

Deck(s) Location: **Right Side**General Condition Is: **Poor**Type of Surface: **Wood**Sub-Structure Support: **Pier & Post**Piers fully Bearing: **Yes**
☒ **C** Railing Balusters/Step Rise openings exceeds 4" which may present a HAZARD to infants/children.

☒ **C** Loose railings/posts noted at: **Right side steps**
☐ **NOTE:** Uplifting of deck or expansion material/uneven surfaces may present a tripping HAZARD.

☐ Earth to Wood contact noted at decks, (a common condition which may moderately accelerate deterioration).
Stairs: Riser/Tread Ratios: **Good**
☐ Uneven step height and/or tread ratio may present a tripping HAZARD.

☒ **C** Graspable Handrail(s) Not Installed-Potential Hazard
Remarks:

Openings between the step rises exceed 4 " recommended maximum. Step openings are insufficient for infants & toddlers. Recommend upgrading the step rise openings to a 4" maximum. Deterioration is noted to the deck & deck steps railings & posts material. Loose balusters are noted. Bottom steps railing is detached from the posts. Deck steps hand rails are not continuous graspable from top to bottom - hazard. Fungus & deterioration is noted to the framing under the decking.

Balconies Location: **Left rear**General Condition Is: **Fair**Type of Surface: **Wood**Sub-Structure Support: **Pier & Post**Piers fully Bearing: **Yes**
☐ Spacing of Railing Balusters exceeds 4" which may present a HAZARD to infants/children.

☐ Loose railings/posts noted at:

☐ **NOTE:** Uplifting of deck or expansion material/uneven surfaces may present a tripping HAZARD.
Stairs: Riser/Tread Ratios: **N/A**
☐ Uneven step height and/or tread ratio may present a tripping HAZARD.
Remarks:

Deterioration is noted to the balcony deck railings & posts material.

Shed(s) Location: **N/A**

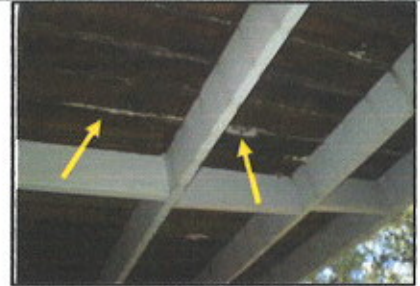
Miscellaneous Structures/Sheds:

Remarks:

Bottom steps railing is detached from the post.



Deterioration is noted to the deck & deck steps railings & posts material.



Fungus & deterioration is noted to the framing under the decking.

General Condition Is: **Fair-Poor**

Approximate remaining life with proper maintenance.....

5

to 7 years

No leaks apparent at this time.....

c

Evidence of leaks noted = (see Remarks below)

Estimate Life is based on maintenance and/or repairs of the conditions noted. Opinions stated herein concerning the roof are in regard to the general condition of the roof surface as evidenced by a visual inspection and does not constitute an opinion or warranty as to whether the roof leaks or may be subject to future leakage. Roofs are not water tested for leaks. We recommend roofing to be reviewed & certified by a licensed roofing contractor prior to close of escrow.

Number of layers of roofing is at least:

1

Roof pitch may be inadequate for the roofing materials used.

Roof Type: **Hip, Pointed**Type Roofing Material: **Tab Composition**Pitch: **Mixed**

Roofing materials noted with the following conditions:

☐ Rotted **c** ☐ Lifting **c** ☐ Loose **c** ☐ Deteriorated **c** ☐ Missing **c** ☐ Damaged
☐ Torn/Split ☐ Cracked/Chipped ☐ Rustled through

☐ In some cases the tar paper below is showing through roofing material.☐ In some places water ponds on the roof surface.Roof deflection noted appears: ☐ Cosmetic ☐ Structural☐ Vegetation overhangs the roof which may cause early deterioration of the roofing surface, recommend trimming.Evidence of routine roof maintenance: **No**Plumbing vents noted: **Yes**Skylights: **Yes**Heat reflective: **Partial**Antenna/Dish: **Is Secure**Roof metal/ Flashings: **Fair**Attic vents noted: **Yes**

Eave

☐ Gable

Roof

☐ Turbine VentsAttic Ventilation: **Adequate**

Note: If turbine vents are used they should be covered in winter to prevent excess moisture entry to attic space.

ROOF-INSPECTED FROM: **Walking on roof surface**

Patio Roof Covers: and/or flat roofs are not included in the data listed above.

Remarks:

Roofing shingles are reaching their expected life. Shingles minerals are worn. Loose & missing shingles are noted. Staining/water entry is noted into the attic at the upper plumbing vent pipe roof penetration. Patching/sealants are noted at the upper plumbing vent pipe on the roof. Recommend annual check & replacement of any cracked/ worn weather collars on plumbing vent pipes. Recommend keeping debris/moss cleared from the roof surfaces. Debris/moss build-up may collect & back up water under shingles & flashing. Loose vent screen at the cupola over the garage may allow animal entry into the garage attic. Master bedroom skylight cover is cracked.



Roofing shingles are reaching their expected life.



Loose & missing shingles are noted.



Staining/water entry is noted at the upper plumbing vent pipe roof penetration.



Master bedroom skylight cover is cracked.

Gutter Condition: Poor	Use of Gutters: Good	Debris noted in gutters: No
Scupper Condition: N/A	Use of Scuppers:	Debris noted at scuppers:
Downspout Condition: Good	Use of Downspouts: Good	Rust noted in gutters: Yes
Evidence of leaks on: Gutter(s)		Drain Line Extensions: Yes

Use of splash blocks and/or drainage systems are recommended to divert water away from home.

Scuppers are used on low pitch roofs for draining water from roof (gutters are not used).

Remarks:

Rusting is noted to the gutter material. Leaking is noted at multiple gutter joints.

Chimney(s)

Chimney #1 Location: **Front of home**

Exterior condition: **Good** Type construction: **Metal**

☐ Chimney flue: **Metal-Lined**

☐ Cap or spark arrestor: **Yes**

☐ Chimney should be inspected for cleanliness

Remarks:

Chimney Inspection is Visual Only - Chimneys & Flues Are Not Scoped

Chimney #2 Location: **N/A**

Exterior condition: Type construction:

☐ Chimney flue:

☐ Cap or spark arrestor:

☐ Chimney should be inspected for cleanliness

Remarks:

Chimney Inspection is Visual Only - Chimneys & Flues Are Not Scoped

Chimney #3 Location: **N/A**

Exterior condition: Type construction:

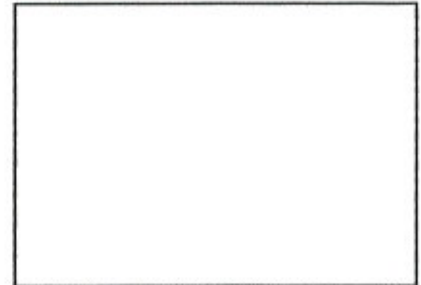
☐ Chimney flue:

☐ Cap or spark arrestor:

☐ Chimney should be inspected for cleanliness

Remarks:

Chimney Inspection is Visual Only - Chimneys & Flues Are Not Scoped



Rusting/leaking is noted at multiple gutter joints.

Garage/Carport

☒ Settling cracks noted
☐ biological/organic growth noted
 General Condition Is: **Fair** Type: **Garage-Attached** Size: **2-car**
☒ Fire wall between garage and house: **Yes** ☒ Holes and/or penetrations through fire wall should be sealed.
☒ Solid core door to house: **Yes** Self closing device: **Yes-Functioning**
☒ Electrical wiring protected on walls to 7 ft.: **Yes** Garage outlets at least 18" off floor: **UTD**
☒ Outlets protected by GFCI: **Yes** ☐ Potential Hazard (outlets are not GFCI protected)
☒ Windows: **Fair** Type: **Fixed**
☒ Sink: **N/A** Type:
☒ Faucet Operating Condition: **N/A**
☒ Side/back garage door: **UTD** Lighting Functions: **Yes**
☒ Limited access to garage ☐ Garage attic not intended for storage
☐ Evidence of moisture entry (see remarks)
 Remarks: ☒ Unable to check all electrical outlets (in-use or not accessible)

Garage access & access to the side entry man door was limited/blocked by storage & personal property. GFCI protection is noted for the accessible garage outlets. GFCI reset for the accessible garage outlets is located at the right wall front outlet. Attic access opening in the garage ceiling reduces the garage to house fire protection. Garage & house attics are not separated. Recommend sealing the opening or securing a fire rated access panel. Loose vent screen at the roof cupola over the garage may allow animal entry into the garage attic.

Garage Door(s)

Remote control devices are not tested.

Note: Openers with electric eye or door edge sensors are now available which can be retrofitted for safety.

Garage Door **Main** Size: **2-car**
 General Condition Is: **Fair** Construction: **Metal** Type: **Roll-up**
 Operation: **Automatic** Auto Reverse functions: **Yes**
☐ Recommend adjustment of auto reverse function.
☐ Safety Spring Retainers: **Yes**

Remarks: Photo-eye automatic reverse sensors are not installed. Recommend upgrading to a garage door opener with photo-eye automatic reverse sensors.

Garage Door **N/A** Size:
 General Condition Is:
 Operation: Construction: Type:
 Auto Reverse functions:
☐ Recommend adjustment of auto reverse function.
☐ Safety Spring Retainers:

Remarks:



Limited garage access was noted.



Attic access opening in the garage ceiling reduces the garage to house fire protection.



Loose vent screen at the roof cupola over the garage may allow animal entry into the garage attic.

Room

☐ Settling cracks noted
 ☐ biological/organic growth noted
 Wall Finish: **Good** Type: **Paint**
 Flooring: **Poor** Type: **Carpet**
 Window(s): **Good** Type: **Slider/Fixed** Screens: **Good**
 Door(s): **Good** Type: **Single** Screens: **N/A**
 Ceiling Fan: **Functioning** Ceiling/Wall Light: **Functioning**



Unable to check all electrical outlets (in-use or not accessible)

Heating /Cooling Device: **HVAC Duct**

Remarks:

Carpet is stained (noted throughout).

Fireplace/Stove

Type Fireplace: **Free Standing gas stove**

Fire box: **Good** Damper: **N/A**

Gas Log: **Yes** ☐ Damper not permanently secured open-Potential Hazard

Gas Lighter: **Yes** ☐ Gas Shut-off valve: **Yes**

Chimney Clean: **Unknown** Evidence of smoke: **No**

☐ Chimney should be inspected for cleanliness

Hearth Extension: **Fair-Adequate** ☐ Inadequate, (Less than Typical Min. of 16") Potential Hazard

Remarks:

Gas fireplace was turned on manually by the switch on the front of the stove.

Wet Bar **N/A**

Located In:

Cabinets:

Countertop:

Sink:

Faucet Operation:

☐ Plumbing Leaks:

Remarks:

Friction Catches on Cabinets:

Type:

Type:

☐ GFCI outlet near sink:

☐ Unable to check all electrical outlets (in-use or not accessible)



Living room



Gas fireplace was turned on manually by the switch on the front of the stove.

Room

☐ Settling cracks noted
 ☐ biological/organic growth noted
 Wall Finish: **Good** Type: **Paint**
 Flooring: **Poor** Type: **Carpet**
 Window(s): **Good** Type: **Slider** Screens: **Good**
 Door(s): **NA** Type: Screens:
 Ceiling Fan: **No** Ceiling/Wall Light: **Functioning**



Unable to check all electrical outlets (in-use or not accessible)

Heating /Cooling Device: **HVAC Duct**

Remarks:

Fireplace/Stove **N/A**

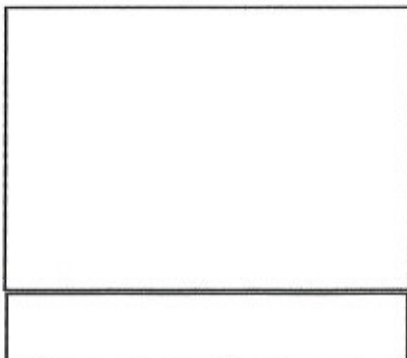
Type Fireplace:
 Fire box: Damper: ☐ Damper not permanently secured open-Potential Hazard
 Gas Log: ☐ Gas Shut-off valve:
 Gas Lighter:
 Chimney Clean: Evidence of smoke:
☐ Chimney should be inspected for cleanliness
 Hearth Extension: ☐ Inadequate, (Less than Typical Min. of 16") Potential Hazard

Remarks:

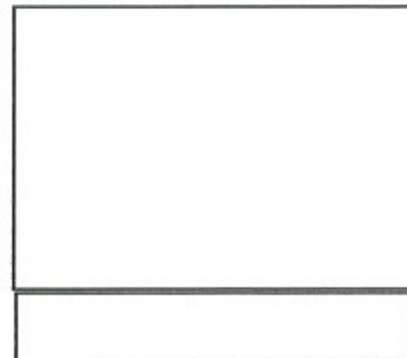
Wet Bar **N/A**

Located In:
 Cabinets: Friction Catches on Cabinets:
 Countertop: Type:
 Sink: Type:
 Faucet Operation: ☐ GFCI outlet near sink:
☐ Plumbing Leaks:

Remarks:

☐ Unable to check all electrical outlets (in-use or not accessible)

Lower sitting area



Entry Foyer

☐ See Notes at Living Room ☐ Settling cracks noted
 Wall Finish: **Good** Type: **Paint**
 Flooring: **Good** Type: **Vinyl/Linoleum**
 Window(s): **Good** Type: **Fixed** Screens: **N/A**
 Door(s): **Good** Type: **Front Door Single** Screens: **N/A**
 Closets/Cabinets: **NA**
 Ceiling Light: **Functioning** Ceiling Fan: **N/A**

Remarks: ☐ Unable to check all electrical outlets (in-use or not accessible)

Hallways

☐ Settling cracks noted ☐ Biological/organic growth noted
 Wall Finish: **Good** Type: **Paint**
 Flooring: **Fair-Poor** Type: **Carpet, Vinyl/Linoleum**
 Window(s): **NA** Type: Screens:
 Door(s): **Good** Type: **Singles**
 Closets/Cabinets: **Fair**
 Ceiling/Wall Light: **Functioning** Ceiling Fan: **N/A**

Remarks: ☐ Unable to check all electrical outlets (in-use or not accessible)

CO detectors are not installed in the lower bedrooms hallway & for the upper floor. Smoke alarms are missing for the bedrooms.

Stairways/Landings (Interior)

☐ Settling cracks noted ☐ Biological/organic growth noted
 Riser/Tread Ratios: **Good** Head Clearance: **Fair**
 Railing: **Sturdy/Spacing: Good** Stair Covering: **Carpet**
 Spacing of Railing Balusters/Step Rises exceeds 4" which may present a HAZARD to infants/children.
☐ Loose railings/posts noted ☐ Potential HAZARD
 Window(s): **Good** Type: **Fixed** Screens: **N/A**

Remarks: ☐ Unable to check all electrical outlets (in-use or not accessible)

Low head clearance is noted at the bottom of the stairs.

Other Items

Recommend a qualified alarm company test security and fire systems.

Central Vacuum: **Functioning** Water Softener: **Do Not Test**
 Intercom: **Did Not Test** Security System: **Do Not Test**
 Lighting: **Appears Adequate** Storage Space: **Appears Adequate**

Remarks:

Central vacuum was turned on at the canister & wall receptacles. Attachments & coverage are not tested. Water softeners/systems are not tested. Security/fire systems are not inspected or tested.



CO detector is missing for the lower floor/bedrooms.



CO detector is missing for the upper floor/bedroom.



Low head clearance is noted at the bottom of the stairs.

Kitchen

☐ With Eating Area ☐ Settling cracks noted ☐ biological/organic growth noted

Wall Finish: **Good** Type: **Paint**

Flooring: **Good** Type: **Vinyl/Linoleum**

Window Condition: **Good** Type: **Slider** Screens: **Good**

Door(s): **NA** Type: Screens:

Ceiling/Wall Light: **Functioning** Ceiling Fan: **N/A**

Cabinets: **Good** Cabinet Hardware: **Good** Friction Catches on Cabinets: **Yes**

Countertop: **Good** Type: **Stone**

Sink: **Good** Type: **Stainless Steel** Size: **Double**

Faucet Operation: **Good-Fair** ☐ GFCI outlet near sink: **Yes**

Garbage Disposal Function: **Functioning** ☐ Unable to check all electrical outlets (in-use or not accessible)

Dishwasher: **Functioning** Anti-siphon device for dishwasher: **Yes**

Dishwasher is checked for ability to fill and drain only.

Trash Compactor: **N/A**Exhaust Fan: **Functioning**Type: **Overhead**

☐ Gas stove installed with recirculating or no exhaust fan. If not present, an exhaust shall be installed. Gas stoves exhausts shall be discharged to the building exterior.

Built-in Microwave: **Functioning**☐ Leakage exceeds 5mw/cm2Stove (range): **Fair**Type: **Electric**Oven: **Good-Fair**Type: **Electric**Self Cleaning: **Yes-Did Not test**

Evaluations such as calibration/ operation of timers, clocks, heat settings, thermostat accuracy, temperature probes are beyond this report

Refrigerator space:

34 " Wide

70 " High

24 " Deep

Refrigerator space = (typical minimums 36"x72"x24") Refrigerator ice maker supply, supply valve, & supply line are not tested.

☐ Plumbing leaks: **Evidence of Past Leaks**

Remarks:

Heating /Cooling Device: **HVAC Duct**

An outlet is missing for the end of the peninsula cabinet. Stove right rear burner did not heat. Anti-tip bracket is not installed for the oven/ stove - recommend correction. Water noted discharging out of the dishwasher air gap device on the sink indicates debris in the dishwasher drain line hose. Dishwasher is loose, not secured to the cabinet. Evidence of a previous leak & repair is noted on the sink drain line.

Dining Area

☐ With Eating Area ☐ Settling cracks noted ☐ biological/organic growth noted

Wall Finish: **Good** Type: **Paint**

Flooring: **Poor** Type: **Carpet**

Window(s): **NA** Type: Screens:

Door(s): **Good** Type: **Sliding Glass** Screens: **Good**

Ceiling/Wall Light: **Functioning** Ceiling Fan: **N/A**

☐ Unable to check all electrical outlets (in-use or not accessible)

Remarks: Heating /Cooling Device: **HVAC Duct**



Stove right rear burner did not heat.



Anti-tip bracket is not installed for the oven/ stove.



Water noted discharging out of the air gap device indicates debris in the dishwasher drain line hose.

Laundry

Location: **Separate Rm**☐ Settling cracks noted☐ biological/organic growth notedWall Finish: **Good**Type: **Paint**Flooring: **Fair-Poor**Type: **Vinyl/Linoleum**Window(s): **Good**Type: **Slider**Screens: **Good**Door(s): **Fair-Poor**Type: **Single**Screens: **N/A**Ceiling/Wall Light: **Functioning**Exhaust Fan: **N/A**Heating /Cooling Device: **HVAC Duct**Ironing Outlet: **Functioning**Cabinets: **Good**Cabinet Hardware: **NA**Countertop: **NA**

Type:

Sink: **Fair**Type: **Fiberglass**Size: **Single**Faucet Operation: **Good**☒ GFCI outlet near sink: **No-Potential Hazard**Dryer Source: **Electric**Vented to outside: **Yes****Washing Machine water valves and drains / standpipe are not tested for flow or operation****Although 3-prong cords/plugs were standard, electric dryers now have 4-prong cords requiring a 4-prong 220 outlet**☐ Plumbing leaks: **None Observed**☐ Dryer gas line not capped-Potential Hazard

Remarks:

☐ Unable to check all electrical outlets (in-use or not accessible)

Wall outlets located within 6 ft of the sink are not GFCI protected - recommend correction. Sink is free standing, not secured to the wall. Drain/ catch pan is recommended under interior installed washers. To insure safe operation of the appliance, we recommend periodic & regular inspection & cleaning of the dryer & vent system. Dryer 220 receptacle is 3-prong. Dimples/bumps are noted in the flooring under the vinyl covering? Unable to determine cause of dimples/bumps without removing the floor covering. Ceiling HVAC register is loose, hanging. Deterioration is noted to the bottom of the exterior entry door.

Pantry

Location: **N/A**☐ Settling cracks noted☐ biological/organic growth noted

Wall Finish:

Type:

Flooring:

Type:

Window(s):

Type:

Screens:

Door(s):

Type:

Screens:

Ceiling Light:

Exhaust Fan:

Heating Device:

Ironing Outlet:

Cabinets:

Cabinet Hardware:

Countertop:

Type:

Sink:

Type:

Size:

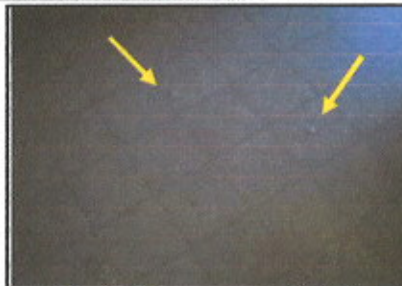
Faucet Operation:

☐ GFCI outlet near sink:☐ Plumbing leaks:

Remarks:

☐ Unable to check all electrical outlets (in-use or not accessible)

Wall outlets located within 6 ft of the laundry sink are not GFCI protected.



Dimples/bumps are noted in the flooring under the vinyl covering?



Drain/ catch pan is recommended under interior installed washers.

☐ Settling cracks noted☐ Biological/organic growth noted

Wall Finish: Good

Type: Paint

Ceiling/Wall Light: Functioning

Flooring: Fair

Type: Carpet

Ceiling Fan: Functioning

Window(s): Good

Type: Fixed

Screens: N/A

Door(s): Fair-Poor

Type: Single/Sliding Glass

Screens: Good

Closet Storage: Appears Adequate

Type: Walk-in

Light in closet: Functioning

☐ Unable to check all electrical outlets (in-use or not accessible)

Remarks:

Heating /Cooling Device: HVAC Duct

Failed thermo seal/fogging is noted in the slider door.

Sitting/Dressing Area N/A

Settling cracks noted

Biological/organic growth noted

Wall Finish:

Type:

Ceiling/Wall Light:

Flooring:

Type:

Ceiling Fan:

Window(s):

Type:

Screens:

Door(s):

Type:

Closet Storage:

Type:

Light in closet:

☐ Unable to check all electrical outlets (in-use or not accessible)☐ Sinks and cabinets located in this area see Master Bathroom for evaluation

Remarks:

Heating /Cooling Device:

Fireplace/Stove N/A

Type Fireplace:

Fire box:

Damper:

Gas Log:

☐ Damper not permanently secured open - Potential Hazard

Gas Lighter:

☐ Gas Shut-off valve:

Chimney Clean:

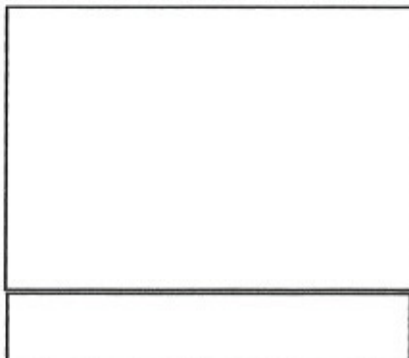
Evidence of smoke:

☐ Chimney should be inspected for cleanliness

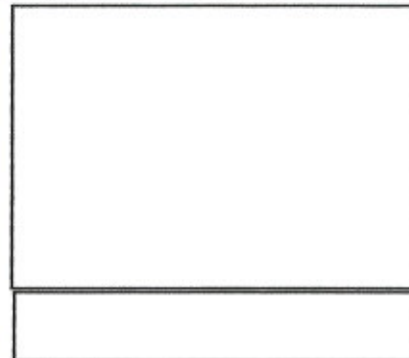
Hearth Extension:

☐ Inadequate, (Less than Typical Min. of 16") Potential Hazard

Remarks:



Master bedroom - failed thermo seal/fogging is noted in the slider door.



Note: Although 48" was the former maximum window sill height, current standards are 44" maximum sill height to allow children & elderly emergency egress in the event of fire. We suggest a dresser or chair be placed in front of window if higher than 44".

☐ Settling cracks noted
☐ Biological/organic growth noted
 Wall Finish: **Good** Type: **Paint** Ceiling/Wall Light: **Functioning**
 Flooring: **Good** Type: **Vinyl/Linoleum** Exhaust Fan: **Functioning**
 Window(s): **NA** Type: Screens:
 Door(s): **Good** Type: **Single**
 Heating /Cooling Device: **Ceiling heater**
 Bath Fixtures: **Shower Only**
 Shower/Tub Door/Curtain: **Hinged Door** Condition: **Good**
 Tub Condition: **NA** Material Type:
 Tub Enclosure: **NA** Material Type:
 Jetted Tub:
 Faucet Operation: **NA** Shower Pan: **Fiberglass** Low flow showerhead: **Yes**
 Shower Condition: **Good-Fair** Material Type: **Fiberglass**
 Shower Enclosure: **Good**
 Faucet Operation: **Good**

The waterproof integrity of ceramic tubs and showers is beyond the scope of this report.

Vanity Cabinet(s): **Good** Countertop Condition: **Good** Type: **Laminate**
 Sink Condition: **Good-Fair** Type: **Enameled Steel** Size: **Double**
 Faucet Operation: **Good** GFCI Outlet(s) at sink: **Yes**
 Toilet Condition: **Good-Fair** Water saver type tank: **No**
 Plumbing leaks: **None Apparent**

Remarks: ☐ Unable to check all electrical outlets (in-use or not accessible)

GFCI reset for this bathroom sink outlets is located in the adjacent half bathroom. Right sink was slow to drain. Staining is noted to the shower pan material. Water ponds in the right rear corner of the shower pan. Safety glass emblem is noted on the shower door. Recommend keeping seam & edge along front of shower caulked/ sealed.

Located in separate room: **N/A**

NOTE: See above for evaluation of toilet/bathtub/shower

☐ Settling cracks noted
☐ Biological/organic growth noted
 Wall Finish: Type: Ceiling/Wall Light:
 Flooring: Type: Exhaust Fan:
 Window(s): Type: Screens:
 Door(s): Type:
 Heating /Cooling Device:
 Remarks: ☐ Unable to check all electrical outlets (in-use or not accessible)



Master bathroom



Right sink was slow to drain.



Water ponds in the right rear corner of the shower pan.