



## Attic

### Ventilation

- → Ventilation within the attic is limited and could be improved

### Batt Insulation

- → The insulation in the attic is installed with the paper side up

## Plumbing

### Water Heaters

#### Pressure Release Valve and Discharge Pipe

- → The discharge pipe from the relief valve on the water heater is plumbed with the wrong material
- → The discharge pipe from the relief valve on the water heater has been incorrectly plumbed uphill

## Bedrooms

### Master Bedroom

#### Doors

- → The bedroom door needs to be adjusted to open and close easily

#### Outlets

- → The obsolete and ungrounded outlets in the bedroom should be upgraded

### Bedroom 2

#### Outlets

- → The obsolete and ungrounded outlets in the bedroom should be upgraded

### Bedroom 3

#### Outlets

- → The obsolete and ungrounded outlets in the bedroom should be upgraded

## Bathrooms

### Master Bathroom

#### Tub-Shower

- → The mechanical tub stopper does not engage and should be serviced

### Hallway Bathroom

#### Walls & Ceiling

- → There is moisture damaged plaster adjacent to the stall shower that should be repaired

#### Tub-Shower

- → There are loose or hollow-sounding tiles in the tub-shower area that should be evaluated for service

## Common Areas

### Kitchen

#### Dishwasher

- → The dishwasher is functional but old
- → Components of the dishwasher panels are cosmetically damaged

Inspection Address: Sample, Sample AZ.  
Inspection Date/Time: 09/29/2003 1:00 pm to 3:30 pm

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**Exhaust Fan or Downdraft**

- -The grease filter or other components are missing from the kitchen exhaust fan and should be installed

**Hallway**

**Doors**

- -The door in the hallway is out of square and should be evaluated

**Laundry**

**Exhaust Fan**

- -The exhaust fan in the laundry room does not respond and should be serviced



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## **CONFIDENTIAL INSPECTION REPORT**

PREPARED FOR:

**John Doe**

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### **INSPECTION ADDRESS**

Sample, Sample, AZ.

### **INSPECTION DATE**

09/29/2003 1:00 pm to 3:30 pm



**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.**

## GENERAL INFORMATION

**Inspection Address:** Sample, Sample, AZ  
**Inspection Date:** 09/29/2003 Time: 1:00 pm to 3:30 pm  
**Weather:** Clear and Dry - Temperature at time of inspection: 95 Degrees

**Inspected by:** Travis Weddle

**Client Information:** John Doe  
**Structure Type:** Masonry  
**Furnished:** No  
**Number of Stories:** 1

**Structure Orientation:** North

**Approx.Year Built:** 1957  
**Unofficial Sq.Ft.:** 1800

**People on Site At Time of Inspection:** Buyer(s)

### PLEASE NOTE:

**The service recommendations that we make in this report should be completed well before the close of escrow by licensed specialists, who may well identify additional defects or recommend some upgrades that could affect your evaluation of the property.**

Report File: 1 Sample

## SCOPE OF WORK

You have contracted for us to perform a general inspection in accordance Arizona state standards of practice. It is distinct from a specialist inspection, which can be costly, take several days to complete, involve the use of specialized instruments, the dismantling of equipment, video-scanning, destructive testing, and laboratory analysis. By contrast, the general inspection is completed on-site, at a fraction of the cost and within a few hours. Consequently, the general inspection and its report will not be as comprehensive as that generated by specialists and it is not intended to be. Our purpose is to identify defects or adverse conditions that could result in injury or lead to costs that would significantly affect your evaluation of the property, and to alert you to the need for a specialist evaluation.

We evaluate conditions, systems, or components, and report on their condition, which does not mean that they are ideal but that they are either functional or met a reasonable standard at a given point in time. We do take into consideration when a house was built and allow for the predictable deterioration that would occur through time, such as the cracks that appear in concrete and in the plaster around windows and doors, scuffed walls or woodwork, worn or squeaky floors, stiff or stuck windows, and cabinetry that does not function as it did when new. Therefore, we tend to ignore insignificant and predictable defects, and do not annotate them, and particularly those that would be apparent to the average person or to someone without any construction experience. We are not authorized, or have the expertise, to test for environmental contaminants, or comment on termite, dry rot, fungus or mold, but may alert you to its presence. Similarly, we do not test the quality of the air within a residence. However, clean air is essential to good health, and we categorically recommend air sampling and the cleaning of supply ducts as a wise investment in environmental hygiene. Therefore, you should schedule any such specialized inspections with the appropriate specialist before the close of escrow.

A house and its components are complicated, and because of this and the limitations of an on-site report, we offer unlimited consultation and encourage you to ask questions. In fact, we encourage candid and forthright communication between all parties, because we believe that it is the only way to avoid stressful disputes and costly litigation. Remember, we only summarized the report on-site and it is essential that you read all of it, and that any recommendations that we make for service or evaluation by specialists should be completed and documented well before the close of escrow, because additional defects could be revealed by specialists, or some upgrades recommended that could affect your evaluation of the property, and our service does not include any form of warranty or guarantee.

Narrative Color Legend: –Functional Components and Conditions    √Red Text  
mInformational Conditions    qComponents Needing Service

# Structural

Structures are not uniform, and meet the standards of the year in which they were built. We describe and identify the various foundation types, and the floor, wall, ceiling, and roof structures in accordance with state and industry standards. If the foundation is a slab type, we examine the stem walls that extend beyond the footings. If it is a raised foundation, we either enter the crawlspace to inspect its structural components, or indicate in what manner it was evaluated. Similarly, we identify the structure of walls and the roof framing. However, we are generalists and not specialists. Therefore, in the absence of any major defects, we may not recommend that you consult with a geo- technical engineer, but this should not deter you from seeking the opinion of any such expert.

## Structural Elements

### Wall Structure

#### *Informational Conditions*

- The walls are comprised of masonry products and are in acceptable condition

### Floor Structure

#### *Informational Conditions*

- The floor structure consists of a concrete slab on grade with no visible defects

### Ceiling Structure

#### *Informational Conditions*

- The ceiling structure consists of engineered joists that are part of a prefabricated truss system.

### Roof Structure

#### *Informational Conditions*

- The roof structure consists of a prefabricated truss system.

## Slab Foundation

### General Comments and Description

- This residence has a slab foundation. Such foundations vary considerably from older ones that have no moisture barrier under them and no reinforcing steel within them to newer ones that have both. Our inspection of slab foundations conforms to industry standards, which is that of a generalist and not a specialist. We check the visible portion of the stem walls on the outside for any evidence of significant cracks or structural deformation, but we do not move furniture or lift carpeting and padding to look for cracks, and we do not use any of the specialized devices that are used to establish relative elevations and confirm differential movement. Significantly, many slabs are built or move out of level, but the average person may not become aware of this until there is a difference of more than one inch in twenty feet, which most authorities regard as being tolerable.

Many slabs are found to contain cracks when the carpet and padding are removed, including some that contour the edge and can be quite wide. They typically result from shrinkage and usually have little structural significance. However, there is no absolute standard for evaluating cracks, and those that are less than 1/4" and which exhibit no significant vertical or horizontal displacement are generally not regarded as being significant. They typically result from common shrinkage, but can also be caused by a deficient mixture of concrete, deterioration through time, seismic activity, adverse soil conditions, and poor drainage, and if they are not sealed they can allow moisture to enter a residence, and particularly if it is surcharged by a hill or slope, or if downspouts discharge adjacent to the slab. However, in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert, and we would be happy to refer one.

### Method of Evaluation

#### *Informational Conditions*

- We evaluated the slab foundation on the exterior, by examining the stem walls that project above the

footing.

### **Slab Foundation Observations**

#### *Informational Conditions*

- There are some small vertical cracks in the concrete foundation that should be monitored

## **Exterior**

Our evaluation of the exterior of a property conforms to state or industry standards, and includes the identification of wall cladding, and an evaluation of common components, such as driveways, walkways, fences, gates, handrails, guardrails, yard walls, carports, patio covers, decks, fascia and trim, balconies, doors, windows, lights, and outlets. However, we do not evaluate any detached structures, such as storage sheds and stables, and we do not water test or evaluate subterranean drainage systems or any mechanical or remotely controlled components, such as driveway gates. Also, we do not evaluate any landscape components, such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and ornamental or decorative lighting. Similarly, we do not comment on surface coatings or cosmetic deficiencies and the wear and tear associated with usage or the passage of time that would be readily apparent to the average person.

### **Wall Covering**

#### **Type of Material**

#### *Informational Conditions*

- The exterior walls are a masonry product

#### **Wall Covering Observations**

#### *Informational Conditions*

- The exterior wall cladding is in acceptable condition.

### **Site Comments**

#### **Trees and Vegetation**

#### *Informational Conditions*

- There are tree limbs overgrowing the residence (backyard shed) that should be trimmed or monitored, to insure that they do not impact of damage the roof or its components.

### **Grading and Drainage**

#### **General Comments and Description**

- All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that might appear to be firm and solid can liquefy and become unstable during seismic activity. Also, there are soils that can expand to twice their volume with the influx of water and move structures with relative ease, raising and lowering them and fracturing slabs and other hard surfaces. In fact, expansive soils have accounted for more structural damage than most natural disasters. Water can be equally destructive, and can foster conditions that are deleterious to health. For this reason, the ideal property will have soils that slope away from the residence and the interior floors will be several inches higher than the exterior grade. Also, the residence will have roof gutters and downspouts that discharge into area drains with catch basins that carry water away to hard surfaces. If a property does not meet this ideal, or if any portion of the interior floor is below the exterior grade, we cannot endorse it and recommend that you consult with a grading and drainage contractor, even though there may not be any evidence of moisture intrusion. We have confirmed moisture intrusion in residences when it was raining that would not have been apparent otherwise. Also, in conjunction with the cellulose material found in most modern homes, moisture can facilitate the growth of biological organisms that can compromise wood framing or produce molds that are deleterious to health.

## Drainage Mode

### *Informational Conditions*

- There are areas where water will be directed toward the house instead of away from it, as recommended. This not only allows for the possibility of moisture intrusion but also differential settling, et cetera.

## Interior-Exterior Elevations

### *Informational Conditions*

- There is an adequate difference in elevation between the exterior grade and the interior floors that should ensure that moisture intrusion would not threaten the living space, but of course we cannot guarantee that.

## Exterior Features

### General Comments and Description

- It is important to maintain a property, including painting or sealing walkways, decks, and other hard surfaces, and it is particularly important to keep the house walls sealed, which provide the only barrier against deterioration. Unsealed cracks around windows, doors, and thresholds can permit moisture intrusion, which is the principle cause of the deterioration of any surface. Unfortunately, the evidence of such intrusion may only be obvious when it is raining. We have discovered leaking windows and doors while it was raining that may not have been apparent otherwise, and too often damage progresses to a point at which a window or door must be replaced. Such occurrences are not uncommon, and demonstrate why the cost of renovating a neglected home will always exceed that of having maintained it.

### Hard Surfaces

#### *Informational Conditions*

- The hard surfaces, such as the house walls, walkways, patio slab, etc., are in acceptable condition

### Walkways

#### *Informational Conditions*

- The walkways are in acceptable condition.

### Yard Walls

#### *Informational Conditions*

- The yard walls may have some cosmetic damage but are functional.

### Fences and Gates

#### *Informational Conditions*

- The fences and gates are in acceptable condition.

### Steps and Handrails

#### *Informational Conditions*

- The steps are in acceptable condition.
- As a safety precaution, we recommend installing handrails on steps that have three or more risers, and particularly if children or the elderly visit or occupy the property.

### Fascia and Trim

#### *Informational Conditions*

- The fascia board, flashing, and trim are in acceptable condition.
- The eaves are in acceptable condition.

### Doors

#### *Informational Conditions*

- The exterior doors need typical maintenance-type service.

#### *Components and Conditions Needing Service*

- One of the exterior doors is a hollow-core type, which would not provide the security of a solid-core type.

### Windows

#### *Informational Conditions*

- The windows are in acceptable condition. However, in accordance with industry standards, we do not test every window in the house, and particularly if the house is furnished. We do test every unobstructed window in every bedroom to ensure that at least one facilitates an emergency exit.

## Screens

### *Informational Conditions*

- A few of the window screens are missing. Screens are often removed for aesthetic reasons, but you may wish to have them installed.

## Sliding Glass Doors

### *Components and Conditions Needing Service*

- The sliding glass door does not appear to include tempered glass. For safety reasons, many local jurisdictions require the moving portion to be safety-filmed. However, if children occupy or visit the premises, you may wish to safety-film the stationary portion as well.

## Carport

### *Informational Conditions*

- The carport is in acceptable condition.

## Lights

### *Informational Conditions*

- The lights outside the doors of the residence are functional. However, we do not inspect or evaluate decorative lights.

## Outlets

### *Informational Conditions*

- The outlets are an obsolete, ungrounded type that should be upgraded to have ground-fault protection.

# Roof/Attic

Our evaluation of roof coverings, the components and drainage systems, conforms to state or industry standards. We access every roof in order to examine it, or we indicate our unwillingness or inability to do so. There are many different roof types, and every roof will wear differently relative to its age, the number of its layers, the quality of its material, the method of its application, its exposure to direct sunlight or to other prevalent weather conditions, and its maintenance. However, regardless of its design-life, every roof is only as good as the waterproof membrane beneath it, which is concealed and cannot be examined without removing the roofing material, and this is equally true of almost all roofs. In fact, the material on most pitched roofs is not designed to be waterproof only water-resistant.

There are two basic roof types, pitched and flat. Pitched roofs are the most common, and the most dependable. They are variously pitched, and typically finished with composition shingles that have a design life of twenty to twenty-five years, or concrete, composite, Spanish, or metal tiles that have a design-life of forty to fifty years, and gravel roofs that have a lesser pitch and a shorter design-life of ten to fifteen years. These roofs may be layered, or have one roof installed over another, which is a common practice but one that is never recommended because it reduces the design-life of the new roof by several years, can impede emergency service by fire department personnel, and requires a periodical service of the flashings. These are serviced with mastic, which eventually shrinks and cracks and provides a common point of leakage. However, among the pitched roofs, gravel ones are the least dependable, because the low pitch and the gravel prevent them from draining as readily as other roofs. For this reason, they must be conscientiously maintained. In this respect, the least dependable of all roofs are flat or built-up ones. Some flat roofs are adequately sloped toward drains but many are not, and water simply ponds and will only be dispersed by evaporation. However, the most common cause of leakage results when roofs are not serviced, and foliage and other debris blocks the drainage channels.

What remains true of all roofs is that, whereas their 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 the framing within attics, will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. Consequently, only installers can credibly guarantee that a roof will not leak, and they do. We cannot, and do not give any such guarantees. We will examine every roof, evaluate it, and even attempt to approximate its age, but we will not predict its remaining life-expectancy, nor 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.

## Composition Shingle

### General Comments and Description

- There are a wide variety of composition shingle roofs, which are comprised of asphalt or fiberglass materials impregnated with mineral granules that are designed to deflect the deteriorating ultra-violet rays of the sun. The commonest of these roofs are warranted by manufacturers to last from twenty to twenty-five years, and are typically guaranteed against leaks by the installer for three to five years. The actual life of the roof will vary, depending on a number of interrelated factors besides the quality of the material and the method of installation. Poor maintenance is the most common cause of roof failure, but a southern exposure can cause a roof to deteriorate prematurely, as will the practice of layering over another roof. However, the first indication of significant wear occurs when the granules begin to separate and leave pockmarks or dark spots. This is referred to as primary decomposition, which means that the roof is in decline, and therefore susceptible to leakage. This typically begins with the hip and ridge shingles and to the field shingles on the south facing side. This does not mean that the roof is ready to be replaced, but that it should be serviced or monitored. Regular maintenance will certainly extend the life of any roof, and will usually avert most leaks that only become evident after they have caused other damage. This is important, because in accordance with industry standards our inspection service does not include a guarantee against leaks. For such a guarantee, you would need to have a roofing company perform a water test and issue a roof certification. However, the sellers or the occupants will generally have the most intimate knowledge of the roof, and you ask them about its history and then schedule a regular maintenance service.

### Method of Evaluation

#### *Informational Conditions*

- We evaluated the roof and its components by walking its surface.

### Age and General Evaluation of a Single-layer Roof

#### *Informational Conditions*

- The composition shingle roof is in acceptable condition, but it will need to be kept clean and inspected annually. However, our service does not include any guarantee against leaks. For a guarantee, a roofing company would have to perform a water-test and issue a roof certification.

### Flashings

#### *Components and Conditions Needing Service*

- The roof flashings need to be sealed or serviced. They are comprised of metal that seals valleys and vents and other roof penetrations, and are the most common point of leaks. This is particularly true of the flashings on a layered roof, which are covered by the roofing material and which are even more susceptible to leaks.



### Gutters and Drainage

#### *Informational Conditions*

- There are no gutters on the house, which are recommended for the maintenance of the foundation, and there is a clear drip-line around the residence where the soil has been washed out.

- There are no gutters on the residence. We recommend installing gutters to help keep water away from foundation.

## Attic

### General Comments and Description

- In accordance with industry standards, we will not attempt to enter an attic that has less than thirty-six inches of headroom, is restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we will inspect the attic as best we can from the access point. In 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 its composition for a specific identification. Also, we do not move or disturb any portion of the insulation, which may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, and other components.

### Method of Evaluation

#### *Informational Conditions*

- We evaluated the attic by direct access.

### Access

#### *Informational Conditions*

- There is clear access to enter and evaluate the attic.

### Framing

#### *Informational Conditions*

- The visible portions of the framing are in acceptable condition, and would conform to the standards of the year in which they were constructed.

### Ventilation

#### *Components and Conditions Needing Service*

- Ventilation within the attic is limited, and could be improved. Therefore, we recommend that you have a second opinion from a licensed contractor.

### Electrical

#### *Informational Conditions*

- The electrical components that are visible within the attic appear to be in acceptable condition.

### Plumbing Vents

#### *Informational Conditions*

- The plumbing vents are in acceptable condition.

### Water Pipes

#### *Informational Conditions*

- The visible portions of the water pipes are in acceptable condition, but should be monitored because of their location.

### Heat Vents

#### *Informational Conditions*

- The heat vents within the attic appear to be functional.

### Batt Insulation

#### *Informational Conditions*

- The attic floor is insulated with approximately three-inches of fiberglass, batt insulation. Current standards call for nine and even twelve-inches, and you may wish to consider adding more.

#### *Components and Conditions Needing Service*

- The insulation in the attic is installed with the paper side up. The paper should be faced down towards the heated space.

## Plumbing

We evaluate plumbing systems and their components in accordance with state or industry standards, which include testing for pressure and functional flow. Plumbing systems have common components but they are not uniform. In addition to fixtures, components typically consist of gas pipes, potable water pipes, drain and vent pipes, shut-off valves, which we do not test, pressure regulators, pressure relief valves, and water-heating devices. The best and most dependable water pipes are copper, because they are not subject to the build-up of minerals that bond to the inside of galvanized pipes and gradually reduce their inner diameter and restrict the volume of water. A water softener will remove most of these minerals, but not once they are bonded within the pipes, for which there would be no remedy other than a re-pipe.

The water pressure within pipes is commonly confused with water volume, but whereas high water volume is good high water pressure is not. In fact, whenever the street pressure exceeds eighty pounds per square inch a regulator is recommended, which typically comes factory preset between forty-five and sixty-five pounds per square inch. However, regardless of the pressure, leaks will occur in any system, and particularly in one with older galvanized pipes, and commonly when the regulator fails and high pressure begins to stress the washers and diaphragms within the various components.

Waste pipes are equally varied and are comprised of older ones, such as those made of clay, or others that are made of a material like cardboard coated with tar, and modern plastic ones referred to as ABS. Typically, the condition of these pipes is directly related to their age. ABS pipes, for instance, are virtually impervious to deterioration. However, some ABS pipes are alleged to have manufacturing defects. Regardless, inasmuch as most drainpipes are concealed, we can only infer their condition by observing the draw at drains. Nonetheless, blockages will occur at some point in the life of any system, but blockages in the waste lines, and particularly in a main sewer line, can be costly, and it would be prudent to have the main sewer line video scanned. This would also confirm that the house is connected to the public sewer system, which is important because such systems should be evaluated by a specialist before the close of escrow.

### Potable Water Pipes

#### Type of Material

##### *Informational Conditions*

- The residence is served by galvanized potable water pipes. The visible portions of the supply piping is in acceptable condition.

#### Water Main Location

- The main water shut-off valve is located on the left side of the home

#### Galvanized Water Pipes

##### *Informational Conditions*

- The potable water pipes within this residence are galvanized, and are assumed to be original. They appear to be in acceptable condition. However, they may produce rusty looking water from time to time and, because the water volume in such pipes will gradually be reduced by a build-up of minerals within them, we do not fully endorse them. Also, some of the pipes run through the attic where, if they leak, they can cause costly damage. Therefore, we recommend that they be periodically monitored for any signs of potential leaks, which typically appear as rusty looking blisters on the body of the pipes.

#### Pipe Insulation

##### *Informational Conditions*

- There are hot and cold water pipes running through unheated space, which should be insulated to guard against freezing and energy loss.

## Waste and Drainage System

### General Comments and Description

- We attempt to evaluate drain pipes by flushing every drain that has an active fixture while observing its draw and watching for blockages or slow drains, but this is not a conclusive test and only a video-scan of the main line would confirm its actual condition. However, you can be sure that blockages will occur, usually relative in severity to the age of the system, and will range from minor ones in the branch lines, or at the traps beneath sinks, tubs, and showers, to major blockages in the main line. The minor ones are easily cleared, either by chemical means or by removing and cleaning the traps. However, if tree roots grow into the main drain that connects the house to the public sewer, repairs could become expensive and might include replacing the entire main line. For these reasons, we recommend that you ask the sellers if they have ever experienced any drainage problems, or you may wish to have the main waste line video-scanned before the close of escrow. Failing this, you should obtain an insurance policy that covers blockages and damage to the main line. However, most policies only cover plumbing repairs within the house, or the cost of roofer service, most of which are relatively inexpensive.

### Type of Material

#### *Informational Conditions*

- The vent piping includes lead pipes.

### Drain Pipes Waste Pipes and Vent Pipes

#### *Informational Conditions*

- Based on industry recommended water tests, (filling, draining and running all sinks tubs, showers and toilets) the drainpipes are functional at this time. However, only a video-scan of the main drainpipe would confirm its actual condition.
- The functional flow of water between remote fixtures was judged to be satisfactory. Functional flow is judge by the change in the flow of water when a second fixture is turned on or off. Minor changes in the flow is considered normal.
- The residence is served by a combination of ABS galvanized and cast iron drain waste and vent pipes.

## Gas

### Gas Main Shut-Off Location

- The gas main shut-off is located on the left side of the home.

### Gas Pipes

#### *Informational Conditions*

- The visible portions of the gas pipes appear to be in acceptable condition.

## Water Heaters

### General Gas Water Heater Comments

- There are a wide variety of residential gas water heaters that range in capacity from fifteen to one hundred gallons. They can be expected to last at least as long as their warranty, or from five to eight years, but they will generally last longer. However, few of them last longer than fifteen or twenty years and many eventually leak. So it is always wise to have them installed over a drain pan, and preferably one plumbed to the exterior. Also, they can be dangerous if they are not seismically secured and equipped with either a pressure/temperature relief valve and discharge pipe plumbed to the exterior, or a Watts 210 gas shut-off valve.

### Age Capacity and Location

- The gas water heater is located in the master bedroom bathroom. This location is less than desirable, it is possible that gas or carbon monoxide could get into the bedroom. The gas water heater is 8 years old and has a capacity of 40 gallons.
- The gas water heater is functional

### Vent Pipe and Cap

#### *Informational Conditions*

- The vent pipe and cap on the gas water heater are functional.

### **Pressure Release Valve and Discharge Pipe**

#### *Components and Conditions Needing Service*

- The discharge pipe from the pressure relief valve on the water heater should be plumbed in metal, or an approved material, and should extend to the exterior and terminate no more than twenty-four inches above grade and no less than six inches to it.
- The discharge pipe from the pressure relief valve on the water heater has been incorrectly plumbed uphill. This is not permissible and the discharge pipe should be correctly plumbed, or the valve itself could be replaced with a Watts 210 shut-off valve, which is plumbed to the gas valve and which serves the same purpose and meets the same safety requirement. However, a standard pressure relief valve must be present elsewhere on the system.



## **Electrical**

We evaluate electrical systems in accordance with state or industry standards, which includes identifying the type and capacity of the service, and evaluating panels, overload conductors, wires, panel grounds, and a representative number of switches and outlets. However, there are a wide variety of electrical systems with an equally wide variety of components, and any one particular system may not conform to current standards or provide the same degree of service and safety. Regardless, we are not specialists and in compliance with industry standards we do not perform load-calculations to determine if the supply meets the demand of the household. Therefore, it is essential that any service recommendations or upgrades that we make should be completed well before the close of escrow, because a specialist could reveal additional deficiencies or recommend some upgrades.

### **Main Panel**

#### **General Comments**

- Common national safety standards require electrical panels to be weatherproof, readily accessible, and have a minimum of thirty-six inches of clear space in front of them for service. Also, they should have a main disconnect, and each circuit within the panel should be clearly labeled. Industry standards only require us to test a representative number of accessible switches, receptacles, and light fixtures. However, we attempt to test every one that is unobstructed, but if a residence is furnished we will obviously not be able to test each one.

#### **Type of Wiring**

##### *Informational Conditions*

- The residence is served with aluminum wire
- The residence is wired with a two-wire non-metallic sheathed cable commonly known as ungrounded Romex

#### **Size and Location**

- The residence is served by a 100 amp, 120/240 volt panel, located in the rear.

#### **Service Entrance Mast Weatherhead and Cleat**

##### *Informational Conditions*

- The service entrance, mast weather head, and cleat are in acceptable condition.

- The utility company's overhead conductor lines are too low, and create a safety-hazard. They are typically required to be a minimum of ten-feet above the ground, and should be evaluated by an electrician.

#### **Main Panel**

##### *Informational Conditions*

- The main panel and its components have no visible deficiencies.
- The main panel is equipped with a single throw cartridge type disconnect. This provides the home with over current protection and enables the home to have all power turned off with one single throw of a switch.

#### **Wiring**

##### *Informational Conditions*

- The wiring in the main electrical panel is copper and has no visible deficiencies.

#### **Circuit Breakers**

##### *Informational Conditions*

- There are no visible deficiencies with the circuit breakers in the main electrical panel.

#### **Grounding**

##### *Informational Conditions*

- The main electrical panel is grounded to a water pipe. Current standards require the panel to be double-grounded, and you may wish to consider having this done as a safety upgrade. However, such an upgrade is not currently mandated.

## **Heat**

We evaluate heating systems in accordance with state or industry standards, which includes identifying, testing, and evaluating systems and their components. However, there are a wide variety of systems, which range from older floor, wall, and gravity furnaces to newer forced-air furnaces. Older ones, such as gravity furnaces and most floor and wall furnaces, are the least energy-efficient and the most dangerous. Therefore, it would be prudent to consider replacing them with more economical and reliable forced-air units. However, if they are not replaced, you should be aware that many of them and their parts may no longer be available, and you should also be aware of common safety concerns associated with their use. We do test and describe each system, but we do not attempt to dismantle any portion of it, nor do we evaluate the following concealed components: the heat exchanger, or firebox, electronic air-cleaners, humidifiers, and in-line duct motors or dampers. Similarly, we do not check every register, at which the airflow may well be uneven and will decrease proportionate to its distance from the furnace. However, the airflow and the efficiency of any system can be compromised by poor maintenance, such as by the filters not being changed regularly, which will contaminate the ducts and have an adverse effect on air quality.

Regardless, the sellers or the occupants of a property are often the best judges of how well a system works, and it would be prudent to ask them about its maintenance history and if they have been satisfied with its performance, or you may wish to have a comprehensive evaluation by a specialist. Most heating systems have a design life of twenty years, but if any system is more than ten years old, or if poor maintenance is suspected, it would be wise to schedule a comprehensive service that includes cleaning motors, fans, and ducts. Then, change the filters every two to three months, and schedule biannual maintenance service.

You should also be aware that we do not evaluate or endorse any heating device that utilizes fossil fuels and is not vented. The presence and use of these within a residence commonly indicates the inadequacy of the primary heating system or of its distribution. However, these and every other fuel burning appliances that are not vented are potentially hazardous. Such appliances include open flames or heated elements, which are capable of igniting any of the myriad flammable materials found in the average home. Also, even the most modern of these appliances can produce carbon monoxide, which in a tightly sealed modern home or a poorly ventilated room can result in sickness, debilitating injury, and even death. We perform a conscientious evaluation of heating systems, but we are not specialists and cannot see inside ducts. Therefore, it is imperative that any recommendation that we may make for service or a second opinion be scheduled well 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 of warranty or guarantee.

## Heat System 1

### Type of Fuel

#### *Informational Conditions*

- The residence is served by a gas-fueled heating system.

### Forced-Air Furnace

#### *Informational Conditions*

- Heat is provided by a approx. 20 year old forced-air furnace, located on the roof.
- The furnace is functional.
- Each room is provided with heat from the forced air furnace. The heat is blown through rigid duct work to each room in the house.

### Vent Pipe

#### *Informational Conditions*

- The vent pipe is functional.

### Gas Valve and Connector

#### *Informational Conditions*

- All safety controls including gas valves, blower door switch and high limit switch are in acceptable condition.

### Return-Air Compartment and Filter

#### *Informational Conditions*

- The return-air compartment is in acceptable condition.
- No air-filter could be found and should be looked at by a qualified heating specialist

### Thermostat

#### *Informational Conditions*

- The furnace responds to normal thermostat controls

### Registers

#### *Informational Conditions*

- There are missing registers throughout the house

### Metal Ducts with Fiberglass Blanket Insulation

#### *Informational Conditions*

- The supply ducts are an older, slip-fitted, metal type that are wrapped in a fiberglass-insulating blanket, and are in acceptable condition..

## Heating and Air Conditioning

We evaluate air-conditioning systems in accordance with state or industry standards, including identifying and testing them and their components. However, there are a wide variety of heating and air-conditioning systems, which range from newer high-efficiency ones to older low efficiency ones. Also, there are an equally wide variety of factors besides the climate that can affect their performance, ranging from the size of the house, the number of its stories, its orientation to the sun, the type of its roofing material, its ventilation system, and the thermal value of its insulation and window glazing. This is why our contract specifically disclaims the responsibility of evaluating the overall efficiency of any system, because only a specialist can credibly do so. You should also be aware that we do not evaluate or endorse any heating device that utilizes fossil fuels and is not vented. The presence and use of these within a residence commonly indicates the inadequacy of the primary heating system or its distribution. However, these and every other fuel burning device that in not vented are potentially hazardous. Such appliances include open flames or heated elements, which are capable of igniting any of the myriad flammable materials found in the average home. Also, even the most modern of these units can produce carbon monoxide, which in a sealed or poorly ventilated room can result in sickness, debilitating injuries, and even death.

We attempt to identify and test every component, but we do not attempt to determine tonnage or dismantle any portion of a system, and we do not evaluate the following concealed components: the heat exchanger,

or firebox, the interior of ducts, electronic air-cleaners, humidifiers, and in-line duct motors or dampers. Similarly, we do not check every register, at which the airflow may well be uneven and which will decrease proportionate to its distance from the blower fan on the furnace. However, the airflow and the efficiency of any system can be compromised by poor maintenance, such as by the filters not being changed regularly, which will contaminate components within the systems. Regardless, the sellers or the occupants of a property are often the best judges of how well a system works, and it is always a good idea to ask them about its maintenance history and if they have been satisfied with its performance, or you may wish to have a comprehensive evaluation by a specialist. Most systems have a design life of twenty years, but if any system is more than ten years old, or if poor maintenance is suspected, it would be wise to schedule a comprehensive service that includes cleaning motors, fans, ducts, and coils. Then, change the filters every two to three months, and schedule biannual maintenance service.

We perform a conscientious evaluation of heating and air-conditioning components, but we are not specialists. Therefore, it is imperative that any recommendation that we may make for service or a second opinion be completed well 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 of warranty or guarantee.

## Heat and AC - System 1

### Evaporative or Swamp Cooler

#### *Informational Conditions*

- The components of an evaporative cooler must be kept clean and monitored for mold and mildew, which can flourish in a moist environment and represent a health risk.
- Air-conditioning is provided by a functional evaporative cooler, which is appropriate for this type of climate. However, it should be drained, cleaned, and covered each winter, which will extend its serviceable life.
- The evaporative or swamp cooler uses the same ducts as the furnace. Each room is provided with cool air from the evaporative or swamp cooler that uses the same ducts as the forced air furnace.

## Living Areas

In accordance with state or industry standards, our inspection of the interior of the living space includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets. However, we do not evaluate window treatments, nor move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on cosmetic deficiencies. We may comment on the cracks that appear around windows and doors, or which follow the lines of framing members and the seams of drywall and plasterboard. These cracks are a consequence of 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 geologist or a structural engineer. Similarly, there are a number of environmental pollutants that can contaminate a home, such as asbestos, carbon monoxide, radon, and a variety of molds and fungi that require specialized testing equipment, which is beyond our expertise and the scope of our service. There are also lesser contaminants, such as odors that are typically caused by moisture penetrating concealed slabs, or those caused by household pets. And inasmuch as the sensitivity to such odors is not uniform, we recommend that you make this determination for yourself, and particularly if domestic pets are occupying the premises, and then schedule whatever service may be deemed appropriate before the close of escrow.

## Entry

### Front Door

#### *Informational Conditions*

- The front door is in acceptable condition.

### Floor

#### *Informational Conditions*

- The floor in the entry is vinyl and has no significant defects.

### Walls and Ceiling

#### *Informational Conditions*

- The walls and ceiling in the entry are in acceptable condition.

### Single-Glazed Windows

#### *Functional Components and Conditions*

- The window in the entry is functional.

### Lights

#### *Functional Components and Conditions*

- The lights in the entry are functional.

### Outlets

#### *Informational Conditions*

- The ungrounded and obsolete outlets in the entry should be upgraded to include more modern and safer ones, which provide a pathway for the current to travel harmlessly to ground.

## Living

### Floor

#### *Informational Conditions*

- The floor in the living room is carpeted and has no significant defects.

### Walls and Ceiling

#### *Informational Conditions*

- The walls and ceiling in the living room are in acceptable condition.

### Single-Glazed Windows

#### *Functional Components and Conditions*

- The window in the living room is functional.

### Closet

#### *Informational Conditions*

- The closet in the living room is in acceptable condition.

### Lights

#### *Functional Components and Conditions*

- The lights in the living room are functional.

### Outlets

#### *Informational Conditions*

- The ungrounded and obsolete outlets in the living room should be upgraded to include more modern and safer ones, which provide a pathway for the current to travel harmlessly to ground.

## Bedrooms

In accordance with state or industry standards, our inspection of bedrooms includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets. We evaluate windows to ensure that they meet light and ventilation requirements and facilitate an emergency exit or egress, but we do not evaluate window treatments, nor move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on cosmetic deficiencies.

## Master Bedroom

- The master bedroom is located in the rear left side of the home

### Doors

#### *Components and Conditions Needing Service*

- The bedroom door needs to be adjusted, to open and close easily.

### Floor

#### *Informational Conditions*

- The bedroom floor has wear or cosmetic damage that is commensurate with its age.

### Walls & Ceiling

#### *Informational Conditions*

- The walls and ceiling in the bedroom are in acceptable condition.

### Single-Glazed Windows

#### *Functional Components and Conditions*

- The bedroom window is functional.

### Closets

#### *Informational Conditions*

- The bedroom closet door is missing hardware

### Lights

#### *Functional Components and Conditions*

- The lights in the bedroom are functional.

### Outlets

#### *Components and Conditions Needing Service*

- The obsolete and ungrounded outlets in the bedroom should be upgraded to include more modern and safer ones, which provide a pathway for the electrical current to travel harmlessly to ground.

### Smoke Detectors

#### *Informational Conditions*

- We do not evaluate smoke detectors as part of our service. However, they are an important safety feature that is required in many jurisdictions, and should be installed or certified as being compliant before the close of escrow.

## Bedroom 2

- The second bedroom is located in the rear right side of the home

### Doors

#### *Functional Components and Conditions*

- The bedroom door is functional.

### Floor

#### *Informational Conditions*

- The bedroom floor is carpeted and has no significant defects.

### Walls & Ceiling

#### *Informational Conditions*

- The walls and ceiling in the bedroom are in acceptable condition.

### Single-Glazed Windows

#### *Functional Components and Conditions*

- The bedroom window is functional.

### Closets

#### *Informational Conditions*

- The bedroom closet and its components are functional.

### Lights

#### *Functional Components and Conditions*

- The lights in the bedroom are functional.

## Outlets

### *Components and Conditions Needing Service*

- The obsolete and ungrounded outlets in the bedroom should be upgraded to include more modern and safer ones, which provide a pathway for the electrical current to travel harmlessly to ground.

## Smoke Detectors

### *Informational Conditions*

- We do not evaluate smoke detectors as part of our service. However, they are an important safety feature that is required in many jurisdiction, and should be installed or certified as being compliant before the close of escrow.

## Bedroom 3

- The third bedroom is located in the center of the home

## Doors

### *Functional Components and Conditions*

- The bedroom door is functional.

## Floor

### *Informational Conditions*

- The bedroom floor is carpeted and has no significant defects.

## Walls & Ceiling

### *Informational Conditions*

- The walls and ceiling in the bedroom are in acceptable condition.

## Single-Glazed Windows

### *Functional Components and Conditions*

- The bedroom window is functional.

## Closets

### *Informational Conditions*

- The bedroom closet and its components are functional.

## Lights

### *Functional Components and Conditions*

- The lights in the bedroom are functional.

## Outlets

### *Components and Conditions Needing Service*

- The obsolete and ungrounded outlets in the bedroom should be upgraded to include more modern and safer ones, which provide a pathway for the electrical current to travel harmlessly to ground.

## Smoke Detectors

### *Informational Conditions*

- We do not evaluate smoke detectors as part of our service. However, they are an important safety feature that is required in many jurisdiction, and should be installed or certified as being compliant before the close of escrow.

## Bathrooms

Our evaluation of bathrooms conforms to state or industry standards. We do not comment on cosmetic deficiencies, and we do not evaluate window treatments, steam showers and saunas, nor do we leak-test shower pans, which is the responsibility of the 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.

## Master Bathroom

### Size and Location

- The master bathroom is a full, and is located in the master bedroom.

### Doors

#### *Functional Components and Conditions*

- The bathroom door is functional.

### Floor

#### *Informational Conditions*

- The bathroom floor is vinyl and has no significant defects.

### Walls & Ceiling

#### *Informational Conditions*

- The walls and ceiling are in acceptable condition.

### Single-Glazed Windows

#### *Functional Components and Conditions*

- The bathroom window is functional.

### Cabinets

#### *Functional Components and Conditions*

- The bathroom cabinets are functional.

### Sink Faucet Valves & Connectors Trap & Drain

#### *Functional Components and Conditions*

- The bathroom sink and its components are functional.

### Tub-Shower

#### *Functional Components and Conditions*

- The tub/shower is functional.

#### *Components and Conditions Needing Service*

- The mechanical tub stopper does not engage, and should be serviced.

### Toilet

#### *Functional Components and Conditions*

- The toilet is functional.

### Lights

#### *Functional Components and Conditions*

- The bathroom lights are functional.

### Outlets

#### *Functional Components and Conditions*

- The bathroom outlets are functional and include ground-fault protection.

## Hallway Bathroom

### Size and Location

- The hallway bathroom is a full, and is located in the main hallway.

### Doors

#### *Functional Components and Conditions*

- The bathroom door is functional.

### Floor

#### *Informational Conditions*

- The bathroom floor is vinyl and has no significant defects.

### Walls & Ceiling

#### *Components and Conditions Needing Service*

- The plaster is moisture damaged adjacent to the stall shower, which is not uncommon but should be repaired.



### **Single-Glazed Windows**

#### *Functional Components and Conditions*

- The bathroom window is functional.

### **Cabinets**

#### *Functional Components and Conditions*

- The bathroom cabinets are functional.

### **Sink Countertop**

#### *Informational Conditions*

- There is a typical separation between the sink countertop and the back-splash, which should be sealed to forestall moisture intrusion between the cabinet and the wall.

### **Sink Faucet Valves & Connectors Trap & Drain**

#### *Functional Components and Conditions*

- The bathroom sink and its components are functional.

### **Tub-Shower**

#### *Functional Components and Conditions*

- The tub/shower is functional.

#### *Components and Conditions Needing Service*

- There are loose or hollow-sounding tiles in the tub/shower area, which should be evaluated for service by a termite inspector to ensure that moisture damage has not already resulted behind the tiles.

### **Toilet**

#### *Functional Components and Conditions*

- The toilet is functional.

### **Lights**

#### *Functional Components and Conditions*

- The bathroom lights are functional.

### **Outlets**

#### *Functional Components and Conditions*

- The bathroom outlets are functional and include ground-fault protection.

## **Common Areas**

Our evaluation of the common space, which includes the kitchen, hallway, stairs, laundry, and garage, is similar to that of the living space, and 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 pay particular attention to safety standards, such as those involving electricity and the integrity of firewalls, but we do not test portable appliances, including the supply and waste components of washing machines.

## Kitchen

### General Kitchen Comments

- We test kitchen appliances for their functionality, and cannot evaluate them for their performance nor for the variety of their settings or cycles. However, if they are older than ten years, they may well exhibit decreased efficiency. Regardless, we do not inspect the following items: free-standing appliances, refrigerators, 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 capacity of ovens, and concealed or countertop lighting, which is convenient but often installed after the initial construction and powered by extension cords or ungrounded conduits.

### Doors

#### *Functional Components and Conditions*

- The kitchen door, or doors, are functional.

### Floor

#### *Informational Conditions*

- The floor in the kitchen is vinyl and has no significant defects.

### Walls and Ceiling

#### *Functional Components and Conditions*

- The walls and ceiling in the kitchen are acceptable.

### Single-Glazed Windows

#### *Functional Components and Conditions*

- The window in the kitchen is functional.

### Cabinets

#### *Functional Components and Conditions*

- The kitchen cabinets are functional, and do not have any significant damage.

### Counter Top

#### *Functional Components and Conditions*

- The kitchen counter top is functional.

### Sink

#### *Functional Components and Conditions*

- The kitchen sink is functional.

### Faucet

#### *Functional Components and Conditions*

- The kitchen sink faucet is functional.

### Valves and Connectors

#### *Functional Components and Conditions*

- The valves and connectors below the kitchen sink are functional. However, they are not in daily use and will inevitably become stiff or frozen.

### Trap and Drain

#### *Functional Components and Conditions*

- The trap and drain at the kitchen sink are functional.

### Garbage Disposal

#### *Functional Components and Conditions*

- The garbage disposal is functional.

### Built-in Electrical Oven

#### *Functional Components and Conditions*

- The electrical oven is functional, but was neither calibrated nor tested for its performance.

### Electrical Cook Top

#### *Functional Components and Conditions*

- The electrical cook top is functional.

### Dishwasher

#### *Components and Conditions Needing Service*

- The dishwasher is functional but old, and will not have the same degree of efficiency as a newer model, and you should not expect it to last indefinitely.

- Components of the dishwasher panels are cosmetically damaged, which do not affect the performance of the dishwasher, but which you may wish to have repaired or replaced.

#### **Exhaust Fan or Downdraft**

##### *Functional Components and Conditions*

- The kitchen exhaust fan or downdraft is functional.

##### *Components and Conditions Needing Service*

- The grease filter, or other components are missing from the kitchen exhaust fan, and should be installed.

#### **Lights**

##### *Functional Components and Conditions*

- The lights in the kitchen are functional.

#### **Outlets**

##### *Functional Components and Conditions*

- The outlets in the kitchen that were tested are functional and include ground-fault protection.

## **Hallway**

#### **Doors**

##### *Components and Conditions Needing Service*

- The door in the hallway is out of square, as a result of structural movement. I can elaborate on this issue, but you should have a specialist comment.

#### **Floor**

##### *Informational Conditions*

- The floor in the hallway has wear or damage that is commensurate with its age.

#### **Walls and Ceiling**

##### *Informational Conditions*

- The walls and ceiling in the hallway are in acceptable condition.

#### **Single-Glazed Windows**

##### *Functional Components and Conditions*

- The window in the hallway is functional.

#### **Lights**

##### *Functional Components and Conditions*

- The lights in the hallway are functional.

#### **Outlets**

##### *Informational Conditions*

- The ungrounded and obsolete outlets in the hallway should be upgraded to include more modern and safer ones that provide a pathway for the current to travel harmlessly to the ground.

#### **Smoke Detectors**

##### *Informational Conditions*

- We do not evaluate smoke detectors as part of our service. However, they are an important safety feature that is required in many jurisdictions. Therefore, they should be installed or certified as being compliant before the close of escrow.

## **Laundry**

#### **General Laundry Room Comments**

- In accordance with industry standards, we do not test clothes dryers, nor washing machines and their water connections and drainpipes. However, there are two things that you should be aware of. The water supply to washing machines is usually left on, and their hoses can leak or burst under pressure and continue to flow. Therefore, we recommend replacing old rubber hoses with modern braided stainless steel types that are much more dependable. You should also be aware that modern washing machines discharge a greater volume of water than many of the older drainpipes can handle, which causes the water to back up and overflow. The only remedy for this is to enlarge the drainpipe.

### **Floor**

#### *Informational Conditions*

- The floor in the laundry room is bare concrete

### **Walls and Ceiling**

#### *Informational Conditions*

- The walls and ceiling in the laundry room are in acceptable condition.

### **Exhaust Fan**

#### *Components and Conditions Needing Service*

- The exhaust fan in the laundry room does not respond, and should be serviced.

### **Dryer Vent**

#### *Informational Conditions*

- The dryer vent is a flexible plastic type that traps lint more easily than a smooth metal type, which can compromise the performance of the dryer and can facilitate a fire, and you may wish to consider replacing it.

### **Lights**

#### *Functional Components and Conditions*

- The lights in the laundry room are functional.

### **Outlets**

#### *Functional Components and Conditions*

- The outlets in the laundry room that were tested are functional.

## REPORT CONCLUSION

Congratulations on the purchase of your new home. Inasmuch as we never know who will be occupying or visiting a property, whether it be children or the elderly, we ask you to consider following these general safety recommendations: install smoke and carbon monoxide detectors; identifying all escape and rescue ports; rehearse an emergency evacuation of the home; upgrade older electrical systems by at least adding ground-fault outlets; never service any electrical equipment without first disconnecting its power source; safety-film all non-tempered glass; ensure that every elevated window and the railings of stairs, landings, balconies, and decks are child-safe, meaning that barriers are in place or that the distance between the rails is not wider than three inches; regulate the temperature of water heaters to prevent scalding; make sure that goods that contain caustic or poisonous compounds, such as bleach, drain cleaners, and nail polish removers be stored where small children cannot reach them; ensure that all garage doors are well balanced and have a safety device, particularly if they are the heavy wooden type; remove any double-cylinder deadbolts from exterior doors; and consider installing child-safe locks or alarms on the exterior doors of all pool or spa properties.

We are proud of our service, and trust that you will be happy with the quality of our report. We have made every effort to provide you with an accurate assessment of the condition of the property and its components and to alert you to any significant defects or adverse conditions. However, we may not have tested every outlet, and opened every window and door, or identified every minor defect. Also because we are not specialists or because our inspection is essentially visual, latent defects could exist. Therefore, you should not regard our inspection as conferring a guarantee or warranty. It does not. It is simply a report on the general condition of a particular property at a given point in time. Furthermore, as a homeowner, you should expect problems to occur. Roofs will leak, drain lines will become blocked, and components and systems will fail without warning. For these reasons, you should take into consideration the age of the house and its components and keep a comprehensive insurance policy current. If you have been provided with a home protection policy, read it carefully. Such policies may only cover insignificant costs, such as that of roofer service, and the representatives of some insurance companies may deny coverage on the grounds that a given condition was preexisting or not covered because of a code violation or manufacture's defect. Therefore, you should read such policies very carefully, and depend upon our company for any consultation that you may need.

Thank you for taking the time to read this report, and call us if you have any questions or observations whatsoever. We are always attempting to improve the quality of our service and our report, and we will continue to adhere to the highest standards of the industry and to treat everyone with kindness, courtesy, and respect.

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