbing fixtures		
<input checked="" 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 type="checkbox"/> Reverse polarity (2)(4) at: <input type="checkbox"/> Evidence of <input type="checkbox"/> Outlet not operational (2)(4) at: <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 checked="" type="checkbox"/> Exposed splices (2)(4) at: at Family Roof <input type="checkbox"/> Improper wiring (2)(4) at: <input type="checkbox"/> Extension cord used as wiring (2)(4) at: <input checked="" type="checkbox"/> 'GFCI(s) responded to test <input type="checkbox"/> 'GFCI' not operational (2)(4) at: <input type="checkbox"/> 'GFCI', (a safety device for outlets near water) recommended at: (5) All wet areas <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		

Comments:

Page 12 INTERIOR

Report # : Sample Report (actual)

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45 DOORS (Entry) ☐ N/A ☒ **Appears serviceable** ☐ Damage* ☐ Deterioration* ☐ Defects*

☒ Hardware operational ☐ Doorbell ☐ Door jamb ☒ Weather stripping serviceable

Comments:

46 & 47 DOORS (Interior & Exterior) ☐ N/A ☐ Several frames are not square - may indicate movement (1)

☒ **Appears serviceable** ☐ Damaged jamb* ☐ Needs adjustment at:
☒ **Hardware is operational** ☐ Missing* ☐ Loose* ☐ Not operational*
☐ Door(s) rub at:
☐ Door stick at:
☐ Damaged at:
☐ Difficult to operate at
☐ Tempered glass ☐ Not tempered (5) ☐ Unable to determine tempered glass*
☐ Tracks serviceable ☐ Deteriorated track(s) at: ☒ Door won't latch at: NE bedroom closet
☐ Screen doors not checked* ☐ Screens

Comments:

48 Windows ☐ N/A **Type: Aluminum Sliding** ☐ Security bars

☒ **Sample tested appears serviceable** ☐ Window ☐ Broken *
☐ Window ☐ Stains* ☐ Damage*
☐ Screens

Comments:

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

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

☒ **General condition serviceable** ☐ Wall ☐ Wall
☐ Wall
☐ Furnishings prevent full inspection-do a careful check on your final walk-through ☐ Recommend evaluation by engineer (1)

Comments:

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

50 Ceilings ☐ N/A ☒ **Drywall** ☐ Acoustic Spray ☐ Plaster ☐

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

Comments:

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

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

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

Comments:

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

52 Fireplace(s) ☒ N/A **Location(s)** A B C
Type ☐ Not Functional* ☐ Unsafe* ☐ Worn* ☐ Near end of lifespan*
☐ INSERT (have checked by removal*)
☐ Fireplace(s)
☐ Gas was ☐ Gas at fireplace
☐ Gas at fireplace
☐ Gas at fireplace
☐ Fans/blowers at fireplace ☐ Remove or block damper open if gas log is used*

☐ **Fireplace(s)**
☐ Fireplace(s)
☐ Fireplace(s)
☐ **Gas was**
☐ Gas at fireplace
☐ Gas at fireplace
☐ Gas at fireplace
☐ Fans/blowers at fireplace

Comments:

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

Page 13 INTERIOR Continued

Report # : Sample Report (actual)

KEY: (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed
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53 Interior Features ☐ N/A☐ Ceiling fan(s) operational☒ Fan (s) non operational

- ☐ Interior stairs appear serviceable
☐ Stair handrails appear serviceable
☐ Wet bar faucet appears serviceable
☐ Counter appears serviceable
☐ Plumbing under sink serviceable

- ☐ Uneven
☐ Railing is
☐ Faucet is not operational (2)
☐ Damage to
☐ Leaks (2)
☐ Central vacuum ☐ Security system

- ☐ Stairway is
☐ Openings in rails too wide* (5)
☐ Faucet leaks (2) ☐ Cold water only
☐ Deterioration to
☐ Improper piping ☐ Icemaker not on
☐ Intercom ☐

Items installed but not inspected:

Comments: SW bedroom fan is non operational**54 Smoke Detector** ☐ N/ALocations: **A:**
C:**B:**
D:

- ☒ Smoke detector test button responds
☐ Did not respond to test button*
☐ Couldn't test / no test button*

- ☐ A ☐ B ☐ C ☐ D ☐ Not tested* ☐ A ☐ B ☐ C ☐ D
☐ A ☐ B ☐ C ☐ D ☐ None found (5) ☐ A ☐ B ☐ C ☐ D
☐ Indicator light on ☐ Suggest additional detectors in appropriate locations* (5)

Comments:**55 Laundry** ☐ N/A☐ Garage ☐ Basement ☒ Service Area ☐

- ☒ Piping (water&waste) serviceable
☒ Electrical outlet grounded (120 Volt)
☒ 240 volt outlet operational
☐ Gas piping appears serviceable
☒ Dryer venting provided ☐ Dryer venting not provided*
☐ Laundry sink serviceable ☒ N/A
☐ Plumbing below sink serviceable
☐ Faucet operational

- ☐ Unable to view / not tested* ☐ Damage* ☐ Deterioration* ☐ Door / jambs*
☐ Unable to test* ☐ Ungrounded* ☐ Not operational (2) ☐ Miswired (2)
☐ Inoperative* ☐ No 240 outlet ☐ Not viewed* ☐ Not inspected*
☒ N/A ☐ No gas provided ☐ Unable to view*
☐ Dryer vents into attic* ☐ Dryer vents into crawl space*
☐ Damage on sink* ☐ Deterioration on sink* ☐ Sink is loose* ☐ Slow draining*
☐ Deterioration* ☐ Corrosion* ☐ Improper piping (2) ☐ Leaks (2)
☐ Deterioration* ☐ Corrosion* ☐ Faucet leaks (2) ☐ Hot/Cold reversed(4)

Comments:

Notice: Washing machines and dryers are not moved or during this inspection - condition of walls or flooring under these machines cannot be judged.* The inspector does not test dryers, washing machines, drains or supply valves.

56 Attic ☐ N/A☐ Full ☐ PartialRoof Frame: ☒ Truss ☐ Rafter Framing XCeiling Frame: ☒ Truss ☐ Joist Framing XHow Inspected: ☒ Entered☐ Access

Location: Master BR

☐ 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 Cellulose☐ No insulation*☐ Poor coverage*☐ Compressed* ☐ Wrong side up*

Approximate depth: 10 inches

☐ Insulation covers☐ Air/vapor retarder☐ N/A ☐ Installed☐ Vent pipeComments: Poor ventilation in attic**Ventilation** ☐ N/A☐ Appears serviceable at:☐ Exhaust fan ☐ Exhaust fanComments:

Notice: Determining the presence of asbestos or other hazardous materials is beyond the scope of this inspection.* Tenting a home for fumigation may cause damage to roofs-recommend reinspection for damage after tenting is completed*

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Page 14 **GARAGE**

Report # : Sample Report (actual)

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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* ☐

Comments: Floor settled/poor drainage noted

58 Firewall / Ceiling ☐ N/A ☐ Not fully visible* ☐ Does not appear fire rated (4) ☐

☒ Appears serviceable ☐ Moisture stains* ☐ Damage* ☐
☐ 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
☐ 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 2 ☐ 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: Added junction box tapped into dryer outlet, exposed wiring subject to damage, breaker too lg for wiring

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:

Page 15 KITCHEN

Report # : Sample Report (actual)

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

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:](#)

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:](#)

69 Range / Cooktop ☐ N/A # of ovens: ☐ 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 operational

[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 ☐ 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:](#)

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:](#)

Page 16 BATHROOMS

Report # : Sample Report (actual)

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

LOCATION: Bath A Master Bathroom B West Hall C East Hall D Lower Bathroom E

72 Toilet	<input type="checkbox"/> N/A	Appears serviceable	<input checked="" type="checkbox"/> A <input checked="" type="checkbox"/> B <input checked="" type="checkbox"/> C <input checked="" type="checkbox"/> D <input type="checkbox"/> 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 & Foreign material 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
<u>Comments:</u>			

73 Sink	<input type="checkbox"/> N/A	Appears serviceable	<input checked="" type="checkbox"/> A <input checked="" type="checkbox"/> B <input checked="" type="checkbox"/> C <input checked="" type="checkbox"/> D <input type="checkbox"/> E <input type="checkbox"/> Hot & cold water reversed*(4)
Sink cracked & damaged*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E		Corrosion & damaged under <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 checked="" type="checkbox"/> C <input checked="" type="checkbox"/> D <input type="checkbox"/> E		sink*
Sink faucet leaks*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E		Corrosion & damage at 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		Corrosion on supply valve <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 checked="" type="checkbox"/> C <input checked="" type="checkbox"/> D <input type="checkbox"/> E		below sink*
Slow draining*	<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
Rust / corroded drain line*	<input 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
Leaking drain line (2)	<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
Counter & cabinet			
Appears serviceable	<input checked="" type="checkbox"/> A <input checked="" type="checkbox"/> B <input checked="" type="checkbox"/> C <input checked="" type="checkbox"/> D <input type="checkbox"/> E		Damage&deterioration/cabinet* <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E
Deterioration to counter*	<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
Caulking needed at counter*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E		
<u>Comments:</u>			

74 Vent / Heat	<input type="checkbox"/> N/A	Appears serviceable	<input checked="" type="checkbox"/> A <input checked="" type="checkbox"/> B <input checked="" type="checkbox"/> C <input checked="" type="checkbox"/> D <input type="checkbox"/> E
<u>Comments:</u>			

75 Bathtub	<input type="checkbox"/> N/A	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 & deterioration 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 checked="" type="checkbox"/> C <input checked="" 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		Moisture damaged wall&floor (2)(3) <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		
Corrosion & damage at faucet*	<input type="checkbox"/> A <input 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
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		Drain stopper not operational* <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		Caulking needed tub to floor* <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E
<u>Comments:</u>			

76 Shower	<input type="checkbox"/> N/A	Appears serviceable	<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 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 checked="" type="checkbox"/> D <input type="checkbox"/> E
Grout&caulking needed at shower*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E		Cracked & broken 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 & floor (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 grout & 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
Leaking & dripping at shower head* (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
Enclosure appears serviceable	<input checked="" type="checkbox"/> A <input 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 checked="" type="checkbox"/> B <input type="checkbox"/> C <input checked="" 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 & damaged fixtures* <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E
Broken glass & 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
Caulking needed at doors & enclosure*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E		Corroded & damaged enclosure* <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E
<u>Comments:</u>			

Client:

Subject Property

Schedule Date : Saturday, January 2, 2010

Maricopa, AZ 85239

Picture 1

45662 W Mountain View Rd,
Maricopa, AZ 85239

Picture 2

Floor settled/poor drainage in
garage, Page 14.57 Floor

ADEPT HOME INSPECTION, INC

Client:

Subject Property

Schedule Date : Saturday, January 2, 2010

Maricopa, AZ 85239

Picture 3

Exposed wiring in garage,
Page 14.64 Electrical

Picture 4

Added junction box tapped
into dryer outlet in garage,
Page 14.64 Electrical

ADEPT HOME INSPECTION, INC

Client:

Subject Property

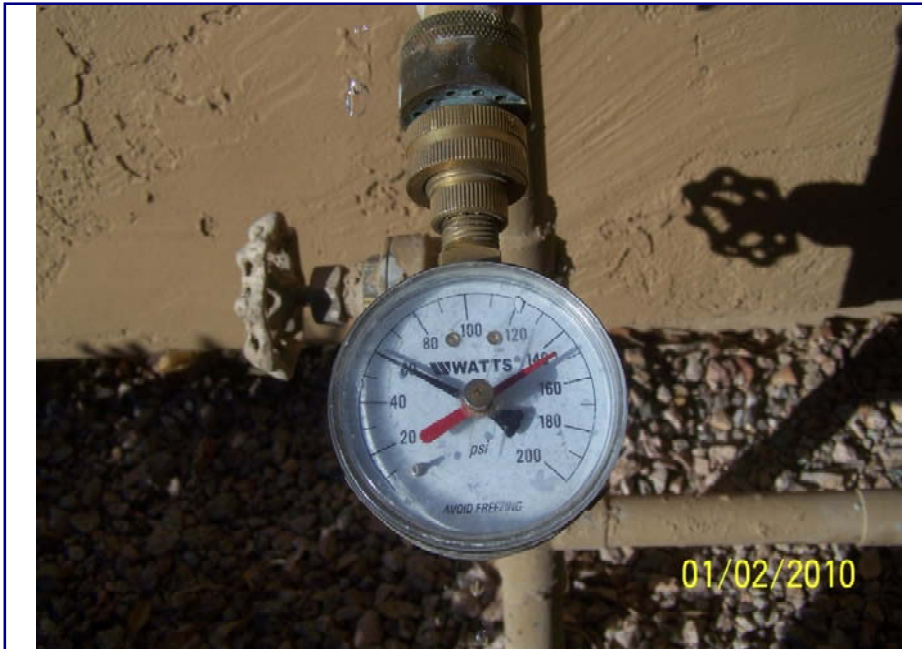
Schedule Date : Saturday, January 2, 2010

Maricopa, AZ 85239

Picture 5

Corrosion on pipes, Page 8.27
Water Heater

Picture 6

Water pressure 66 PSI, Page
8.23 Main Line

ADEPT HOME INSPECTION, INC

Client:

Subject Property

Schedule Date : Saturday, January 2, 2010

Maricopa, AZ 85239

Picture 7



Valve not operational, Page 8.23 Main Line

Picture 8



Gate latch needs adjustment, Page 4.7 Fences & Gates

ADEPT HOME INSPECTION, INC

Client:

Subject Property

Schedule Date : Saturday, January 2, 2010

Maricopa, AZ 85239

Picture 9



Gas meter off at time of inspection, Page 8.26 Fuel System

Picture 10



Loose tile at SE hip, Page 7.20 Main Roof

ADEPT HOME INSPECTION, INC

Client:

Subject Property

Schedule Date : Saturday, January 2, 2010

Maricopa, AZ 85239

Picture 11

Broken, cracked tile at W
gable, Page 7.20 Main Roof

Picture 12

AC unit not level, Page 10.38
Air Conditioning

ADEPT HOME INSPECTION, INC

Client:

Subject Property

Schedule Date : Saturday, January 2, 2010

Maricopa, AZ 85239

Picture 13



SE bedroom closet door won't latch, Page 12.46 Doors

Picture 14



Exposed wiring at family room, Page 11.44 Wiring Notes

ADEPT HOME INSPECTION, INC