



360-724-8180

Inspection reference: Sample

Confidential Inspection Report
123 Your Place
Anytown Wa. 98999

March 23, 2016



Prepared for:
Jack & Jane Sample

This report is the exclusive property of the inspection company and the client whose name appears herewith and its use by any unauthorized persons is prohibited.



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This summary page is not the entire report. The complete report may include additional information of interest or concern to you. It is strongly recommended that you promptly read the complete report. For information regarding the negotiability of any item in this report under the real estate purchase contract, contact your Washington state real estate agent or an attorney."

Tuesday, March 22, 2016

Jack & Jane Sample

Inspection Site

1234 Your Place Anytown USA

Dear Jack & Jane:

At your request, a visual inspection of the above referenced property was conducted on Monday, March 21, 2016. An earnest effort was made on your behalf to discover all visible defects, however, in the event of an oversight, maximum liability must be limited to the fee paid. The following is an opinion report, reflecting the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.

SUMMARY OF AREAS REQUIRING FURTHER EVALUATION

IMPORTANT: The Summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report. The entire Inspection Report, including the Standards of Practice, limitations and scope of Inspection, and Pre-Inspection Agreement must be carefully read to fully assess the findings of the inspection. This list is not intended to determine which items may need to be addressed per the contractual requirements of the sale of the property. Any areas of uncertainty regarding the contract should be clarified by consulting an attorney or real estate agent.

It is strongly recommended that you have appropriate licensed contractors evaluate each concern further and the entire system for additional concerns that may be outside our area of expertise or the scope of our inspection BEFORE the close of escrow. Please call our office for any clarifications or further questions.

Here is a list of major defects that need further evaluation or repair by appropriately Licensed Contractors.

EXTERIOR BUILDING/GROUNDS

Comments

A. Exterior Walls:

Typical caulking maintenance is recommended at the siding joints and screw/nail holes East in order to prevent moisture damage to the underlying wall surfaces.

B. Exterior Trim

Cracked caulking was observed at the exterior trim areas, suggest re-caulking these areas to prevent water penetration.

Areas of the window trim were rotted East. This may allow water damage to the underlying surfaces and can encourage wood destroying insect infestation. Correction by a qualified contractor is recommended.

E. Decks, Porch(s), Balconies

Wood, The wood surfaces on the deck would benefit from cleaning and applying a water sealer to protect and extend the life of the materials.

G. Exterior doors

The screens were torn or damaged at the rear exterior slider. Repair or replacement is recommended to help



prevent flying insects from entering the house.

ROOF SYSTEM

Comments

A. Surface Material

Asphalt Shingles, Moss and debris were noted on the roof shingles. This indicates that the roof is no longer properly shedding water and is remaining wet. Suggest cleaning the roof valleys, treating the roof for moss, and after the moss dies removing the dead moss. We do not recommend the use of power washers!

C. Gutters & Downspouts

The upper level downspouts are draining on the lower level roof, causing wear of the granular shingle covering. suggest installing downspout extensions to the lower level gutters, to prevent premature wear of the shingles.

GARAGE - CARPORT

Comments

C. Garage Interior

limited view: Portions of the Garage walls and floors were not inspected due to stored personal items blocking access. Stains or defects may be hidden behind these items and are excluded from this inspection. Recommend a careful review of these areas after the stored items have been removed.

INTERIOR ROOMS

Comments

D. Doors

The pantry interior door was damaged (split or holes). Repair or replacement is recommended.

BATHROOMS #2

Comments

F. Shower head

The shower head is leaking in the 2nd floor shared bathroom when the water is turned on . This could allow water infiltration into the wall cavity. Proper correction is recommended.

KITCHEN - APPLIANCES

Comments:

D. Faucet

The hot water pressure at the kitchen sink was lower than normal. This can be caused by a blockage from mineral build-up or other reasons. Further review by a qualified plumber is recommended.

Appliance 2

Refrigerator- The water valve servicing the refrigerator dispenser/icemaker appeared to be leaking when engaged. recommend further review and repair by a qualified contractor. (valve returned to close position after testing)

Appliance 6

Dryer- The clothes dryer vent was of a plastic or foil material that may be a fire hazard. Recommend replacement of the vent material with a proper type by a qualified appliance technician.

PLUMBING SYSTEM

Comments:

A. Water Pressure Flow

The water pressure appeared to be higher than acceptable. This may be due to a defective regulator or other reasons. Further evaluation by a licensed plumber is recommended.

HEATING - AIR CONDITIONING

Heating Unit 1



Comments

The flue is in contact with insulation in the attic. 1" clearance for B vents are needed for safety. Proper correction by a qualified heating contractor is recommended.

The heating equipment does not appear to have had recent maintenance. Heat exchanger defects may be hidden by dirt, soot or corrosion. Proper cleaning and further evaluation by a qualified heating contractor is recommended.

BASEMENT - CRAWLSPACE

Comments

B. Floors

Staining (apparently from moisture) was observed on the crawl space floor. The staining was DRY. Often this indicates that water may pool on the crawl space floor during seasonal rain conditions. Recommend monitoring the crawl space for standing water during heavy rain conditions.

J. Other

The concrete footings still have the cardboard forms attached to them, this is a conducive condition, and can attract wood destroying organisms. recommend removal by a qualified contractor.

ATTIC

Comments:

E. Other

The bathroom exhaust fan(s) appeared to vent into the attic space. This can trap excessive moisture in the attic space and can promote rotting and mold. Recommend all exhaust fans be ducted directly to the exterior.

Other minor items are also noted in the entire inspection report and should receive eventual attention, but do not affect the habitability of the house and the majority are the result of normal wear and tear.

Thank you for selecting our firm to do your pre-purchase home inspection. If you have any questions regarding the inspection report or the home, please feel free to call us.

Sincerely,

Brad Barbour Lic#1226
BNB Home Inspections



GENERAL INFORMATION

Client & Site Information:

Inspection Date: 3/21/2016 1:00 PM. Client: Jack & Jane Sample. Inspection Site: 1234 Your Place Anytown USA. People Present: Buyers agent, Purchaser.

Building Characteristics:

Estimated Age: 9 years. Building Style & Type: 1 family. Main Entry Faces: South.

Climatic Conditions:

Weather: Partly Cloudy. Soil Conditions: Damp. Outside Temperature (F): 40-50.

About Rated Items:

Items not found in this report are beyond the scope of this inspection and should not be considered inspected at this time. Please read the entire report for important details. Inspected items may be generally rated as follows:

Reviewed = All items in this category appear to be functioning normally at the time of the inspection. normal wear and tear may be present.

NA = Listed items in this section were not present at the time of inspection and therefore not inspected.

Comments = Items/areas in this category are subject to repair, minor maintenance, monitoring and/or further review and correction by a qualified contractor.

REPORT LIMITATIONS

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

Systems and conditions which are not within the scope of the inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general



estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

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

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association in accordance with its Construction Industry Arbitration Rules then obtaining, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

EXTERIOR BUILDING/GROUNDS

This inspection is not intended to address or include any geological conditions or site stability information. We do not comment on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person. However, cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement, but this can only be confirmed by a geological evaluation of the soil. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. We cannot determine drainage performance of the site or the condition of any underground piping, including subterranean drainage systems and municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. Any areas too low to enter or not accessible are excluded from the inspection. We do not evaluate any detached structures such as storage sheds and stables, nor mechanical or remotely controlled components such as driveway gates. We do not evaluate or move landscape components such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. Any such mention of these items is informational only and not to be construed as inspected.

A. Exterior Walls:

	Reviewed	N/A	Comments
Exterior walls: Siding types	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> Fiber Cement.
Exterior Trim	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Eaves, Soffits, Fascia	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Patios, Walkways	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Decks, Porch(s), Balconies	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Driveways	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Exterior doors	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Grading & Drainage	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vegetation (Trees, shrubs and or vines affecting building)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments

A. Exterior Walls:

Typical caulking maintenance is recommended at the siding joints and screw/nail holes East in order to prevent moisture damage to the underlying wall surfaces.



B. Exterior Trim

Cracked caulking was observed at the exterior trim areas, suggest re-caulking these areas to prevent water penetration.

Areas of the window trim were rotted East. This may allow water damage to the underlying surfaces and can encourage wood destroying insect infestation. Correction by a qualified contractor is recommended.



paint/caulk needed front column trim



decayed window trim east

E. Decks, Porch(s), Balconies

Wood, The wood surfaces on the deck would benefit from cleaning and applying a water sealer to protect and extend the life of the materials.



clean & seal

G. Exterior doors

The screens were torn or damaged at the rear exterior slider. Repair or replacement is recommended to help prevent flying insects from entering the house.



screen damaged/ripped

ROOF SYSTEM

Although not required to, we generally attempt to evaluate various roof types by walking on their surfaces. If we are unable or unwilling to do this for any reason, we will indicate the method used to evaluate them. Every roof will wear differently relative to its age, number of layers, quality of material, method of application, exposure to weather conditions, and the regularity of its maintenance. We can only offer an opinion of the general quality and condition of the roofing material.

The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. The waterproof membrane beneath roofing materials is generally concealed and cannot be examined without removing the roof material. Although roof condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. Even water stains on ceilings or on framing within attics will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. We evaluate every roof conscientiously, and even attempt to approximate its age, but we will not predict its remaining life expectancy, or guarantee that it will not leak. Naturally, the sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your home insurance policy, or that you obtain a roof certification from an established local roofing company. We do not inspect attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

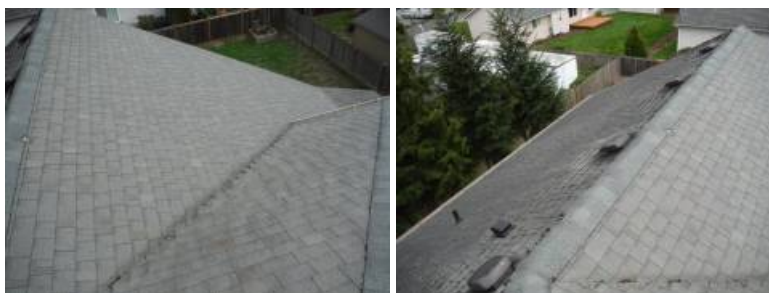
Style: Gable.
 Roof Access: Walked on roof.
 Estimated Age (Range in Years) 10.
 Number of layers visible 1
 Surface Material (s) Type Asphalt.

	Reviewed	N/A	Comments
Flashing & Plumbing vents	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gutters & Downspouts	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Ventilation (Visible Condition)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chimneys & Caps	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Skylights	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Comments

A. Surface Material

Asphalt Shingles, Moss and debris were noted on the roof shingles. This indicates that the roof is no longer properly shedding water and is remaining wet. Suggest cleaning the roof valleys, treating the roof for moss, and after the moss dies removing the dead moss. We do not recommend the use of power washers!



C. Gutters & Downspouts



moss on roof north

The upper level downspouts are draining on the lower level roof, causing wear of the granular shingle covering. suggest installing downspout extensions to the lower level gutters, to prevent premature wear of the shingles.



pre-mature wear

GARAGE - CARPORT

Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas. Garage door openings are not standard, so you may wish to measure the opening to ensure that there is sufficient clearance to accommodate your vehicles. It is not uncommon for moisture to penetrate garages, particularly with slabs on-grade construction, and this may be apparent in the form of efflorescence or salt crystal formations on the concrete. You may want to have any living space above the garage evaluated further by a structural engineer, as it may be seismically vulnerable.

Type	Attached.			Comments
	Reviewed	N/A	Comments	
Garage Exterior-Siding type(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Same as house (see exterior building/grounds section)
Roof Surface Materials	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Garage Interior	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Automotive doors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Automotive Openers	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Service Doors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Floor Foundation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Comments

C. Garage Interior

limited view: Portions of the Garage walls and floors were not inspected due to stored personal items blocking access. Stains or defects may be hidden behind these items and are excluded from this inspection. Recommend a careful review of these areas after the stored items have been removed.



INTERIOR ROOMS

Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and the testing of a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, move furnishings or possessions, lift carpets or rugs, empty closets or cabinets, nor comment on cosmetic deficiencies. We may not comment on cracks that appear around windows and doors, along lines of framing members or along seams of drywall and plasterboard. These are typically caused by minor movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist. Floor covering damage or stains may be hidden by furniture, and the condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage. Testing, identifying, or identifying the source of environmental pollutants or odors (including but not limited to lead, mold, allergens, odors from household pets and cigarette smoke) is beyond the scope of our service, but can become equally contentious or difficult to eradicate. We recommend you carefully determine and schedule whatever remedial services may be deemed advisable or necessary before the close of escrow.

<i>Rooms</i>	General.		
<i>Location</i>	Throughout.		
<i>Water stains or damage</i>	No.		
	Reviewed	N/A	Comments
<i>Ceilings</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Walls</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Windows</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Doors</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>Floors</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Stairways/railings</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Permanent heat source in each habitable room</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Fireplace/Solid fuel burning stoves</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments

D. Doors The pantry interior door was damaged (split or holes). Repair or replacement is recommended.



damaged door



BATHROOMS

In accordance with industry standards of practice, we do not comment on common cosmetic deficiencies, and do not evaluate window treatments, steam showers, and saunas. More importantly, we do not leak-test shower pans, which is usually the responsibility of a termite inspector. However, because of the possibility of water damage, most termite inspectors will not leak-test second floor shower pans without the written consent of the owners or occupants.

Our inspection of interior areas includes the visually accessible areas of walls, floors, cabinets and closets, and a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, nor move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on common cosmetic deficiencies.

Location	1st floor guest.		
	Reviewed	N/A	Comments
Bathtub (includes Wall/Tile)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Tub Drain	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Tub Faucet	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Shower includes wall tile	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Shower drain	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Shower head	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sink/Vanity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sink drain	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sink Faucet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Toilet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Venting	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Floor	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

BATHROOMS #2

In accordance with industry standards of practice, we do not comment on common cosmetic deficiencies, and do not evaluate window treatments, steam showers, and saunas. More importantly, we do we leak-test shower pans, which is usually the responsibility of a termite inspector. However, because of the possibility of water damage, most termite inspectors will not leak-test second floor shower pans without the written consent of the owners or occupants.

Our inspection of interior areas includes the visually accessible areas of walls, floors, cabinets and closets, and a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, nor move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on common cosmetic deficiencies.

Location	2nd floor shared.		
	Reviewed	N/A	Comments
Bathtub (includes Wall/Tile)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tub Drain	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tub Faucet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Shower includes wall tile	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Shower drain	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Shower head	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sink/Vanity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sink drain	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sink Faucet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Toilet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Venting	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Floor	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments

F. Shower head

The shower head is leaking in the 2nd floor shared bathroom when the water is turned on . This could allow water infiltration into the wall cavity. Proper correction is recommended.





BATHROOMS #3

In accordance with industry standards of practice, we do not comment on common cosmetic deficiencies, and do not evaluate window treatments, steam showers, and saunas. More importantly, we do not leak-test shower pans, which is usually the responsibility of a termite inspector. However, because of the possibility of water damage, most termite inspectors will not leak-test second floor shower pans without the written consent of the owners or occupants.

Our inspection of interior areas includes the visually accessible areas of walls, floors, cabinets and closets, and a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, nor move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on common cosmetic deficiencies.

<i>Location</i>	<i>2nd floor master.</i>		
	<i>Reviewed</i>	<i>N/A</i>	<i>Comments</i>
<i>Bathtub (includes Wall/Tile)</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Tub Drain</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Tub Faucet</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Shower includes wall tile</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Shower drain</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Shower head</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Sink/Vanity</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Sink drain</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Sink Faucet</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Toilet</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Venting</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Floor</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

KITCHEN - APPLIANCES

We may test kitchen appliances for basic functionality, but cannot evaluate them for their performance nor for the variety of their settings or cycles. Appliances older than ten years may exhibit decreased efficiency. Even if general comments are made, these items are not inspected: free-standing appliances, refrigerators, freezers, ice makers, trash-compactors, built-in toasters, coffee-makers, can-openers, blenders, instant hot-water dispensers, water-purifiers, barbecues, grills, or rotisseries, timers, clocks, thermostats, the self-cleaning and cooking capability of ovens, and concealed or countertop lighting, which is convenient but often installed after the initial construction and not wired to national electrical standards. These items should be considered outside the scope of the inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing.

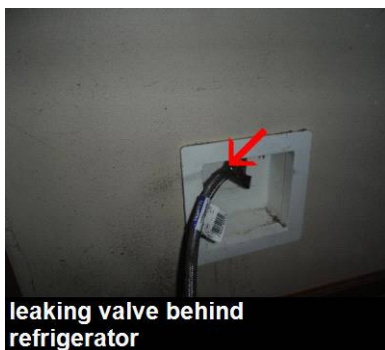
	Reviewed	N/A	Comments
Ventilation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sink	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sink Drain	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Faucet	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Countertops	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Cabinets	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Floor	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Appliance 1	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Appliance 2	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Appliance 3	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Appliance 4	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Appliance 5	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Appliance 6	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Range.
Refrigerator.
Microwave.
Dishwasher.
Garbage disposal.
Dryer.

Comments:

D. Faucet The hot water pressure at the kitchen sink was lower than normal. This can be caused by a blockage from mineral build-up or other reasons. Further review by a qualified plumber is recommended.

Appliance 2 Refrigerator- The water valve servicing the refrigerator dispenser/icemaker appeared to be leaking when engaged. recommend further review and repair by a qualified contractor. (valve returned to close position after testing)



Appliance 6 Dryer- The clothes dryer vent was of a plastic or foil material that may be a fire hazard. Recommend replacement of the vent material with a proper type by a qualified appliance technician.





PLUMBING SYSTEM

Water quality or hazardous materials (lead) testing is available from local testing labs, and not included in this inspection. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection, nor can the presence of mineral build-up that may gradually restrict their inner diameter and reduce water volume. Plumbing components such as gas pipes, potable water pipes, drain and vent pipes, and shut-off valves are not generally tested if not in daily use. The inspector cannot state the effectiveness or operation of any anti-siphon devices, automatic safety controls, water conditioning equipment, fire and lawn sprinkler systems, on-site water quality and quantity, on-site waste disposal systems, foundation irrigation systems, spa and swimming pool equipment, solar water heating equipment, or observe the system for proper sizing, design, or use of materials.

The water pressure within pipes is commonly confused with water volume, but whereas high water volume is good high water pressure is not. Therefore a regulator is recommended whenever street pressure exceeds 80 psi. However, regardless of pressure, leaks will occur in any system, and particularly in one with older galvanized pipes, or one in which the regulator fails and high pressure begins to stress washers and diaphragms within various components.

Waste and drainpipes pipe condition is usually directly related to their age. Older ones are subject to damage through decay and root movement, whereas the more modern ABS ones are virtually impervious to damage, although some rare batches have been alleged to be defective. Older homes with galvanized or cast iron supply or waste lines can be obstructed and barely working during an inspection but later fail under heavy use. If the water is turned off or not used for periods of time (such as a vacant house waiting for closing), rust or deposits within the piping can further clog the piping system. However, inasmuch as significant portions of drainpipes are concealed, we can only infer their condition by observing the draw at drains at the time of inspection. Nonetheless, blockages will still occur in the life of any system.

Water Main Shut-Off Location Garage.

	Reviewed	N/A	Comments
Water Pressure/Flow	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> 88 psi. (40-80 normal)
Water Piping Materials	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Cross-Linked Polyethylene (PEX)

See Bathrooms section of report for information about plumbing and fixtures in those areas.

Drain & Vent Piping	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Acrylonitrile-Butadiene-Styrene (ABS)
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The temperature pressure relief valve at the upper portion of the water heater is a required safety valve which should be connected to a drain line of proper size terminating just above floor elevation. If no drain is located in the floor a catch pan should be installed with a drain extending to a safe location. The steam caused by a blow-off can cause scalding. Improper installations should be corrected.

Water Heater #1	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Size 50 gal. Type, Gas, Estimated Age 9. 115f at tap (120 optimal)
Fuel Supply Piping & Storage	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Type: Natural Gas Main Shut-off location: Exterior.

Comments:

A. Water Pressure Flow The water pressure appeared to be higher than acceptable. This may be due to a defective regulator or other reasons. Further evaluation by a licensed plumber is recommended.

D. Water Heater



F. Fuel Supply Piping & Storage



ELECTRICAL

We are not electricians and in accordance with the standards of practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, every electrical deficiency or recommended upgrade should be regarded as a latent hazard that should be serviced as soon as possible, along with evaluation and certification of the entire system as safe by a licensed contractor. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed before the close of escrow, because an electrician could reveal additional deficiencies or recommend additional upgrades for which we disclaim any responsibility. Any electrical repairs or upgrades should be made by a licensed electrician. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Smoke Alarms should be installed within 15 feet of all bedroom doors, and tested regularly.

Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. The inspector is not required to insert any tool, probe, or testing device inside the panels, test or operate any over-current device except for ground fault interrupters, nor dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels. Any ancillary wiring or system that is not part of the primary electrical distribution system is not part of this inspection but may be mentioned for informational purposes only, including but not limited to low voltage systems, security system devices, heat detectors, carbon monoxide detectors, telephone, security, cable TV, intercoms, and built in vacuum equipment.

	Reviewed	N/A	Comments
Main Service	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Underground.
Service Entrance Cables	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Amps: 200, Voltage: 120 Wiring types: Aluminum.
Main Service Panel	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Location: Garage Overcurrent Protection devices: breakers.
Sub Panel(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Branch Circuit Wiring	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Conductor Material(s):Copper Wiring Type(s):Romex.
Receptacles/Outlets	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Light Fixtures	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Ground/Arc Fault Circuit Interrupters	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Smoke Detectors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

Comments:

C. Main Service Panel



HEATING - AIR CONDITIONING

The inspector can only readily open access panels provided by the manufacturer or installer for routine homeowner maintenance, and will not operate components when weather conditions or other circumstances apply that may cause equipment damage. The inspector does not light pilot lights or ignite or extinguish solid fuel fires, nor are safety devices tested by the inspector. The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, or inspect concealed portions of evaporator and condensing coils, heat exchanger or firebox, electronic air filters, humidifiers and de-humidifiers, ducts and in-line duct motors or dampers, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. We perform a conscientious evaluation of the system, but we are not specialists.

Please note that even modern heating systems can produce carbon monoxide, which in a poorly ventilated room can result in sickness and even death. Therefore, it is essential that any recommendations we make for service or further evaluation be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form or warranty or guarantee. Normal service and maintenance is recommended on a yearly basis. Determining the presence of asbestos materials commonly used in heating systems can ONLY be performed by laboratory testing and is beyond the scope of this inspection. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy.

Heating Unit 1

Brand

Weather King.



type

forced air.

BTU Input

50,000.

Fuel

Gas.

Est. Age in years

9

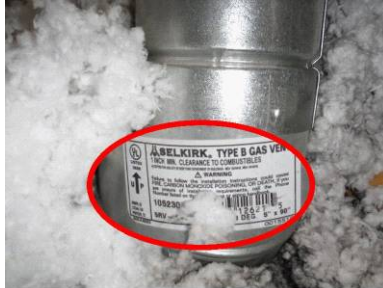
Rating

Comments.

Comments

The flue is in contact with insulation in the attic. 1" clearance for B vents are needed for safety. Proper correction by a qualified heating contractor is recommended.

The heating equipment does not appear to have had recent maintenance. Heat exchanger defects may be hidden by dirt, soot or corrosion. Proper cleaning and further evaluation by a qualified heating contractor is recommended.



poor clearance furnace flue in attic

	Reviewed	N/A	Comments
Ductwork	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

BASEMENT - CRAWLSPACE

While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. During the course of the inspection, the inspector does not enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely affect the health of the inspector or other persons.

Type:	Crawlspace.			
	Reviewed	N/A	Comments	
Floors	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Crawlspace: Dirt.
Columns (Inspected only where visible)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Wood.
Beams (Inspected only where visible)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Wood.
Floor Joists (Inspected only where visible)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Wood Joists.
Subflooring (Inspected only where visible)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Oriented Strand Board (OSB)
Foundation Walls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Concrete.
Foundation Ventilation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Vents.
Other	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Comments

B. Floors

Staining (apparently from moisture) was observed on the crawl space floor. The staining was DRY. Often this indicates that water may pool on the crawl space floor during seasonal rain conditions. Recommend monitoring the crawl space for standing water during heavy rain conditions.



G. Foundation Walls



J. Other

The concrete footings still have the cardboard forms attached to them, this is a conducive condition, and can attract wood destroying organisms. recommend removal by a qualified contractor.



Comments:

C. Columns



D. Beams



E. Floor Joists



F. Subflooring





ATTIC

In accordance with our standards, we do not attempt to enter attics that have less than thirty-six inches of headroom, are restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we would inspect them as best we can from the access point. In regard to evaluating the type and amount of insulation on the attic floor, we use only generic terms and approximate measurements, and do not sample or test the material for specific identification. Also, we do not disturb or move any portion of it, and it may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, and other components.

Method of Observation

Bedroom Closet.

Access/Visibility

Attic space(s) not fully walked due to blown-in insulation.

	Reviewed	N/A	Comments
Venting of Attic	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Insulation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Type: Fiberglass Depth in inches: 14.
Roof Framing	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Prefabricated trusses.
Roof Sheathing	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Oriented Strand Board (OSB)
Other	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Comments

B. Insulation



Comments:

C. Roof Framing



D. Roof Sheathing



E. Other

The bathroom exhaust fan(s) appeared to vent into the attic space. This can trap



Inspection: Sample Address: 123 Your Place

excessive moisture in the attic space and can promote rotting and mold. Recommend all exhaust fans be ducted directly to the exterior.

