



Detail Property Inspection, Inc.

1125 E Broadway #236

Glendale, CA 91205

818-553-8198, 323-668-1676, 626-622-7802 www.detailinspect.com



Schedule Date : Monday, August 28, 2017

Report # : M1708052

Client: Mery M.

Address:

City/State/Zip:

Subject Property

801 Larry Blvd # 201

Los Angeles, CA 90005

Buyers

Agent : N/A

Office :

Address :

City/State/Zip :

Work Phone:

Fax #: -

Sellers

Agent : N/A

Office :

Address :

City/State/Zip :

Work Phone: -

Fax #: -

KEY TO THE INSPECTION REPORT

Report #: M1708052

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

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

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

Please read the entire report for all items, comments, inserts and pictures. As they all constitute the inspection report.

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

KEY TO THE INSPECTION REPORT

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

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

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

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

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

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

Present During The Inspection: [X] Client [X] Buyer's Agent [X] Seller's Agent [] Seller

INSPECTOR : Mike Owdeh Chief Inspector

Inspection Date: Aug/28/2017, Monday Start Time: 10:30 pm Completion Time:

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

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

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

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

SUMMARY

Report # : M1708052 Part 1

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

IMPORTANT NOTE - PLEASE READ: The Summary page is provided to allow the reader a brief overview of the report. This page is not encompassing. Reading this page alone is not a substitute for reading the report in entirety. The entire Inspection Report, including the Standard Of Practice, Limitation, Scope of Inspection and Pre-Inspection Agreement must be carefully read to fully assess the findings of the inspection. This 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 to the contract should be clarified by consulting an attorney or a real estate agent.

It is recommended that any deficiencies and components/systems related to these deficiencies noted in the report be evaluated/inspected and repaired as needed by licensed contractors/professionals **PRIOR TO THE CLOSE OF ESCROW**. Further evaluation **PRIOR** to the close of escrow is recommended so a properly licensed professional can evaluate our concerns further and inspect the remainder of the system or component for additional concerns that might be outside our area of expertise or the scope of our inspection. Please call our office for any clarifications or further questions.

Damaged insulation at AC pipe. pic 7

Recommend caulking at master bathroom shower enclosure. pic 14

Slow drain noted at master bathroom sink. pic 16

Loose fixture at tub fixture. pic 17

Missing trim at master bathroom ceiling light. pic 20

Recommend door stop at master bedroom door. pic 21

Loose fixture at main bathroom sink. pic 26

Improper flex drain pipe at main bathroom sink, recommend solid and smooth. pic 27

AC condensation pipe at main bathroom sink cabinet appears too long, recommend repair. pic 28

Sliding doors at dining room and kitchen difficult to operate, recommend repair. pic 32

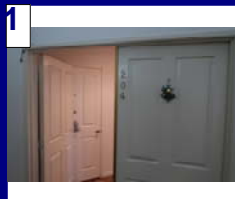
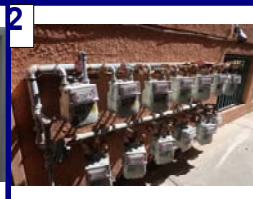







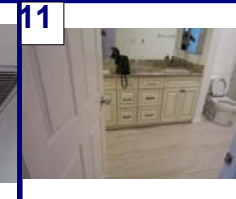









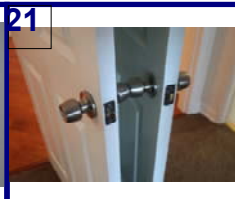
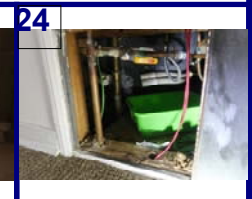
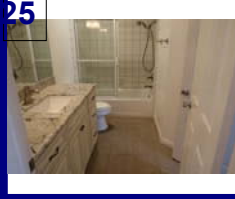



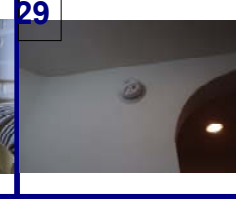



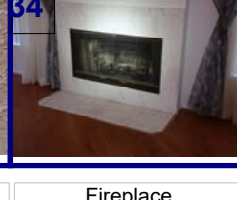
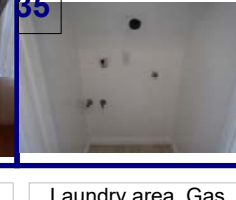
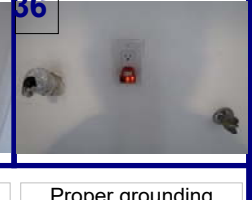
Dryer vent vertical and duct appears filled, recommend to vacuum for safety. pic 33

Client: Mery M.

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Los Angeles, CA 90005

					
Main entrance at unit 204.	Gas meter at exterior and earthquake valve installed.	Gas meter at exterior and earthquake valve installed.	AC condenser on roof.	AC condenser on roof.	Missing data plate at AC condenser on roof.
					
Damaged insulation at AC pipe.	Central water heater on roof possibly maintained by HOA.	Chimney and rain cap installed.	Heat pump at ceiling enclosure.	Master bathroom.	Master bathroom shower pan not tested for leaks.
					
Master bathroom whirlpool functional.	Recommend caulking at master bathroom shower enclosure.	Water heater functional, 106 degrees.	Slow drain noted at master bathroom sink.	Loose fixture at tub fixture.	Proper grounding at master bathroom outlet.
					
Exhaust fan at master bathroom functional.	Missing trim at master bathroom ceiling light.	Recommend door stop at master bedroom door.	Wood, carpet and tile flooring noted.	Intercom noted, not in the scope of this inspection.	Master bathroom whirlpool functional.
					
Main bathroom.	Loose fixture at main bathroom sink.	Improper flex drain pipe at main bathroom sink, recommend solid and	AC condensation pipe at main bathroom sink cabinet appears too	CO detector installed.	Return air temperature, 76 degrees.
					
AC functional, 60 degrees.	Sliding doors at dining room and kitchen difficult to operate,	Dryer vent vertical and duct appears filled, recommend to vacuum	Fireplace.	Laundry area. Gas dryer option noted.	Proper grounding noted at laundry.

SUMMARY

Report # : M1708052 Part 2

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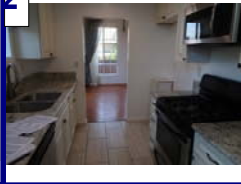



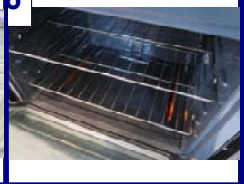


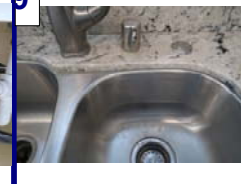


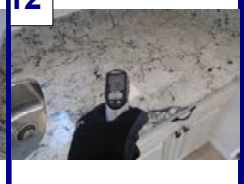


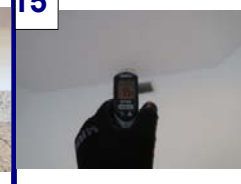
Improper flex duct at kitchen hood, recommend solid and smooth. pic 3
Dishwasher knobs faded, recommend upgrades. pic 5
Dishwasher drain pipe too long recommend repair. pic 7
Garbage disposal jammed, recommend repair. pic 8
Leak noted at dishwasher air gap. pic 9
Loose wall cabinet at kitchen. pic 11
Deterioration noted at kitchen range. pic 14

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<p>1</p> 	<p>2</p> 	<p>3</p> 	<p>4</p> 	<p>5</p> 	<p>6</p> 
<p>Sub panel at interior.</p>	<p>Kitchen.</p>	<p>Improper flex duct at kitchen hood, recommend solid and</p>	<p>Kitchen range functional.</p>	<p>Dishwasher knobs faded, recommend upgrades.</p>	<p>Oven functional.</p>
<p>7</p> 	<p>8</p> 	<p>9</p> 	<p>10</p> 	<p>11</p> 	<p>12</p> 
<p>Dishwasher drain pipe too long recommend repair.</p>	<p>Garbage disposal jammed, recommend repair.</p>	<p>Leak noted at dishwasher air gap.</p>	<p>Proper grounding noted at kitchen outlet.</p>	<p>Loose wall cabinet at kitchen.</p>	<p>Microwave functional.</p>
<p>13</p> 	<p>14</p> 	<p>15</p> 	<p>16</p>	<p>17</p>	<p>18</p>
<p>Microwave functional. 151 degrees.</p>	<p>Deterioration noted at kitchen range.</p>	<p>Heat pump functional, 95 degrees.</p>			
<p>19</p>	<p>20</p>	<p>21</p>	<p>22</p>	<p>23</p>	<p>24</p>
<p>25</p>	<p>26</p>	<p>27</p>	<p>28</p>	<p>29</p>	<p>30</p>
<p>31</p>	<p>32</p>	<p>33</p>	<p>34</p>	<p>35</p>	<p>36</p>

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1 Driveway N/A Asphalt Concrete N/A

Appears serviceable Not Functional* Unsafe* Worn* Near end of lifespan* Not fully visible*
 Eroded Asphalt* Maintenance* Sealant needed* Deterioration* Evidence of poor drainage*
 No cracks found Common cracks Major cracks* Trip hazards* Surface raised* Surface settled*

Comments: **Not in the scope of this inspection. Possibly maintained by association.**

2 Sidewalks N/A Concrete Brick Paver / Tile N/A

Appears serviceable Not Functional* Unsafe* Worn* Near end of lifespan* Not fully visible*
 No cracks found Common cracks Major cracks* Trip hazards* Surface raised* Surface settled*
 Concrete is above* Evidence of poor drainage* Other*

Comments: **Not in the scope of this inspection. Possibly maintained by association.**

3 Retaining Walls N/A **LOCATION(S):** Concrete Stucco Block

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

Comments: **Not in the scope of this inspection. Possibly maintained by association.**

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

Appears serviceable Not Functional* Unsafe* Worn* Near end of lifespan* Not fully visible*
 No cracks found Common cracks Major cracks (1) Trip hazards* Surface raised* Surface settled*
 Concrete is above* Evidence of*

Comments: **Not in the scope of this inspection. Possibly maintained by association.**

5 Patio Cover N/A **LOCATION(S):** Earth contact (3)
 Open Design Covered Roof (refer to Roof Page)*

Appears serviceable Not Functional* Unsafe* Worn* Near end of lifespan* Not fully visible*
 Attachment to house * Patio cover lacks Wood appears
 Moisture at

Comments: **Not in the scope of this inspection. Possibly maintained by association.**

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

LOCATION(S): A B C

Appears Serviceable Not Functional* Unsafe* Worn* Near end of lifespan* Not fully visible*
 Deck is on grade--unable to inspect* Piers need Posts need
 Cracks Moisture Deck appears unsound (1) (2) (A) (B) (C)
 Flashing Earth-to-wood contact (3) (A) (B) (C)
 Porch* Steps* Uneven*
 Screens* Panels* Unable to Railing of
 Railings are serviceable N/A Railing Railing of

Comments: **Not in the scope of this inspection. Possibly maintained by association.**

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

Appears serviceable Not Functional* Unsafe* Worn* Near end of lifespan* Not fully visible*
 Posts are Blocks are Boards are
 No cracks Common cracks Major cracks (2) Fence height at
 Gate(s) need adjustment Self closing device is Post rusted & leaning*

Comments: **Not in the scope of this inspection. Possibly maintained by association.**

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8 Exterior Stairs

N/A

Type: Location: **A** **B** **C**

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

Comments: **Not in the scope of this inspection. Possibly maintained by association.**

9 Exterior Walls

N/A

Structure: N/A
 Wall Covering is:

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

Comments: **Not in the scope of this inspection. Possibly maintained by association.**

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

10 Trim / Eaves,Fascia,Soffits

N/A

WOOD METAL VINYL N/A

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

Comments: **Not in the scope of this inspection. Possibly maintained by association.**

11 Chimney(s)

N/A

Location: **A** **B** **C** **D**

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

Comments: **Not in the scope of this inspection. Possibly maintained by association.**

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

12 Sprinklers

N/A

Not inspected* Non operational (2) Control box location

- Appears serviceable** Not Functional* Unsafe* Worn* Near end of lifespan* Not fully visible*
 Valve Head Line Anti-siphon valves needed *
 Adjust spray away from Areas of inadequate spray coverage * Adjust heads *

Comments: **Not in the scope of this inspection. Possibly maintained by association.**

Notice: Underground pipes cannot be judged for breaks or possible root intrusions. Association-maintained systems are not tested. Grove systems are not tested*

13 Hose Faucets

N/A

Faucets are not anti-siphon type valve (5)

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

Comments: **Not in the scope of this inspection. Possibly maintained by association.**

14 Gutters & Downspouts

N/A

Full Partial None Installed

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

Comments: **Not in the scope of this inspection. Possibly maintained by association.**

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

Page 4 FOUNDATION

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

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

Comments: Not in the scope of this inspection. Possibly maintained by association.

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

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

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

Ventilation: Serviceable N/A Vents

Comments: Not in the scope of this inspection. Possibly maintained by association.

Notice: All slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. The inspector will, at additional cost, reinspect, provided the client removes floor covering and releases the inspector from damage caused by this process. Floor coverings are not removed during this inspection.*

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

Comments: Not in the scope of this inspection. Possibly maintained by association.

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

Comments: Not in the scope of this inspection. Possibly maintained by association.

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

Page 6 PLUMBING

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23 Main Line N/A **Main pipe is Copper** **Size: 1"** **Pressure: OK** AM PM
 Pressure is above 80 psi - recommend:
 Appears serviceable Not Functional* Unsafe* Worn* Near end of lifespan* Not fully visible*
 Main valve location: Not located* Operational Not operational (2) Not inspected*
 Handle is Excessive corrosion on valve (2) Copper pipe not protected from concrete*
 Water softener installed (water condition/quality is not tested*) Leaks at main valve (2) Leaks at water conditioner (2)
Comments: **Not in the scope of this inspection. Possibly maintained by association.**

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

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

25 Waste Lines N/A **Waste lines are Cast Iron**
 Appear serviceable Not Functional* Unsafe* Worn* Near end of lifespan* Not fully visible*
 Waste pipes show Pipes lack proper support at:
 Plumbing All vents/traps not fully visible* Leaking noted at:
 Insufficient fall for adequate drainage (2) Open waste line (2) Trap
Comments:

Notice: City sewer service, septic systems and all underground pipes are not a part of this inspection. Future drainage performance is also not determined.* Be advised that some "ABS" plastic piping systems have experienced documented problems. Contact the manufacturer or plumbing expert for further information and evaluation.*

26 Fuel System N/A **Shut Valve Location: Exterior** **Fuel type is Gas Meter**
 Fuel system is not on for inspection-suggest utilities company light and test all fuel appliances*
 Appears serviceable Not Functional* Unsafe* Worn* Near end of lifespan* Not fully visible*
 Pipes not Pipe is corroded (2) Pipe is under strain (2)
 Improper piping at: Exposed plastic pipe (2) Pipe is not 6" above ground (2)
 No shutoff valve at: Improper union at: Pipes lack proper support (2)
Comments:

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

27 Water Heaters	<input checked="" type="checkbox"/> N/A	Location A	Type	Capacity
		Location B	Type	Capacity
<input type="checkbox"/> Appears serviceable	<input type="checkbox"/> Not Functional*	<input type="checkbox"/> Unsafe*	<input type="checkbox"/> Worn*	<input type="checkbox"/> Near end of lifespan*
<input type="checkbox"/> Rust flakes in burner chamber*	<input type="checkbox"/> Burner flame appears improper (2)	<input type="checkbox"/> Heater leaks		<input type="checkbox"/> Not fully visible*
<input type="checkbox"/> Water shutoff valve	<input type="checkbox"/> Corrosion on pipes*	<input type="checkbox"/> Heater in garage is not on 18" raised platform* (5)		
<input type="checkbox"/> Temperature Pressure Relief Valve		<input type="checkbox"/> Combustion air		
<input type="checkbox"/> Insufficient clearance to combustible material (2)	<input type="checkbox"/> Pilot / system off -- could not inspect*			
<input type="checkbox"/> Vent flue piping	<input type="checkbox"/> Vent flue piping			
<input type="checkbox"/> Seismic straps appear serviceable	<input type="checkbox"/> Seismic straps	<input type="checkbox"/> Thermal blanket		
<input type="checkbox"/> Unit needs a catch pan with an exterior routed drain line*	<input type="checkbox"/> Recommend protecting heater from physical damage*			
<input type="checkbox"/> Enclosure	<input type="checkbox"/> Firewall			

Comments: **Not in the scope of this inspection. Possibly maintained by association.**

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

Page 7 HEATING

Report # : M1708052

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

28 Description	<input type="checkbox"/> N/A	Approximate BTU's	Unit A	Unit B	Unit C
Location A	Ceiling Enclosure	Location B		Location C	
Heating Type:	Heat pump	Heating Type:		Heating Type:	
Fuel Type:	Electric	Fuel Type:		Fuel Type:	
<u>Comments:</u>					

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

29 Condition	<input type="checkbox"/> N/A	<input type="checkbox"/> Not inspected*
<input checked="" type="checkbox"/> System(s) appear serviceable	Unit A	<input type="checkbox"/> Did not respond to normal controls (2)
<input type="checkbox"/> Not Functional	<input type="checkbox"/> Unsafe	<input type="checkbox"/> Worn
<input type="checkbox"/> System(s)	Unit A does not appear to have been serviced per manufacturer's instructions, within the last year*	
<u>Comments:</u>		

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

30 Venting	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Backventing (2)	<input type="checkbox"/> Unable to fully inspect vent pipe*
<input type="checkbox"/> Appears serviceable	<input type="checkbox"/> Damage (2)	<input type="checkbox"/> Not accessible*	<input type="checkbox"/> Improper vent rise
<input type="checkbox"/> Vent lacks clearance from combustibles (2)(4)	<input type="checkbox"/> Improper materials used for vent pipe	<input type="checkbox"/> Improper elbow angle	<input type="checkbox"/> Defective
<input type="checkbox"/> Soot/Rust on	<input type="checkbox"/> Vent terminates near window/opening (2)		
<u>Comments:</u>			

31 Combustion Air	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Air supply
<input type="checkbox"/> Appears serviceable	<input type="checkbox"/> Damage*	<input type="checkbox"/> Deteriorated*
<input type="checkbox"/> Combustion and return air sources are too close or mixing (2)	<input type="checkbox"/> Defects*	
<input type="checkbox"/> Recommend sealing platform at:		
<u>Comments:</u>		

32 Burners	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Closed system / unable to inspect*
<input type="checkbox"/> Burner flame appears typical	<input type="checkbox"/> Unusual flame pattern (2)	Unit A
<input type="checkbox"/> Rust flakes in burn chamber (2)	<input type="checkbox"/> Damaged	<input type="checkbox"/> Chamber
<u>Comments:</u>		

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

33 Distribution	<input type="checkbox"/> N/A	Type: Ducts & Registers
<input checked="" type="checkbox"/> Appears serviceable	Unit A	<input type="checkbox"/> Ducts:
<input type="checkbox"/> Register(s)	<input checked="" type="checkbox"/> Not fully visible*	Unit A
<input type="checkbox"/> Zone valve did not operate	<input type="checkbox"/> Asbestos-like materials (4)	<input type="checkbox"/> Low air volume (2)
<input type="checkbox"/> Radiator inoperative (2)	<input type="checkbox"/> Circulating pump	<input type="checkbox"/> Insulation
<input type="checkbox"/> Leaks on radiator (2)	<input type="checkbox"/> Radiator cold (2)	<input type="checkbox"/> Convector inoperative (2)
	<input type="checkbox"/> Leaks on convector (2)	<input type="checkbox"/> Convector cold (2)
	<input type="checkbox"/> Leaks on fitting (2)	
<u>Comments:</u>		

Notice: Asbestos materials have been commonly used in heating systems.* Determining the presence of asbestos can ONLY be performed by I.T.A. Copyright 1993/2000 laboratory testing and is beyond the scope of this inspection.*

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34 Normal Controls N/A

Appears serviceable **Unit A***
 Controls need
 Leaks at:

Unable to inspect* Utilities off*
 Thermostat
 Damage* Deterioration* Defects*
 Gauges need Switch is
 Corrosion at: Expansion tank

Comments:

Notice: Thermostats are not checked for calibration or timed functions.* Adequacy, efficiency or even heat distribution of the system through the house is not part of this inspection. *

35 Air Filter N/A

Appears serviceable Suggest changing Cleaning filter* No filter hold-down*

Missing* Wrong size* Unable to inspect*

Comments:

Notice: Electronic air cleaners, humidifiers and dehumidifiers are beyond the scope of this inspection. * Have these systems evaluated by a qualified individual. *

36 Heating Notes N/A

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

Recommend complete system evaluation (2) Unable to locate heat in all rooms*

Comments: **Suggest cleaning and servicing the entire furnace. (2)**

Notice: Verification of the location or condition of underground fuel storage tanks is not part of this inspection.* Environmental risks, if any, are not included. *
 Notice: Asbestos materials have been commonly used in heating systems.* Determining the presence of asbestos can ONLY be performed by laboratory testing and is beyond the scope of this inspection.*

37 Cooler & 38 Air N/A

Location(s) Unit A **Roof** **B** **C**

Type: **Central air conditioning** **Power:** 120volt 240volt One speed fan only*
 Appears operational Not Functional* Unsafe* **Worn*** **Near end of lifespan*** **Not fully visible***
 Unit makes unusual noise during operation (2) Unit is not level*
 Pads Unit Float valve Pump Leaking noted*

Comments: **Recommend servicing the cooling system and checking the refrigerant level.**
AC condensation pipe at main bathroom sink cabinet appears too long, recommend repair. pic 28

No power - unable to test* Warm air only (2)
 Air temp below 65 degrees - unable to test system(s)* (operation could cause damage) One speed fan only*
 Not level(2) Makes unusual noise(2) Air temperature differential is incorrect (2)
 Coil is damaged (2) Recommend servicing system and checking refrigerant level*
POWER: N/A 120 Volts **240 Volts** **Electrical disconnect present** **Gas* (not inspected)**
 No electrical disconnect provided (2) Improper conduit (2)
 Proper grounding not provided (2) No conduit (2)
 Junction box Cover Heat pump auxiliary heat not functional(2)
CONDENSATE: N/A **Condensate line installed** **Line not fully visible***
 Termination location: No trap in line*
 Condensate lines:
REFRIGERANT LINES: N/A **Insulation installed on-lines** Ice on unit (2)
 Insulation damaged* **Insulation deteriorated*** Ice on lines (2)
 Lines not fully visible Leaks at: Line(s) appear damaged (2)

Comments N/A

DATA PLATE: **A/C unit size undetermined**

Comments: **Damaged insulation at AC pipe. pic 7**

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39 Service N/A Overhead **Underground** **Number of conductors** **3**
 120V* 240V 120V **AMPS** **AMPS NOT DETERMINED**

Appears serviceable Defects* Deterioration* Unsafe* Near end of lifespan*
 Loose connections at Damaged connections at
 Frayed wires (2) Improper splices on main wires (2) Improper tap on main wires (2)
 Conductors too close to Wires touch trees* Contact utility company(4)
 Ground present Ground loose at: Ground
 Ground clamp not visible* Ground system not visible* More than six breakers with no main shutoff (2)
 Main disconnect inspected at: No drip loop on service wires (2)

Comments: **Not in the scope of this inspection. Possibly maintained by association.**

40 Main Panel N/A #A - Location **Exterior** Panel rating Not verified
 Power is off at main.No inspection performed* Recommend further evaluation*
 Appears serviceable Defects* Deterioration* Unsafe* Near end of lifespan* Not accessible*

Comments: **Not in the scope of this inspection. Possibly maintained by association.**

Notice: Six or fewer breakers usually do not require a main breaker, however this may indicate minimal electrical capacity.* If the service amperage is less than 100, upgrade may be needed to operate larger electrical appliances*

41 Conductors N/A **Service Wire: Cannot Determine** **Branch Wire: Copper**
 Wiring Methods: Metal Conduit

42 Sub-panel(s) N/A #B-Location **Interior** #C-Location #D-Location
 Panel >> is locked-could not inspect.* Further evaluation is needed*
 Panel >> is inaccessible-could not inspect.* Further evaluation is needed*

43 Panel Notes N/A **Wiring Methods:** **Breakers** **Fuses** **Other**

Panel(s) appear(s) serviceable Not Functional* Unsafe* Worn* Near end of lifespan*
 Improper wiring at panel# (2): Breaker is off at panel #*:
 Two wires connected to one breaker at panel # (2): Signs of
 Overfusing fuse/breaker size too large for wire panel #(2): Aluminum wiring noted at the general 120volt circuits(2)
 Neutral and ground wires connected at sub-panel #(2): (Aluminum connections should be checked by a licensed electrician) *
 Direct tap Antioxidant not visible on aluminum wire connections*
 Panel bond is not provided for safety at panel #(2): Unprotected opening(s) in panel # (2):
 Missing 240 volt - split branch coupler(s) at panel #*: N/A
 Fused neutral wire(s) at panel # (2): Breakers Fuses
 Electrical system appears outdated by today's standards (2) Opening(s) dead front cover(s) at panel #*(2)(4):

Comments:

44 Wiring Notes N/A **Sample of switches and outlets tested appear to be serviceable**
 Grounding and polarity of receptacles within 6' of plumbing fixtures

Appears serviceable (tested) Furnishings prevent testing of all outlets and switches*
 Three prong outlets did not test properly grounded (2)(4) at:
 Reverse polarity (2)(4) at: Evidence of
 Outlet not operational (2)(4) at: Light not operational *(2)(4) at:
 Outlets Switches Open neutral (2)(4) at:
 Not exterior rated Missing cover plates *(2)(4) at:
 Exposed wiring needs protection (2)(4) at: Damaged cover plates *(2)(4) at:
 Box cover missing *(4) at: Exposed splices (2)(4) at:
 Improper wiring (2)(4) at: Extension cord used as wiring (2)(4) at:
 'GFCI(s) responded to test 'GFCI' not operational (2)(4) at:
 'GFCI', (a safety device for outlets near water) recommended at: (5) **All wet areas**
 Closet light is subject to damage at:* Closet light is subject to hazard at:*
 Doorbell Fixture

Comments: **Missing trim at master bathroom ceiling light. pic 20**

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45 DOORS (Entry) N/A **Appears serviceable** Damage* Deterioration* Defects*
 Hardware Doorbell Door jamb Weather stripping

Comments:

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

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

Comments: **Recommend door stop at master bedroom door. pic 21 Sliding doors at dining room and kitchen difficult to operate, recommend repair. pic 32**

48 Windows N/A **Type: Aluminum Sliding** Security bars present (not tested)

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

Comments:

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

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

General condition serviceable Wall had common cracks at: **various areas**
 Wall Wall
 Furnishings prevent full inspection-do a careful check on your final walk-through Recommend evaluation by engineer (1)

Comments:

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

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

General condition serviceable Ceiling(s) had common cracks at: various areas
 Ceiling(s)
 Ceiling(s)

Comments:

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

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

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

Comments:

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

52 Fireplace(s) N/A **Location(s) A Living Room B C**
Type Prefabricated INSERT (have checked by removal*)

Fireplace(s) Unit A Appears serviceable Not Functional* Unsafe* Worn* Near end of lifespan*
 Fireplace(s) Fireplace(s)
 Gas was Gas at fireplace
 Gas at fireplace Gas at fireplace
 Fans/blowers at fireplace Remove or block damper open if gas log is used*

Comments:

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

Page 11 INTERIOR Continued

Report # : M1708052

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53 Interior Features N/A

- | | | |
|---|--|---|
| <input type="checkbox"/> Interior stairs appear serviceable | <input type="checkbox"/> Ceiling fan(s) operational | <input type="checkbox"/> Fan (s) |
| <input type="checkbox"/> Stair handrails appear serviceable | <input type="checkbox"/> Uneven | <input type="checkbox"/> Stairway is |
| <input type="checkbox"/> Wet bar faucet appears serviceable | <input type="checkbox"/> Railing is | <input type="checkbox"/> Openings in rails too wide* (5) |
| <input type="checkbox"/> Counter appears serviceable | <input type="checkbox"/> Faucet is not operational (2) | <input type="checkbox"/> Faucet leaks (2) <input type="checkbox"/> Hot/Cold reversed(4) |
| <input type="checkbox"/> Plumbing under sink serviceable | <input type="checkbox"/> Damage to | <input type="checkbox"/> Deterioration to |
| Items installed but not inspected: | <input type="checkbox"/> Leaks (2) | <input type="checkbox"/> Improper piping <input type="checkbox"/> Icemaker not on |
| | <input type="checkbox"/> Central vacuum <input type="checkbox"/> Security system | <input checked="" type="checkbox"/> Intercom <input type="checkbox"/> N/A |

Comments:

54 Smoke Detector N/A

Locations: **A: Hall** **B: Bedrooms**
C: **D:**

- | | | | |
|---|---|---|---|
| <input checked="" type="checkbox"/> Smoke detector test button responds | <input checked="" type="checkbox"/> A <input checked="" type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D | <input type="checkbox"/> Not tested* | <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D |
| <input type="checkbox"/> Did not respond to test button* | <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D | <input type="checkbox"/> None found (5) | <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D |
| <input type="checkbox"/> Couldn't test / no test button* | <input type="checkbox"/> Indicator light on | <input type="checkbox"/> Suggest additional detectors in appropriate locations* (5) | |

Comments:

55 Laundry N/A

Garage Basement Service Area Other

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

Comments: Dryer vent vertical and duct appears filled, recommend to vacuum for safety. pic 33

Notice: Washing machines and dryers are not moved during this inspection - condition of walls or flooring under these machines cannot be judged.* The inspector does not test washing machine drains or supply valves. * Water supply valves if turned may be subject to leaking. *

56 Attic N/A

Full Partial

Roof Frame: Truss Rafter Framing **X**
Ceiling Frame: Truss Joist Framing **X**

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

Comments:

Ventilation N/A

Appears serviceable at:

- Exhaust fan Exhaust fan

Comments:

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

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GARAGE / CARPORT: N/A Attached Detached Carport Association

57 Floor N/A Appears serviceable Damage* Deterioration* Defects*

No cracks found Not fully visible* Major cracks (1) Possible flammable material on floor*(4)
 Floor raised* Floor settled* Poor drainage* N/A

Comments: Not in the scope of this inspection. Possibly maintained by association.

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

Appears serviceable Moisture stains* Damage* N/A
 Framing: Exterior: Holes* Damage* Missing wall covering*

Comments: Not in the scope of this inspection. Possibly maintained by association.

59 Ventilation N/A Appears serviceable Blocked* None*
 Screens Damaged* Window

Comments: Not in the scope of this inspection. Possibly maintained by association.

60 Door To Interior N/A Solid Rated Door Hollow Core (Non-Fire Resistive)

Appears serviceable Damaged* Deterioration* Pet door interrupts integrity of fire door (2)(4)
 Bad seal*(4) Enters in a Bedroom*(4) Door does not latch*(4) Door lacks threshold* Door lacks weatherstrip*
 Self closer operational N/A Closer non-operational* Closer missing* Closer needs adjustment*

Comments: Not in the scope of this inspection. Possibly maintained by association.

61 Exterior Door N/A Appears serviceable Damaged* Delaminated* Needs adjustment*

Lock inoperative* Door jamb* Damaged door jamb* Door threshold* Damaged*
 Not inspected* Locked* Blocked* Rubs jamb*

Comments: Not in the scope of this inspection. Possibly maintained by association.

62 Vehicle Door(s) N/A Roll Up Tilt-Up Sliding N/A

Appears serviceable Damage* Deterioration* Defects* Door / jambs* Moisture stained* Damaged*
 Tension rods loose* Door warped* Needs adjustment* Needs balancing* Hinges loose* Damaged*
 Safety springs installed Not safety type springs* (4)(5) Broken springs (2)(4) Broken safety wire(2)(4)
 Vehicle door(s) are locked - could not test* Rollers damaged(2) Tracks damaged(2)

Comments: Not in the scope of this inspection. Possibly maintained by association.

63 Automatic Opener N/A Non-operational* Opener / auto-reverse was not tested*

Appears serviceable # of Units 1 Unit Electronic sensor:
 Automatic reverse operated Automatic reverse did not operate (2)(4)(5) Not inspected*

Comments: Not in the scope of this inspection. Possibly maintained by association.

64 Electrical N/A Appears serviceable Damage / deterioration / defects* Not fully visible*

Improper wiring (2)(4) Exposed wiring subject to damage *(4) Extension cords used as permanent wiring (2)(4)
 Outlets serviceable Open ground (2)(4) Reverse polarity (2)(4) Improper light fixture wiring (2)(4)
 Open splices (2)(4) Junction boxes missing covers*(4) 'GFCI' recommended(5) 'GFCI' defective(2)(4)
 Some outlet(s) are inaccessible* Outlet(s) not functional (2) Loose/damaged outlet(2) Loose/damaged cover*

Comments: Not in the scope of this inspection. Possibly maintained by association.

65 Comments N/A Moisture stains on garage ceiling* Moisture stains on garage wall*

Occupants' belongings block view of entire garage-unable to fully inspect.* Do a careful check on your final walk-through.*

Comments: Not in the scope of this inspection. Possibly maintained by association.

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66 Kitchen Sink(s) N/A Dishes block access to sink, could not inspect*

Sink(s) appear(s) serviceable Minor wear Heavy wear* Chipped* Sink is loose* Slow draining*
 Recommend sealing at sink to counter connection* No hot water* Hot & cold water reversed*(4)
 Faucet serviceable Non-operational(2) Defective(2) Faucet: Spray wand defective*
 Plumbing under sink serviceable Pipes are Improper piping (2)
 Moisture stains below sink* Moisture damage below sink* Restricted view below sink*

67 Kitchen (general) N/A **Counters:** Tile Laminate Granite Not fully visible*

Counters Floor Lights Appear serviceable Grout* Caulking* Handles*
 Doors Drawers Counter Other Minor* Moderate* Heavy wear* Cracks* Damage*
 Minor cracked tile(s)* Moderate damage* Heavy damage* Missing *
 Cabinets appear serviceable Minor wear Moderate damage* Heavy wear* Heavy damage*

Comments:

68 Disposal N/A Dishes block access to sink and disposal, could not inspect* Not fully visible*

Appears serviceable Not Functional* Unsafe* Worn* Near end of lifespan* Non operational (2)
 Blades appear to be Unit makes unusual noise: Splash guard damaged* Not inspected*
 Wiring serviceable Improper wiring noted (2)(4) Loose wire clamp at disposal* Missing wire clamp at disposal*
 Switch is in a hazardous location (2)(4) Exposed wire splices (2)(4) Missing junction box cover(s)* Power off*

Comments: **Garbage disposal jammed, recommend repair. pic 8**

69 Range / Cooktop N/A **# of ovens:** 1 Gas Electric Combination Electric Ignition

Range / oven appears serviceable Not Functional* Unsafe* Worn* Near end of lifespan*
 Upper Lower Right Left Front Rear No inspection (power/gas off)*
 Free standing oven - not tested* Ranges / Cooktop not inspected*
 Oven door(s) appear(s) serviceable Lower Non operational (2)
 Door(s) gasket(s) appear(s) serviceable Damage noted* Door does not close properly* Cracked glass (2)
 Separate cooktop serviceable Not applicable Damaged gasket(s)* Clock not tested Appears non functional*
 Gas shutoff valve installed N/A Burner did not operate (2) Element did not operate (2)
 Gas shutoff valve not provided (2) Gas valve is not visible* Exhaust ventilation appears serviceable

Comments:

Notice: Self and/or continuous cleaning operations, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection.* Appliances are not moved.*

70 Dishwasher N/A No test (power/water off)*

Appears serviceable Not Functional* Unsafe* Worn* Near end of lifespan* Not fully visible*
 Condition:door, liner & racks serviceable Rust at: Damage at:
 Soap dish inoperative* Washer arm appears frozen (2) Unit is not secured to cabinets*
 Door seals appear serviceable Deteriorated* Leaking (2) Door
DRAIN LINE INSTALLATION: Air gap device Hi-loop method Drain line is improperly installed (2)
 Air gap device None Improper* Leaking noted at drain lines Leaking noted at air gap device*

Comments:

Notice: Determining the adequacy of washing and drying functions of dishwashers is not part of this inspection.*

71 Special Features N/A Special features not inspected*

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

Comments:

Page14 BATHROOMS

Report # : M1708052

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LOCATION: Bath A **Master Bathroom** B Main Bathroom C D E

72 Toilet N/A **Appears serviceable** A B C D E

Toilet loose at floor*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	Loose toilet tank*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E
Recommend new wax seal (2)	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	Cracked Tank *	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E
Water runs continually in tank*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	Rust in Tank *	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E
Does not flush properly*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	Moisture around toilet (2)	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E

Comments:

73 Sink N/A **Appears serviceable** A B C D E Hot & cold water reversed*(4)

Sink cracked*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	Corrosion under sink*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E
Faucet appears serviceable	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	Loose fixture	<input type="checkbox"/> A <input checked="" type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E
Sink faucet leaks*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	Corrosion on supply valve below sink*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E
Low water volume*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	Sink drain stopper non-functional / missing*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E
Drain appears serviceable	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	Improper drain trap (2)	<input type="checkbox"/> A <input checked="" type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E
Slow draining*	<input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	Restricted view below sink*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E
Rust / corroded drain line*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	Deterioration to cabinet*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E
Leaking drain line (2)	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	Moisture damage below sink*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E
Counter & cabinet			
Appears serviceable	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E		
Damage to counter*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E		
Grout needed at counter*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E		

Comments: Loose fixture at main bathroom sink. pic 26 Improper flex drain pipe at main bathroom sink, recommend solid and smooth. pic 27 Slow drain noted at master bathroom sink. pic 16

74 Vent / Heat N/A **Appears serviceable** A B C D E

Comments:

75 Bathtub N/A **Appears serviceable** A B C D E

Damage to tub*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	Not applicable to this bathroom	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E
Faucet appears serviceable	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	Whirlpool functional (2)	<input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E
Hot & Cold water reversed(4)	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	Whirlpool not tested(2)	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E
Loose fixture	<input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	Drain stopper missing*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E
Drain appears serviceable	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	Grout needed tub to wall*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E
Slow draining at bathtub*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E		

Comments: Loose fixture at tub fixture. pic 17

76 Shower N/A **Appears serviceable** A B C D E

Damage to shower walls*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	Not applicable to this bathroom	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E
Grout needed at shower walls*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	Cracked tile(s)*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E
Moisture damage to wall (2)(3)	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	Caulking needed at floor*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E
Slow draining at shower	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	Floor needs caulking*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E
Leaking at water valve(s) (2)	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	Low water volume at shower(2)	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E
Low water volume	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	Shower diverter non-functional(2)	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E
Enclosure appears serviceable	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	Unable to determine if glass is tempered*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E
Glass does not appear to be tempered*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	Not applicable to this bathroom	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E
Broken glass*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	Corroded fixtures*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E
Caulking needed at enclosure*	<input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	Doors difficulty to operate*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E
		Damaged enclosure*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E

Comments: Shower pan noted at bathroom, not inspected for leaks, seller to disclose if any. Recommend caulking at master bathroom shower enclosure. pic 14