



## Detail Property Inspection, Inc.

1125 E Broadway #236

Glendale , CA 91205

818-553-8198, 323-668-1676, 626-622-7802 [www.detailinspect.com](http://www.detailinspect.com)



**Schedule Date :** Sunday, 2017

**Report # :** M1707018

**Client:** John H.

**Address:**

**City/State/Zip:**

### Subject Property

**1680 Bradbury Rd**

**Pasadena, CA 91106**

#### **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 #: M1707018

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: ☒ Client ☒ Buyer's Agent ☒ Seller's Agent ☐ Seller

INSPECTOR : Mike Owdeh Chief Inspector

Inspection Date: Jul/9/2017, Sunday

Start Time: 2:00 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): Single Family. # 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 # : M1707018 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.

Old chimneys noted, recommend chimney inspection. pic 8

Recommend rain caps at chimneys. pic 11

Main water valve not located, seller to demonstrate. pic 13

Damaged screen at crawl space around water line. pic 14

Water damage noted at exterior doors, check termite report. pic 15

French drains noted at basement vent openings, recommend to clean regularly. pic 16

Wood windows, few difficult to operate and do not close properly. pic 18

Electric upgrades noted, check permits. pic 25

Recommend to extend dryer vent cap to a safe area. pic 27

Galvanized hose faucet at driveway not functional. pic 29

Water damage noted at various windows wood frames. Check termite report. pic 30

# Detail Property Inspection, Inc.

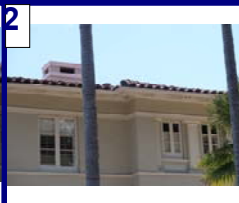

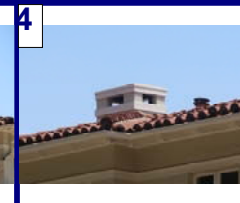
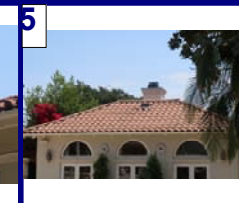

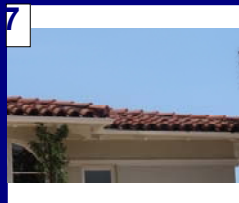
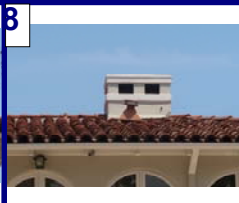
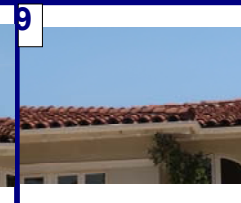



















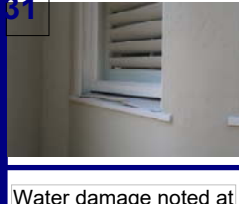

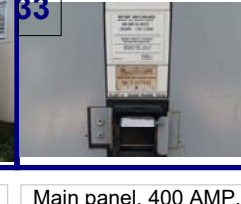

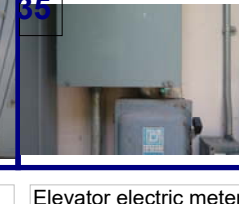
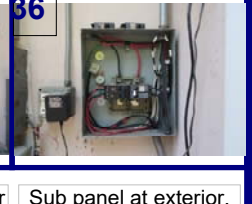
Report # : M1707018 Part 1

Client: John H.

Subject Property: 1680 Bradbury Rd

Schedule Date : Sunday, 2017

Pasadena, CA 91106

1	2	3	4	5	6
					
Main roof.	Main roof.	Main roof.	Main roof.	Main roof.	Main roof.
7	8	9	10	11	12
					
Main roof.	Old chimneys noted, recommend chimney inspection.	Main roof.	Main roof.	Recommend rain caps at chimneys.	Recommend rain caps at chimneys.
13	14	15	16	17	18
					
Main water valve not located, seller to demonstrate.	Damaged screen at crawl space around water line.	Water damage noted at exterior doors, check termite report.	French drains noted at basement vent openings, recommend to	French drains noted at basement vent openings, recommend	Wood windows, few difficult to operate and do not close properly.
19	20	21	22	23	24
					
Wood windows, few difficult to operate and do not close properly.	French drains noted at basement vent openings, recommend	Gas meter at exterior.	French drains noted at basement vent openings, recommend	French drains noted at basement vent openings, recommend	Missing screens at various windows.
25	26	27	28	29	30
					
Electric upgrades noted, check permits.	Copper and aluminum wiring noted. Recommend upgrades.	Recommend to extend dryer vent cap to a safe area.	Recommend to extend dryer vent cap to a safe area.	Galvanized hose faucet at driveway not functional.	Water damage noted at various windows wood frames. Check
31	32	33	34	35	36
					
Water damage noted at various windows wood frames. Check termite	Main panel. 400 AMP.	Main panel. 400 AMP.	Main panel. 400 AMP.	Elevator electric meter at exterior.	Sub panel at exterior.



# SUMMARY

Report # : M1707018 Part 2

**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

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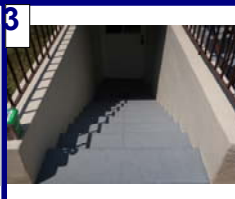
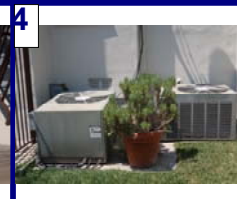
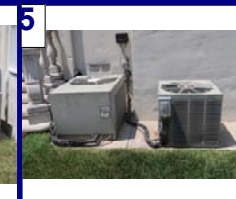
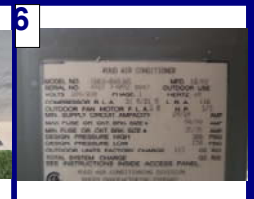

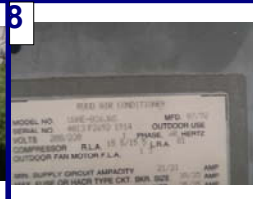




















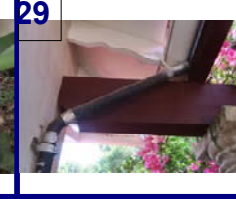
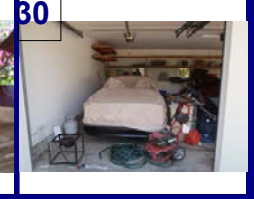
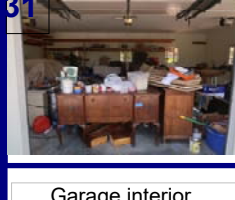
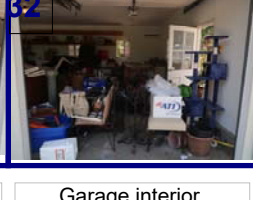
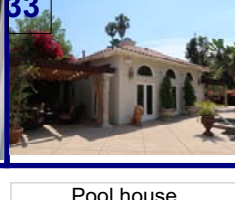
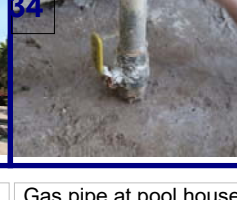
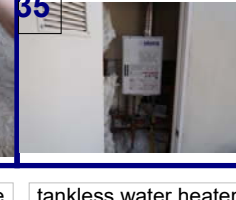

Grounding clamp attached to disconnected galvanized plumbing, recommend to move to updated copper pipe for safety. pic 1  
Recommend handrail at basement stairs. pic 3  
Recommend to properly screen off AC pipes entry through exterior wall for rodents prevention. pic 10  
Deterioration noted at AC pipe insulation. pic 11  
Wide openings noted at rear deck handrail, recommend improvement. pic 13  
Recommend proper hardware at most exterior doors. pic 14  
Recommend threshold at all exterior doors. pic 15  
Cracks and missing finish at rear Roman posts. pic 17  
Missing screens at various doors / windows. pic 22  
Evidence of leak through water proofed coating at rear balcony. Recommend repair. pic 23  
Sewer ejector noted at garage rear, appears not functional, recommend further evaluation by plumbing contractor. pic 28  
Sewer ejector vent terminates poorly, recommend to extend through roof. pic 29  
Gas pipe at pool house not protected in concrete. pic 34  
Water damage noted at pool house water heater door. pic 36

**Client:** John H.

**Subject Property:** 1680 Bradbury Rd

**Schedule Date :** Sunday, 2017

Pasadena, CA 91106

<b>1</b> 	<b>2</b> 	<b>3</b> 	<b>4</b> 	<b>5</b> 	<b>6</b> 
Grounding clamp attached to disconnected	Sprinkler system noted, not in the scope of this inspection.	Recommend handrail at basement stairs.	AC condensers ABCD at south side.	AC condensers ABCD at south side.	4 ton AC unit A, 1992.
<b>7</b> 	<b>8</b> 	<b>9</b> 	<b>10</b> 	<b>11</b> 	<b>12</b> 
Data plate at AC unit B blocked, size undetermined.	3 ton AC unit C, 1992.	4 ton AC unit D, 1992.	Recommend to properly screen off AC pipes entry through exterior	Deterioration noted at AC pipe insulation.	Surveillance system noted, not in the scope of this inspection.
<b>13</b> 	<b>14</b> 	<b>15</b> 	<b>16</b> 	<b>17</b> 	<b>18</b> 
Wide openings noted at rear deck handrail, recommend	Recommend proper hardware at most exterior doors.	Recommend threshold at all exterior doors.	Vent cap at exterior wall.	Cracks and missing finish at rear Roman posts.	Rear deck.
<b>19</b> 	<b>20</b> 	<b>21</b> 	<b>22</b> 	<b>23</b> 	<b>24</b> 
Exterior fireplace.	Exterior fireplace.	Surveillance system noted, not in the scope of this inspection.	Missing screens at various doors / windows.	Evidence of leak through water proofed coating at rear	Wrought iron fence noted.
<b>25</b> 	<b>26</b> 	<b>27</b> 	<b>28</b> 	<b>29</b> 	<b>30</b> 
Blockwall noted.	Detached garage noted.	Roll up garage doors.	Sewer ejector noted at garage rear, appears not functional,	Sewer ejector vent terminates poorly, recommend to extend	Garage interior.
<b>31</b> 	<b>32</b> 	<b>33</b> 	<b>34</b> 	<b>35</b> 	<b>36</b> 
Garage interior.	Garage interior.	Pool house.	Gas pipe at pool house not protected in concrete.	tankless water heater at pool house.	Water damage noted at pool house water heater door.

# SUMMARY

Report # : M1707018 Part 3

**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

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Neutral and ground wires connected at pool house sub-panel. Recommend repair. pic 3  
Water pressure high at 105 PSI, recommend to install / adjust pressure down to 80 PSI. pic 5  
Minor missing tile at pool surface. pic 7  
Broken pool skimmer cover noted. pic 9  
Disconnected body bond at pool pump, recommend repair for safety. pic 11  
Broken glass panel at pool filter gauge. pic 12  
Pool on remote control, seller to demonstrate. pic 13  
Water feature lights not functional, recommend evaluation / seller to demonstrate. pic 15  
Water fall pump did not respond, recommend evaluation. pic 16  
Pool heater did not respond, recommend evaluation. pic 19  
Broken handle at pool heater valve. Recommend repair. pic 21  
Recommend alert system at house exterior doors leading to pool for safety. pic 23  
Water fall not functional. pic 24  
Active leak noted at water heater, recommend evaluation by plumbing contractor. pic 31  
Rodents evidence noted at water heater enclosure, recommend eradication. pic 32  
Water heater overflow pipe leaks, recommend repair and to redirect to exterior. pic 36





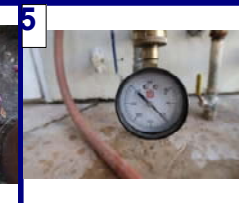
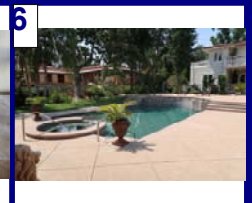

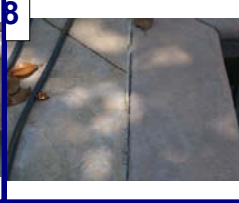







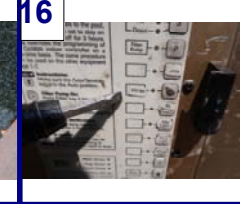
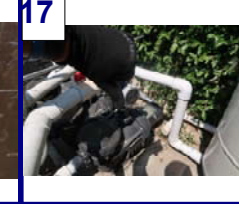


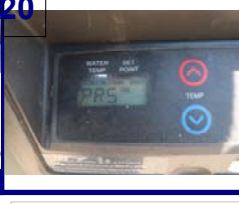

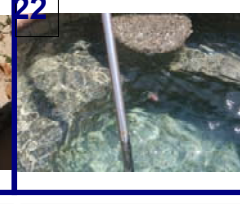
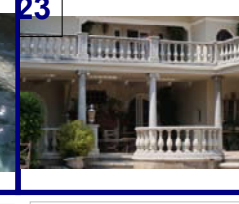
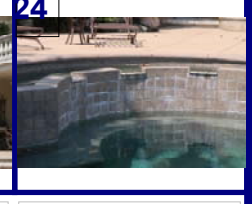
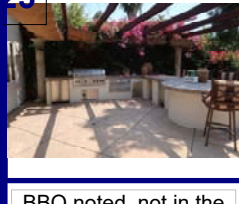
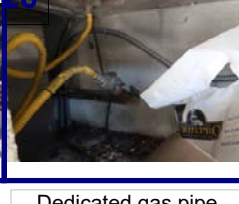
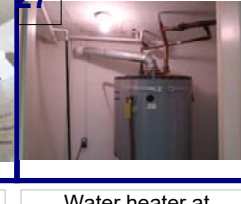
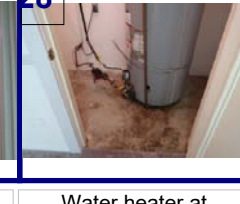
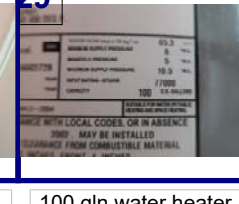



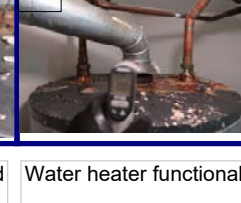

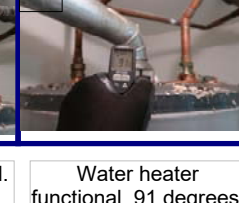



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Pasadena, CA 91106

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	Surveillance system noted, not in the scope of this inspection.		Sub panel at pool house exterior.		Neutral and ground wires connected at pool house sub-panel.		Sewer ejector noted at garage rear, appears not functional, recommend		Water pressure high at 105 PSI, recommend to install /		Pool and Spa at rear.
7		8		9		10		11		12	
	Minor missing tile at pool surface.		Deterioration noted at pool decking caulking.		Broken pool skimmer cover noted.		Pool equipments at rear.		Disconnected body bond at pool pump, recommend repair for		Broken glass panel at pool filter gauge.
13		14		15		16		17		18	
	Pool on remote control, seller to demonstrate.		Pool light functional.		Water feature lights not functional, recommend evaluation / seller to		Water fall pump did not respond, recommend evaluation.		Water fall pump did not respond, recommend		Spa functional.
19		20		21		22		23		24	
	Pool heater did not respond, recommend evaluation.		Pool heater did not respond, recommend evaluation.		Broken handle at pool heater valve. Recommend repair.		Spa light functional.		Recommend alert system at house exterior doors leading		Water fall not functional.
25		26		27		28		29		30	
	BBQ noted, not in the scope of this inspection.		Dedicated gas pipe noted at BBQ.		Water heater at basement strapped.		Water heater at basement strapped.		100 gln water heater, 2007.		100 gln water heater, 2007.
31		32		33		34		35		36	
	Active leak noted at water heater, recommend evaluation		Rodents evidence noted at water heater enclosure, recommend		Water heater functional.		Water heater functional.		Water heater functional. 91 degrees.		Water heater overflow pipe leaks, recommend repair and to redirect to



# SUMMARY

Report # : M1707018 Part 4

**KEY:** (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed  
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(3) Refer to qualified termite report for further information \* This item warrants attention/repair or monitoring

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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.

Circulation pump noted at water heater, not in the scope of this inspection and recommend to install timer. pic 1

Major stain noted at water heater enclosure ceiling, seller to disclose history of leak at bathroom above. pic 2

Missing handle at water heater water supply valve. pic 3

Inadequate combustion air supply openings at water heater enclosure door. Recommend improvement for safety. pic 4

Missing sewer ejector cover at basement, recommend evaluation by plumbing contractor. pic 8

Inspector recommends to cap open gas connector at basement. pic 11

Missing combustion holes at furnace A enclosure. Recommend to install for safety. pic 14

Stain noted at basement wall, seller to disclose history of leaks and repairs. pic 17

Furnace B at basement not on for inspection and tagged unsafe by The Gas Company. Inspector unable to determine if furnace B in use. Recommend evaluation. pic 18

Stains noted at basement walls adjacent to exterior, possible water seepage, seller to disclose and recommend improvement. pic 22

Heat pump C noted at basement, did not respond to normal commands, recommend evaluation. pic 26

Heat pump noted at basement, did not respond to normal commands, recommend evaluation. pic 29

Inspector recommends CO detector at basement for safety. pic 33

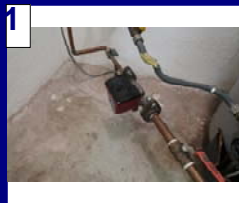

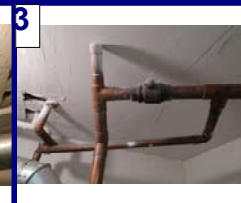

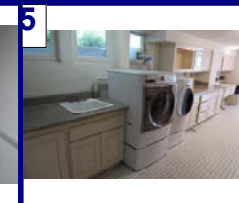

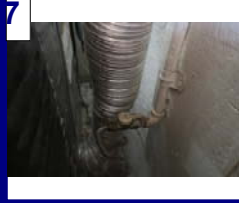


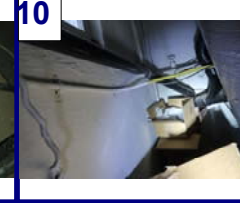


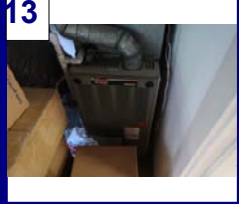
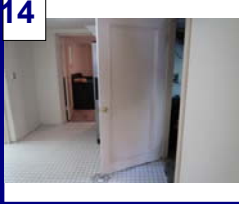


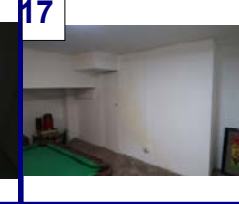



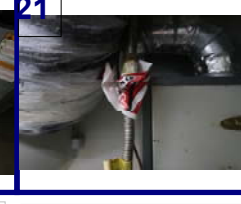
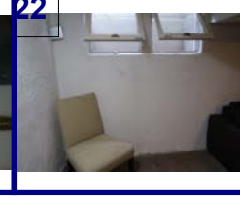
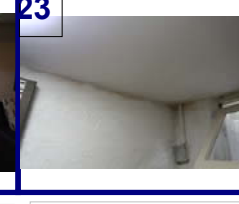













Central vacuum not located, seller to demonstrate. pic 34

**Client:** John H.

**Subject Property:** 1680 Bradbury Rd

**Schedule Date :** Sunday, 2017

Pasadena, CA 91106

1		2		3		4		5		6	
	Circulation pump noted at water heater, not in the scope of this		Major stain noted at water heater enclosure ceiling, seller to disclose		Missing handle at water heater water supply valve.		Inadequate combustion air supply openings at water heater enclosure		Laundry area.		Copper plumbing noted at laundry.
7		8		9		10		11		12	
	Gas dryer option noted.		Missing sewer ejector cover at basement, recommend evaluation		Missing sewer ejector cover at basement, recommend evaluation		Missing sewer ejector cover at basement, recommend evaluation		Inspector recommends to cap open gas connector at		Furnace A at basement functional.
13		14		15		16		17		18	
	Furnace A at basement functional.		Missing combustion holes at furnace A enclosure. Recommend		Limited view at basement walls.		Elevator noted, not in the scope of this inspection.		Stain noted at basement wall, seller to disclose history of		Furnace B at basement not on for inspection and tagged
19		20		21		22		23		24	
	Furnace B at basement not on for inspection and tagged unsafe by		Furnace B at basement not on for inspection and tagged unsafe by		Furnace B at basement not on for inspection and tagged unsafe by		Stains noted at basement walls adjacent to exterior,		Stains noted at basement walls adjacent to exterior,		Stains noted at basement walls adjacent to exterior,
25		26		27		28		29		30	
	Sub panel at basement.		Heat pump C noted at basement, did not respond to normal		Heat pump C noted at basement, did not respond to normal		Limited view at basement walls.		Heat pump noted at basement, did not respond to normal		Furnace D at basement functional.
31		32		33		34		35		36	
	Furnace D at basement functional.		Stains noted at basement walls.		Inspector recommends CO detector at basement for safety.		Central vacuum not located, seller to demonstrate.		Rear crawl space.		Rear crawl space.

# SUMMARY

Report # : M1707018 Part 5

**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

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AC not provided at pool house, recommend evaluation by AC contractor. pic 4  
Steamer at pool house did not respond, recommend evaluation. pic 5  
Damage and leak noted at pool bathroom sink, recommend replacement. pic 8  
Drain back up noted at pool bathroom toilet, recommend evaluation by plumbing contractor. pic 11  
Recommend heat resistant caulking at fireplace gas pipe penetration opening. pic 13  
AC breaker not provided at pool house sub panel. pic 14  
Heat at pool house did not respond. Possibly due to warm day. pic 16  
Loose fixture and loose handles at master bathroom tub. pic 20  
Plumbing noise noted at master bathroom tub faucet. pic 22  
Missing drain stopper at master bathroom sinks. pic 23  
Missing back splash at master bathroom sink counter top. pic 25  
Master bathroom shower door does not close properly. pic 27  
Minor damage noted at master bathroom wall by shower. Check termite report. pic 30  
Missing grout at master bathroom floor tiles to wall connection, recommend repair. pic 31  
Missing drain stopper at upper bathroom 2 sink and tub. pic 33

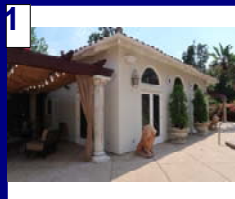

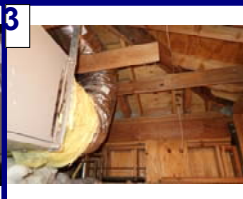
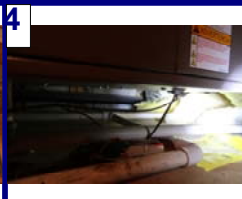
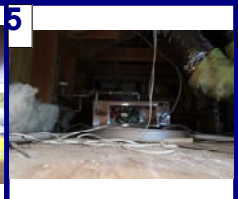













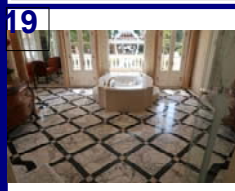





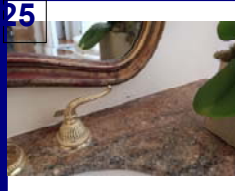
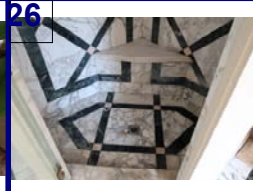


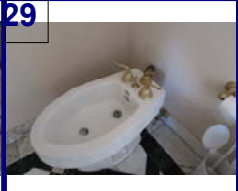





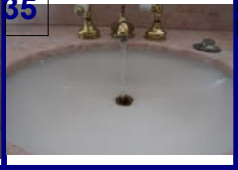



**Client:** John H.

**Subject Property:** 1680 Bradbury Rd

**Schedule Date :** Sunday, 2017

Pasadena, CA 91106

					
Pool House.	Pool house furnace at attic.	Attic.	AC not provided at pool house, recommend evaluation by AC	Steamer at pool house did not respond, recommend	Pool bathroom.
					
Steamer did not respond.	Damage and leak noted at pool bathroom sink, recommend	Damage and leak noted at pool bathroom sink, recommend	Pool bathroom water heater functional. 94 degrees.	Drain back up noted at pool bathroom toilet, recommend evaluation	Pool house fireplace.
					
Recommend heat resistant caulking at fireplace gas pipe	AC breaker not provided at pool house sub panel.	AC not provided at pool house.	Heat at pool house did not respond. Possibly due to warm day.	Pool house kitchen.	Oven functional.
					
Master bathroom.	Loose fixture and loose handles at master bathroom tub.	Loose fixture and loose handles at master bathroom tub.	Plumbing noise noted at master bathroom tub faucet.	Missing drain stopper at master bathroom sinks.	Missing drain stopper at master bathroom sinks.
					
Missing back splash at master bathroom sink counter top.	Master bathroom shower pan noted, not tested for leaks.	Master bathroom shower door does not close properly.	Temperature at hot water, 131 degrees.	Bidet noted at master bathroom, not in the scope of this	Minor damage noted at master bathroom wall by shower. Check
					
Missing grout at master bathroom floor tiles to wall connection,	Upper bathroom 2.	Missing drain stopper at upper bathroom 2 sink.	Missing drain stopper at upper bathroom 2 tub.	Moderate restriction noted at upper bathroom 2 sink	Shower pans noted, not tested for leaks.

# SUMMARY

Report # : M1707018 Part 6

**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

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Missing drain stopper at upper bathroom 3 tub. pic 2

Loose toilet at upper bathroom 3. pic 5

Missing handles at various windows. pic 6

Upper bathroom 3 door does not latch. pic 7

Deterioration noted at wood flooring finish. pic 8

Water noted at AC condensation pan at furnace E at attic and secondary condensation pipe terminates poorly, recommend evaluation. pic 11

AC secondary condensation pipe at furnace F terminates poorly, recommend evaluation. pic 14

Missing sink drain stopper at upper bathroom 4. pic 17

Damage noted at upper bathroom 4 sink counter top and sink faucets. pic 18

Cracked glass panel at bedroom 4 window. pic 20

Upper floor bedrooms AC unit not too cold at 69 degrees, recommend evaluation. pic 23

Low handrail at interior stairs. pic 24

Fogged glass panels at family room many windows and doors. pic 25

Family room addition noted, check permits. pic 30

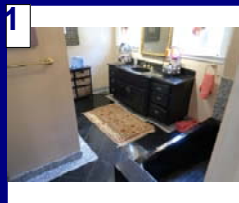


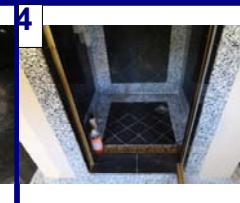
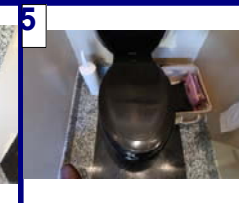
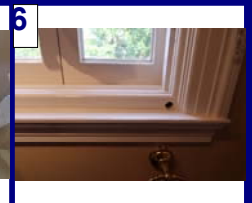
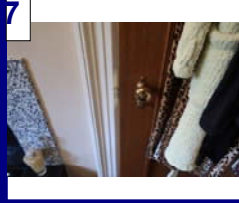
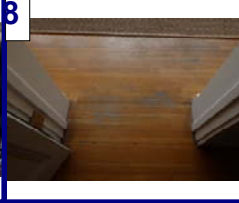
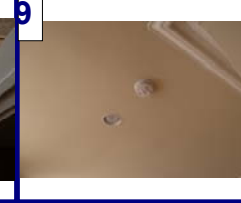


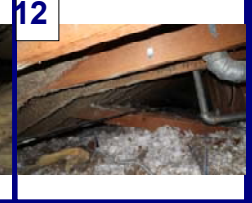

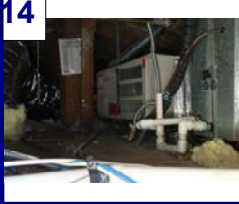
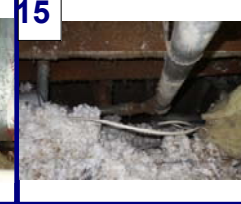
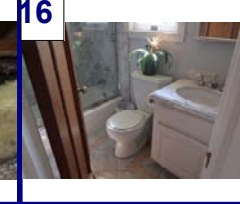
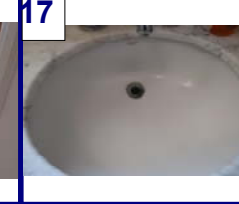

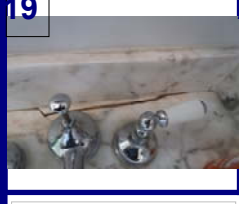
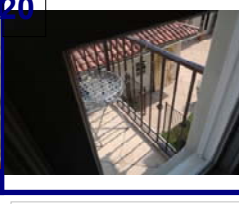
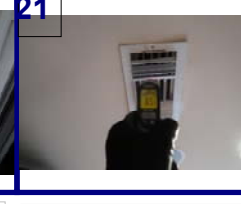
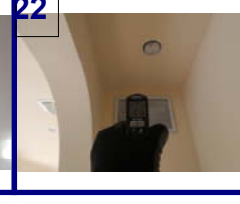
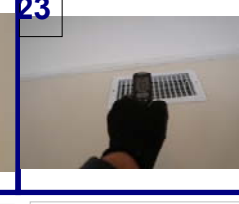
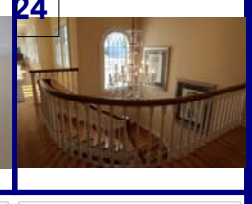
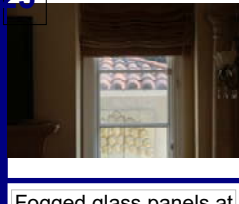
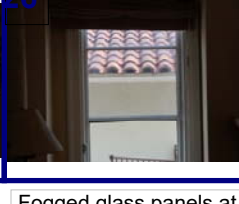
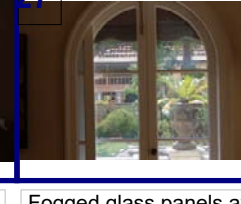
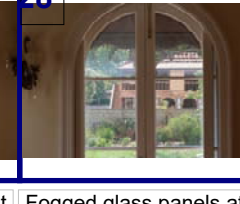
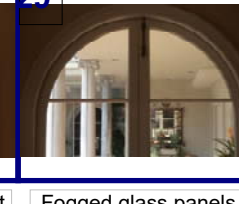
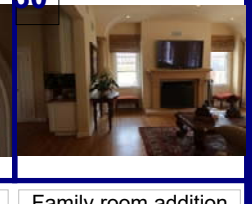
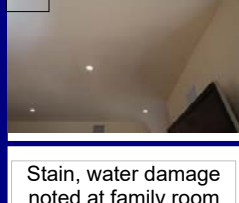

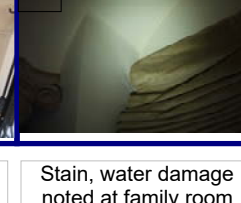
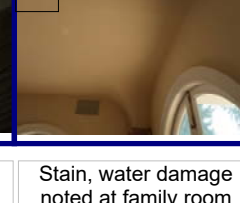

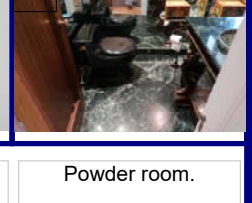
Stain, water damage noted at family room ceiling and wall, seller to disclose history of leak at upper balcony. pic 31

**Client:** John H.

**Subject Property:** 1680 Bradbury Rd

**Schedule Date :** Sunday, 2017

Pasadena, CA 91106

					
Upper bathroom 3.	Missing drain stopper at upper bathroom 3 tub.	Missing drain stopper at upper bathroom 3 sink.	Shower pan noted, not tested for leaks.	Loose toilet at upper bathroom 3.	Missing handles at various windows.
					
Upper bathroom 3 door does not latch.	Deterioration noted at wood flooring. finish.	CO detectors installed.	Furnace E at attic.	Water noted at AC condensation pan at furnace E at attic and	Attic.
					
Furnace F at attic.	AC secondary condensation pipe at furnace F terminates	Attic.	Upper bathroom 4.	Missing sink drain stopper at upper bathroom 4.	Damage noted at upper bathroom 4 sink counter top and sink
					
Damage noted at upper bathroom 4 sink counter top and sink	Cracked glass panel at bedroom 4 window.	Upper floor master bedroom AC unit functional. 65 degrees.	Inspector recommends to check AC units refrigerant level and	Upper floor bedrooms AC unit not too cold at 69 degrees,	Low handrail at interior stairs.
					
Fogged glass panels at family room many windows and doors.	Fogged glass panels at family room many windows and doors.	Fogged glass panels at family room many windows and doors.	Fogged glass panels at family room many windows and doors.	Fogged glass panels at family room many windows and doors.	Family room addition noted, check permits.
					
Stain, water damage noted at family room ceiling and wall, seller	Fireplace	Stain, water damage noted at family room ceiling and wall, seller to	Stain, water damage noted at family room ceiling and wall, seller to	Sub panel at interior.	Powder room.



# SUMMARY

Report # : M1707018 Part 7

**KEY:** (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed  
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Missing drain stopper noted at powder room sink. pic 1

Powder room sink faucet loose / jammed. pic 2

Recommend door stops where needed. pic 4

Water damage and evidence of leak at powder room ceiling, seller to disclose history of leaks at bathroom above. pic 5

Missing cover plates at few areas. pic 7

Stain noted at lower floor closet ceiling. pic 8

Stain and evidence of repair noted at lower Play and Living rooms ceilings, inspector recommends mold inspection in this area. pic 9

Water damage noted at play room wood flooring. pic 11

Lower floor living room AC not too cold at 69 degrees. Recommend evaluation. pic 12

Hole needs repair at dining room wall. pic 18

Lower floor family room AC not too cold at 68 degrees, recommend evaluation. pic 20

Recommend grouting at kitchen counter top. pic 24





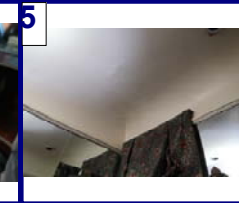

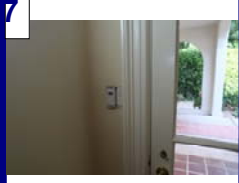
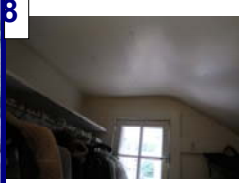
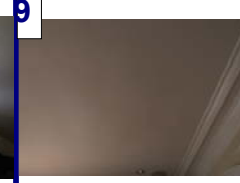







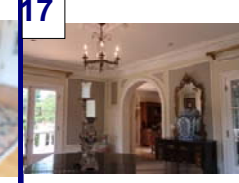




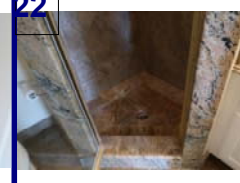
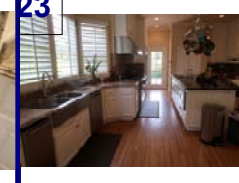




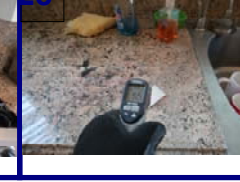

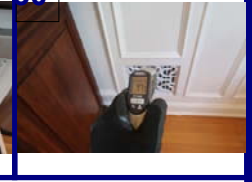
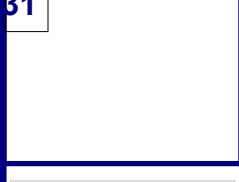
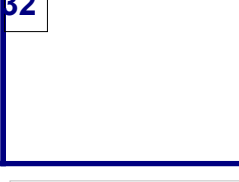
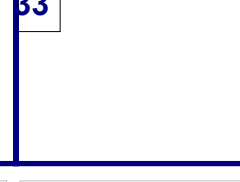
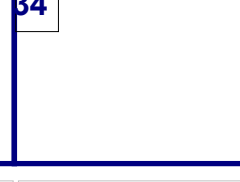
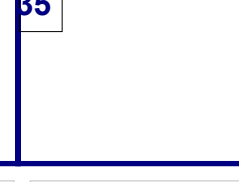
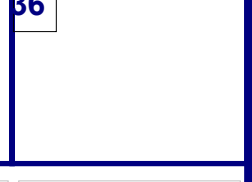
Improper exterior wall cap at kitchen hood. pic 26

**Client:** John H.

**Subject Property:** 1680 Bradbury Rd

**Schedule Date :** Sunday, 2017

Pasadena, CA 91106

1	2	3	4	5	6
					
Missing drain stopper noted at powder room sink.	Powder room sink faucet loose / jammed.	Powder room sink faucet loose / jammed.	Recommend door stops where needed.	Water damage and evidence of leak at powder room ceiling.	Water damage and evidence of leak at powder room ceiling.
7	8	9	10	11	12
					
Missing cover plates at few areas.	Stain noted at lower floor closet ceiling.	Stain and evidence of repair noted at lower Play and Living rooms	Inspector recommends weatherstrips at exterior doors.	Water damage noted at play room wood flooring.	Lower floor living room AC not too cold at 69 degrees. Recommend
13	14	15	16	17	18
					
Stain and evidence of repair noted at lower Play and Living rooms	Living room fireplace.	Stain and evidence of repair noted at lower Play and Living rooms	Stain and evidence of repair noted at lower Play and Living rooms	Stain and evidence of repair noted at lower Play and Living rooms	Hole needs repair at dining room wall.
19	20	21	22	23	24
					
Wet bar.	Lower floor family room AC not too cold at 68 degrees, recommend	Guest bathroom.	Shower pan not tested for leaks, seller to disclose if any.	Kitchen.	Recommend grouting at kitchen counter top.
25	26	27	28	29	30
					
Kitchen hood functional.	Improper exterior wall cap at kitchen hood.	Kitchen range functional.	Microwave functional.	Microwave functional. 128 degrees.	Heat functional. 97 degrees.
31	32	33	34	35	36
					

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

**1 Driveway**☐ N/A☐ Asphalt☒ Concrete ☒ Brick

- ☒ **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: Common cracks up to 1/4" were found in the driveway at the time of the inspection.

**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: Common cracks up to 1/4" were noted in the sidewalk at the time of the inspection.

**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:

**4 Patio**☐ N/ALOCATION(S): **Rear side**☒ 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\* poor drainage\*

Comments:

**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:

**6 Decks / Porch**☐ N/A☐ WOOD☒ Waterproofed Coating☐ Concrete☐ N/ALOCATION(S): **A Rear****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  
☒ **Railings are serviceable** ☐ N/A ☒ Railing is improper (2) ☐ Railing of

Comments: Wide openings noted at rear deck handrail, recommend improvement. pic 13 Cracks and missing finish at rear Roman posts. pic 17 Evidence of leak through water proofed coating at rear balcony. Recommend repair. pic 23

**7 Fences & Gates**☐ N/A☐ NOT INSPECTED☐ Wood☐ Chain Link☒ Masonry & Wrought Iron

- ☒ **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 ☐ Self closing device is

Comments:



**KEY:** (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed  
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**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:**9 Exterior Walls**☐ N/AStructure: ☒ **WOOD FRAME**Wall Covering is: **Stucco**

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

Comments: Common cracks up to 1/8" were found in the exterior walls at the time of the inspection.

**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: Refer to termite inspection report for further evaluation.**11 Chimney(s)**☐ N/ALocation: A **Various**

B

C

D

- Material:** A **Brick** B **Stucco** C **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: Chimney is not inspected closely due to type of roof, further evaluation is recommended.  
Old chimneys noted, recommend chimney inspection. pic 8 Recommend rain caps at chimneys. pic 11

**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: The sprinkler system is not in the scope of this inspection. the system needs to be adjusted so spray does not hit structures,sidewalks,fences.

**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: Galvanized hose faucet at driveway not functional. pic 29**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: Recommend adding gutters and down spouts for proper drainage.

**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

Report # : M1707018

**KEY:** (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed  
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 (3) Refer to qualified termite report for further information \* This item warrants attention/repair or monitoring

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

☒ Drainage of site/slope of soil at foundation is proper based upon visual observation ☒ Not fully visible\*  
☐ Improper soil slope toward foundation\* ☐ Soil / pavement is high at foundation\* ☐ Earth-to-wood contact visible\* (3)  
☐ Plants touch ☐ Trees planted close to structure \* ☐ Overgrown landscaping\*  
☒ Surface drains noted, not tested - underground pipes cannot be judged\* ☐ Signs of poor drainage / erosion\*  
Comments: Family room addition noted, check permits. pic 30 French drains noted at basement vent openings, recommend to clean regularly. pic 16

**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 not inspected clsly, inadqte clmc\*  
**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 screen(s) are damaged\*

Comments: Damaged screen at crawl space around water line. pic 14

**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 ☐ N/A  
**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: Stain noted at basement wall, seller to disclose history of leaks and repairs. pic17 Stains at basement walls adjacent to exterior, possible water seepage, seller to disclose and recommend improvement. pic 22  
 Rodents evidence noted at water heater enclosure, recommend eradication.

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

Comments: Recommend handrail at basement stairs. Major stain noted at water heater enclosure ceiling, seller to disclose history of leak at bathroom above. Missing sewer ejector cover at basement, recommend evaluation by plumbing contractor.

**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 5 ROOF

Report # : M1707018

**KEY:** (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed  
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Roof style: **Second Roof** N/A

Main Roof Slope

Patio Roof N/A

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

**19 Second Roof**☒ N/A

Roof Covering is: # of layers:

- ☒ **Appears serviceable within useful life** ☐ Not Functional\* ☐ Unsafe\* ☐ Worn\* ☐ Near end of lifespan\*(2) ☐ Not fully visible\*  
☐ Typical maintenance recommended. This usually consists of repair/replacement of damaged/missing ridge and other shakes/shingles. This maintenance should help ensure the water tightness of the building and be performed on a regular basis.\*  
☐ General condition favorable with signs of weathering and aging-regular maintenance and inspection advised.\*  
☐ Roof covering has ☐ Moisture stained / damage\*  
☐ Weathering\* ☐ Aging\* ☐ Burnt through (2) ☐ Cracking\* ☐ Holes/opening(2) ☐ Exposed(2) ☐ Deteriorated membrane(2)  
☐ Loose ☐ Displaced ☐ Damaged ☐ Missing: ☐ Pitch appears insufficient (2) ☐ Moss covered\*  
☐ Roof material appears to be improperly installed (2) ☐ Fasteners are (2)  
☐ Roof appears to be ☐ Evidence of prior patching / repairs (2)

Comments:**20 Main Roof**☐ N/ARoof Covering is: **Clay Tile**

# of layers: 1

- ☒ **Appears serviceable within useful life** ☐ Not Functional\* ☐ Unsafe\* ☐ Worn\* ☐ Near end of lifespan\*(2) ☒ Not fully visible\*  
**Condition:** ☐ Fasteners (2) ☐ Dented ☐ Rusted ☐ Deteriorated paint (2)  
☐ Loose ☐ Displaced ☐ Damaged ☐ Missing ☐ Prior repairs (2) ☐ Insufficient Pitch(2) ☐ Moss covered\*  
☐ Roof material appears improperly installed (2) ☐ Holes/openings(2) ☐ Exposed(2) ☐ Deteriorated membrane(2)

Comments: **Roofs of this material are often not walked on to avoid causing damage. Not all tiles/slates are checked for attachment. Inspection is limited\* Further evaluation is recommended.**

**Notice:** Roofs of this material are often not walked on to avoid causing damage. Not all tiles/slates are checked for attachment.\* Inspection is limited\*

**21 Patio Roof**☒ N/A

Roof Covering is:

# of layers:

- ☐ **Appears serviceable within useful life** ☐ Not Functional\* ☐ Unsafe\* ☐ Worn\* ☐ Near end of lifespan\*(2) ☐ Not fully visible\*  
☐ Typical maintenance recommended. This usually consists of covering exposed/bare with additional coating/aggregate material. Repair of open seams, cracks in flashings, deteriorated roof coverings, etc. \*  
☐ Excessive damage (2) ☐ Excessive deterioration (2) ☐ Roof material appears to be improperly installed (2)  
☐ Blistering\* ☐ Cracking\* ☐ Alligating\* ☐ Open seams (2) ☐ Moss covered (2) ☐ Deteriorated surface (2)  
☐ Evidence of ☐ Bare areas exposed to the sun (2) ☐ Fasteners  
☐ Roof appears to be ☐ Evidence of prior patching / repairs (2)

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

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

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

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

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

Comments:

**Notice:** Determining the presence of asbestos or hazardous materials is beyond the scope of this inspection.\* Roofs, skylights and flashing are not water tested for leaks.\*  
 Notice: Tenting a home for fumigation may cause damage to roofs -- recommend reinspection for damage after tenting is completed.\*



Page 6 **PLUMBING**

Report # : M1707018

**KEY:** (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed  
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**23 Main Line** ☐ N/A **Main pipe is Copper** **Size: 1"** **Pressure: 105 PSI** ☐ AM ☒ PM

☒ Pressure is above 80 psi - recommend installation/adjustment of regulator (2)

☐ **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: **Recommend evaluation and repairs by a licensed contractor. Main water valve not located, seller to demonstrate. pic 13**  
**Water pressure high at 105 PSI, recommend to install / adjust pressure down to 80 PSI. pic 5**

**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 **to have moderate restriction\*** ☐ 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: **Recommend evaluation and repairs by a licensed contractor.**

**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: **Recommend evaluation and repairs by a licensed contractor.**  
**Sewer ejector noted at garage rear, appears not functional, recommend further evaluation by plumbing contractor. pic 28**  
**Sewer ejector vent terminates poorly, recommend to extend through roof. pic 29**

**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 protected in concrete\* ☐ 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: **Recommend to install a wrench and a seismic shutoff valve. Gas pipe at pool house not protected in concrete. pic 34**  
**Inspector recommends to cap open gas connector at basement. pic 11**

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

**27 Water Heaters** ☐ N/A **Location A Basement** **Type Gas** **Capacity 100 Gallons**

**Location B** **Type** **Capacity**

☐ **Appears serviceable** ☐ Not Functional\* ☐ Unsafe\* ☐ Worn\* ☐ Near end of lifespan\* ☒ Not fully visible\*

☐ Rust flakes in burner chamber\* ☐ Burner flame appears improper (2) ☒ Heater leaks water (2)(4)

☐ Water shutoff valve ☐ Corrosion on pipes\* ☐ Heater in garage is not on 18" raised platform\* (5)

☒ Temperature Pressure Relief Valve overflow pipe leaks ☒ Combustion air Inadequate

☐ Insufficient clearance to combustible material (2) ☐ Pilot / system off -- could not inspect\*

☐ Vent flue piping ☐ Vent flue piping

☒ Seismic straps appear serviceable ☐ Seismic straps ☐ Thermal blanket

☐ Unit needs a catch pan with an exterior routed drain line\* ☐ Recommend protecting heater from physical damage\*

☐ Enclosure ☐ Firewall

Comments: **Active leak noted at water heater, recommend evaluation by plumbing contractor. Water heater overflow pipe leaks,**  
**recommend repair and to redirect to exterior. Missing handle at water heater water supply valve.**  
**Inadequate combustion air supply openings at water heater enclosure door. Recommend improvement for safety.**

**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 # : M1707018

**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	N/A	Unit B	Unit C
Location A	<b>Attic (2 units)</b>	Location B	<b>Basement (4 units)</b>		Location C	<b>Pool House (1 unit)</b>
Heating Type:	<b>Forced air</b>	Heating Type:	<b>Forced + Heat Pump</b>		Heating Type:	<b>Forced air</b>
Fuel Type:	<b>Natural gas</b>	Fuel Type:	<b>Gas and Electric</b>		Fuel Type:	<b>Natural gas</b>

Comments:

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

29 Condition	<input type="checkbox"/> N/A	<input type="checkbox"/> Not inspected*
<input checked="" type="checkbox"/> System(s) appear serviceable	<b>Both floors</b>	<input type="checkbox"/> Did not respond to normal controls (2)
<input checked="" type="checkbox"/> Not Functional	<input type="checkbox"/> Unsafe <input type="checkbox"/> Worn <input type="checkbox"/> Near end of lifespan <input type="checkbox"/> Damage <input type="checkbox"/> Deterioration	<b>Pool Hs and basement</b>
<input checked="" type="checkbox"/> System(s)	<b>All Units</b> do not appear to have been serviced per manufacturer's instructions, within the last year*	

Comments: **Recommend evaluation and repairs by a licensed contractor. Furnace B at basement not on for inspection and tagged unsafe by The Gas Company. Inspector unable to determine if furnace B in use. Recommend evaluation. Heat pump at basement, did not respond to normal commands, recommend evaluation. Heat at pool house did not respond. Possibly due to warm day.**

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

Comments:

31 Combustion Air	<input 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"/> Defects*
<input type="checkbox"/> Combustion and return air sources are too close or mixing (2)		
<input type="checkbox"/> Recommend sealing platform at:		

Comments: **Missing combustion holes at furnace A enclosure. Recommend to install for safety. pic 14**

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

Comments:

**Notice:** The inspector is not equipped to thoroughly inspect heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the unit or other technical procedures.\* 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: <b>Ducts &amp; Registers</b>
<input checked="" type="checkbox"/> Appears serviceable	<b>All Units</b>	<input type="checkbox"/> Ducts:
<input type="checkbox"/> Register(s)		<input checked="" type="checkbox"/> Not fully visible* <b>All Units</b>
<input type="checkbox"/> Zone valve did not operate		<input type="checkbox"/> Asbestos-like materials (4)
<input type="checkbox"/> Radiator inoperative (2)		<input type="checkbox"/> Circulating pump
<input type="checkbox"/> Leaks on radiator (2)		<input type="checkbox"/> Radiator cold (2)
		<input type="checkbox"/> Convector inoperative (2)
		<input type="checkbox"/> Convector cold (2)
		<input type="checkbox"/> Leaks on convector (2)
		<input type="checkbox"/> Leaks on fitting (2)

Comments:

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

**Page 8 HEATING Continued & AIR COOLING****Report # : M1707018**

**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

**34 Normal Controls** ☐ N/A☐ **Appears serviceable**☐ Controls need☐ Leaks at:☐ Unable to inspect\* ☐ Utilities off\*☐ Thermostat☐ Damage\* ☐ Deterioration\* ☐ Defects\*☐ Gauges need☐ Corrosion at:☐ Switch is☐ Expansion tankComments: **Recommend evaluation and repairs by a licensed contractor.****Notice:** Thermostats are not checked for calibration or timed functions.\* Adequacy, efficiency or even heat distribution of the system through the house is not part of this inspection.\***35 Air Filter** ☐ N/A☐ Missing\* ☐ Wrong size\* ☐ Unable to inspect\*☐ **Appears serviceable**☒ Suggest changing ☐ Cleaning filter\*☐ No filter hold-down\*Comments:**Notice:** Electronic air cleaners, humidifiers and dehumidifiers are beyond the scope of this inspection.\* Have these systems evaluated by a qualified individual.\***36 Heating Notes** ☐ N/A☐ Recommend complete system evaluation (2) ☐ Unable to locate heat in all rooms\*☒ Suggest cleaning & servicing entire heating systems (2)☐ Heater makes unusual noise during operation, further evaluation needed (2)☐ High ☐ Low☐ Air leaks at:☐ Condensate lines:☐ Fuel tank leak (2) (4)☐ Undercut doors off carpet\*☐ Leakage at:☐ Termination location:Comments: **Recommend evaluation and repairs by a licensed contractor.****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 Exterior (4 units) 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 evaluation and repairs by a licensed contractor. AC not provided at pool house, recommend evaluation by AC contractor. Upper floor bedrooms AC unit not too cold at 69 degrees, recommend evaluation. Lower floor living room AC not too cold at 69 degrees. Recommend evaluation. Lower floor family room AC not too cold at 68 degrees, recommend evaluation.**☐ 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 **Units****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: poor\*☐ No trap in line\*☐ Condensate lines:**REFRIGERANT LINES:**☐ N/A☒ Insulation installed on-lines☐ Ice on unit (2)☐ Insulation damaged\*☒ Insulation deteriorated\* **All Units**☐ Ice on lines (2)☐ Lines not fully visible☐ Leaks at:☐ Line(s) appear damaged (2)**Comments** ☐ N/A**DATA PLATE: 3 ton AC unit A, 4 ton AC unit B, 3 ton AC unit C, 4 ton AC unit D**Comments: **Recommend to properly screen off AC pipes entry through exterior wall for rodents prevention. Deterioration noted at AC pipe insulation. AC secondary condensation pipe at furnace F terminates poorly, recommend evaluation. Water noted at AC condensation pan at furnace E at attic and secondary condensation pipe terminates poorly, recommend evaluation.****Notice:** The inspector does not perform pressure tests on coolant systems; therefore no representation is made regarding coolant charge or line integrity. Subjective judgment of system capacity is not part of the inspection. © I.T.A Copyright 1993/2000



Page 9 **ELECTRICAL**

Report # : M1707018

**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

<b>39 Service</b>	<input type="checkbox"/> N/A	<input type="checkbox"/> Overhead <input type="checkbox"/> 120V*	<input checked="" type="checkbox"/> Underground <input checked="" type="checkbox"/> 240V <input checked="" type="checkbox"/> 120V	<input checked="" type="checkbox"/> Number of conductors 3 <input checked="" type="checkbox"/> AMPS 400	<input type="checkbox"/> AMPS NOT DETERMINED
<input checked="" type="checkbox"/> <b>Appears serviceable</b> <input type="checkbox"/> Defects* <input type="checkbox"/> Deterioration* <input type="checkbox"/> Unsafe* <input type="checkbox"/> Near end of lifespan* <input type="checkbox"/> Loose connections at <input type="checkbox"/> Damaged connections at <input type="checkbox"/> Frayed wires (2) <input type="checkbox"/> Improper splices on main wires (2) <input type="checkbox"/> Improper tap on main wires (2) <input type="checkbox"/> Conductors too close to <input type="checkbox"/> Wires touch trees* Contact utility company(4) <input checked="" type="checkbox"/> <b>Ground present</b> <input type="checkbox"/> Ground loose at: <input type="checkbox"/> Ground <input type="checkbox"/> Ground clamp not visible* <input type="checkbox"/> Ground system not visible* <input type="checkbox"/> More than six breakers with no main shutoff (2) <input type="checkbox"/> Main disconnect inspected at: <input type="checkbox"/> No drip loop on service wires (2)					

Comments: **Grounding clamp attached to disconnected galvanized plumbing, recommend to move to updated copper pipe for safety.**

<b>40 Main Panel</b>	<input type="checkbox"/> N/A	<b>#A - Location</b> <b>Exterior</b>	<input checked="" type="checkbox"/> <b>Panel rating</b> <b>400</b>	<input type="checkbox"/> Not verified
<input type="checkbox"/> Power is off at main.No inspection performed* Recommend further evaluation* <input checked="" type="checkbox"/> <b>Appears serviceable</b> <input type="checkbox"/> Defects* <input type="checkbox"/> Deterioration* <input type="checkbox"/> Unsafe* <input type="checkbox"/> Near end of lifespan* <input type="checkbox"/> Not accessible*				

Comments:

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

<b>41 Conductors</b>	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> <b>Service Wire:</b> <b>Copper</b>	<input checked="" type="checkbox"/> <b>Branch Wire:</b> <b>Copper</b>
<input checked="" type="checkbox"/> <b>Wiring Methods:</b> <b>Metal Conduit</b>			

<b>42 Sub-panel(s)</b>	<input type="checkbox"/> N/A	<b>#B-Location</b> <b>Various</b>	<b>#C-Location</b>	<b>#D-Location</b>
Panel >>		<input type="checkbox"/> is locked-could not inspect.* Further evaluation is needed*		
Panel >>		<input type="checkbox"/> is inaccessible-could not inspect.* Further evaluation is needed*		

<b>43 Panel Notes</b>	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> <b>Wiring Methods:</b>	<input checked="" type="checkbox"/> <b>Breakers</b>	<input type="checkbox"/> <b>Fuses</b>	<input type="checkbox"/> <b>Operational</b>
<input type="checkbox"/> <b>Panel(s) appear(s) serviceable</b> <input type="checkbox"/> Not Functional* <input type="checkbox"/> Unsafe* <input type="checkbox"/> Worn* <input type="checkbox"/> Near end of lifespan* <input type="checkbox"/> Improper wiring at panel# (2): <input type="checkbox"/> Breaker is off at panel #*: <input type="checkbox"/> Two wires connected to one breaker at panel # (2): <input type="checkbox"/> Signs of <input type="checkbox"/> Overfusing fuse/breaker size too large for wire panel #(2): <input type="checkbox"/> Aluminum wiring noted at the general 120volt circuits(2) <input checked="" type="checkbox"/> Neutral and ground wires connected at sub-panel #(2): Sub (Aluminum connections should be checked by a licensed electrician) * <input type="checkbox"/> Direct tap <input type="checkbox"/> Antioxidant not visible on aluminum wire connections* <input type="checkbox"/> Panel bond is not provided for safety at panel #(2): <input type="checkbox"/> Unprotected opening(s) in panel # (2): <input type="checkbox"/> Missing 240 volt - split branch coupler(s) at panel #*: <input type="checkbox"/> N/A <input type="checkbox"/> Fused neutral wire(s) at panel # (2): <input type="checkbox"/> Breakers <input type="checkbox"/> Fuses <input type="checkbox"/> Electrical system appears outdated by today's standards (2) <input type="checkbox"/> Opening(s) dead front cover(s) at panel #*(2)(4):					

Comments: **Electric upgrades noted, check permits. Neutral and ground wires connected at pool house sub-panel. Recommend repair. pic 3 AC breaker not provided at pool house sub panel. pic 14**

<b>44 Wiring Notes</b>	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> <b>Sample of switches and outlets tested appear to be serviceable</b>	<input type="checkbox"/> <b>Grounding and polarity of receptacles within 6' of plumbing fixtures</b>
<input type="checkbox"/> <b>Appears serviceable (tested)</b> <input checked="" type="checkbox"/> Furnishings prevent testing of all outlets and switches* <input type="checkbox"/> Three prong outlets did not test properly grounded (2)(4) at: <input type="checkbox"/> Reverse polarity (2)(4) at: <input type="checkbox"/> Evidence of arcing (2)(4) at: <input type="checkbox"/> Outlet not operational (2)(4) at: <input type="checkbox"/> Light not operational *(2)(4) at: <input type="checkbox"/> Outlets <input type="checkbox"/> Switches <input type="checkbox"/> Open neutral (2)(4) at: <input type="checkbox"/> Not exterior rated <input checked="" type="checkbox"/> Missing cover plates *(2)(4) at: <b>Various areas</b> <input type="checkbox"/> Exposed wiring needs protection (2)(4) at: <input type="checkbox"/> Damaged cover plates *(2)(4) at: <input type="checkbox"/> Box cover missing *(4) at: <input type="checkbox"/> Exposed splices (2)(4) at: <input type="checkbox"/> Improper wiring (2)(4) at: <input type="checkbox"/> Extension cord used as wiring (2)(4) at: <input type="checkbox"/> <b>'GFCI(s) responded to test</b> <input type="checkbox"/> 'GFCI' not operational (2)(4) at: <input checked="" type="checkbox"/> 'GFCI', (a safety device for outlets near water) recommended at: (5) <b>All wet areas</b> <input type="checkbox"/> Closet light is subject to damage at:* <input type="checkbox"/> Closet light is subject to hazard at:* <input type="checkbox"/> Doorbell <input type="checkbox"/> Fixture			

Comments: **Missing cover plates at few areas.**

## Page 10 INTERIOR

Report # : M1707018

**KEY:** (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed  
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 (3) Refer to qualified termite report for further information \* This item warrants attention/repair or monitoring

**45 DOORS (Entry)** ☐ N/A ☒ **Appears serviceable** ☐ Damage\* ☐ Deterioration\* ☐ Defects\*  
☐ Hardware not operational\* ☐ Doorbell ☐ Door jamb not operational\* ☐ Weather stripping damaged\*

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: various areas ☐ Door stick at: various areas  
☒ Damaged at: various areas ☐ Difficult to operate at:  
☐ Tempered glass ☐ Not tempered (5) ☐ Unable to determine tempered glass\*  
☐ Tracks serviceable ☐ Deteriorated track(s) at: bedrooms ☒ Door won't latch at: upper bathroom 3  
☐ Screen doors not checked\* ☒ Screens missing\*

Comments: Water damage noted at exterior doors, check termite report. Recommend proper hardware at most exterior doors.  
 Recommend threshold at all exterior doors. Recommend door stops where needed.

**48 Windows** ☐ N/A Type: **Wood** ☐ Security bars present (not tested)  
☐ **Sample tested appears serviceable** ☒ Window was difficult to operate at: various areas  
☒ Window dual-glazing was fogged at various areas ☒ Broken \* Glass at bedroom 4  
☒ Window frames damaged at various areas ☐ Stains\* ☐ Damage\*  
☒ Screens many missing\*

Comments: Wood windows, few difficult to operate and do not close properly. Missing handles at various windows.  
 Cracked glass panel at bedroom 4 window. Fogged glass panels at family room many windows and doors.

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 needs repair at: Dining room\* ☐ Wall  
☒ Furnishings prevent full inspection-do a careful check on your final walk-through ☐ Recommend evaluation by engineer (1)  
 Comments: Hole needs repair at dining room wall. pic 18

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) damaged at: few areas  
☐ Ceiling(s)

Comments: Stain, water damage noted at family room ceiling and wall, seller to disclose history of leak at upper balcony.  
 Water damage and evidence of leak at powder room ceiling, seller to disclose history of leaks at bathroom above.

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 \* few areas  
☐ Cracked tiles at: ☐ Damaged\* ☐ Uneven area at:  
☒ Furnishings prevent full inspection-do a careful final walk-through\* ☐ Loose carpet noted\* ☐ Floor squeaks noted\*  
 Comments: Deterioration noted at wood flooring finish. Water damage noted at play room wood flooring.

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 Various** **B** **C**  
 Type **Masonry** ☐ INSERT (have checked by removal\*)  
☒ **Fireplace(s) Appear serviceable** ☐ Not Functional\* ☐ Unsafe\* ☐ Worn\* ☐ Near end of lifespan\*  
☐ Fireplace(s) ☐ Fireplace(s)  
☐ **Gas was operational** ☒ Gas at fireplace heat resistant caulking  
☐ Gas at fireplace ☐ Gas at fireplace at gas pipe penetration  
☐ Fans/blowers at fireplace ☐ Remove or block damper open if gas log is used\*

Comments: Recommend heat resistant caulking at fireplace gas pipe penetration opening. pic 13

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 # : M1707018

**KEY:** (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed  
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 (3) Refer to qualified termite report for further information \* This item warrants attention/repair or monitoring

**53 Interior Features** ☐ N/A

- ☒ Interior stairs appear serviceable  
☐ Stair handrails appear serviceable  
☐ Wet bar faucet appears serviceable  
☐ Counter appears serviceable  
☐ Plumbing under sink serviceable  
 Items installed but not inspected:
- ☐ Ceiling fan(s) operational  
☐ Uneven  
☒ Railing is improper\*  
☐ Faucet is not operational (2)  
☐ Damage to  
☐ Leaks (2)  
☐ Central vacuum ☐ Security system
- ☐ Fan (s)  
☐ Stairway is  
☐ Openings in rails too wide\* (5)  
☐ Faucet leaks (2) ☒ Hot/Cold reversed (4)  
☐ Deterioration to  
☐ Improper piping ☐ Ice maker not on  
☐ Intercom ☐ N/A

Comments: Recommend alert system at house exterior doors leading to pool for safety. Central vacuum not located, seller to demonstrate. Low handrail at interior stairs. Stain and evidence of repair noted at lower Play and Living rooms ceilings, inspector recommends mold inspection in this area. pic 9 Stain noted at lower floor closet ceiling. pic 8

**54 Smoke Detector** ☐ N/A

Locations: A: Hall B: Master Bedroom  
 C: Bedrooms D:

- ☒ Smoke detector test button responds ☒ A ☒ B ☒ C ☐ D ☐ Not tested\* ☐ A ☐ B ☐ C ☐ D  
☐ Did not respond to test button\* ☐ A ☐ B ☐ C ☐ D ☐ None found (5) ☐ A ☐ B ☐ C ☐ D  
☐ Couldn't test / no test button\* ☐ Indicator light on ☒ Suggest additional detectors in appropriate locations\* (5)

Comments: Inspector recommends CO detector at basement for safety. pic 33

**55 Laundry** ☐ N/A

☐ Garage ☒ Basement ☐ Service Area ☐ Other

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

Comments: Recommend evaluation and repairs by a licensed contractor.  
 Recommend to extend dryer vent cap to a safe area. pic 27

**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: ☒ Entered ☐ Access  
☒ Appears serviceable ☐ Not Functional\* ☐ Unsafe\* ☐ Worn\* ☐ Near end of lifespan\* ☒ Not fully visible\*  
☐ No stains visible ☐ Small stains\* ☐ Moderate stains (2) ☐ Major stains (2) ☐ Unable to determine leakage\*  
☐ Sagging framing (1)(2) ☐ Broken framing (1)(2) ☐ Truss(es) ☐ Framing appears undersized\* (1)  
☒ Vents provided ☐ None\* ☐ Blocked\* ☐ Minimal\* ☐ Poor ventilation\* ☐ Missing wind resistant straps(2)  
☐ Power ventilator operational ☐ N/A ☐ Not inspected\* ☐ Not operational\* ☐ Screens  
☒ Insulation Type: **Blown In** ☐ No insulation\* ☐ Poor coverage\* ☐ Compressed\* ☐ Wrong side up\*  
 Approximate depth: 6 inches ☐ Insulation covers  
☐ Air/vapor retarder ☐ N/A ☐ Installed ☐ Vent pipe

Comments:

**Ventilation** ☒ N/A

☐ Appears serviceable at:

- ☐ Exhaust fan ☐ Exhaust fan

Comments:



Page12 **GARAGE**

Report # : M1707018

**KEY:**

- (1) Recommend evaluation by a structural engineer/geo-technical engineer  
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 \* This item warrants attention/repair or monitoring

**GARAGE / CARPORT:**
☐ N/A ☐ Attached ☒ Detached ☐ Carport ☐ Other
**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: Common cracks up to 1/8" were found on the garage floor.

**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:

**59 Ventilation**☒ N/A
☐ Appears serviceable ☐ Blocked\* ☐ None\*  
☐ Screens ☐ Window

Comments:

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

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

Comments:

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

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

Comments:

**62 Vehicle Door(s)**☐ N/A
☒ Roll Up ☐ Tilt-Up ☐ Sliding ☐ 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:

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

- ☒ Appears serviceable # of Units 3 ☐ Unit ☐ Electronic sensor:  
☐ Automatic reverse operated ☐ Automatic reverse did not operate (2)(4)(5) ☐ Not inspected\*

Comments:

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

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

Comments:

**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:

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

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

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

**67 Kitchen (general)**☐ N/ACounters: ☐ 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: Recommend grouting at kitchen counter top. pic 24**68 Disposal**☐ N/A☐ Dishes block access to sink and disposal, could not inspect\* ☒ Not fully visible\*

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

Comments:**69 Range / Cooktop**☐ N/A

# of ovens: 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: Improper exterior wall cap at kitchen hood. pic 26

**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☐ This Company Does Not Test Dishwashers☐ 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 fridge

Comments:

**Notice:** Refrigerators, freezers and built-in ice maker are not part of this inspection\*

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# Page14 BATHROOMS

Report # : M1707018

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

**LOCATION:** Bath A Master Bathroom B 3 Upper Bathrooms C Powder Room D 1 Lower Bathroom E Pool Bathroom

**72 Toilet**☐ N/A

Appears serviceable

☐ A ☐ B ☐ C ☐ D ☐ E

Toilet loose at floor\*

☐ A ☐ B ☐ C ☐ D ☐ ELoose toilet tank\* ☐ A ☐ B ☐ C ☐ D ☐ E

Recommend new wax seal (2)

☐ A ☐ B ☐ C ☐ D ☐ ECracked Tank \* ☐ A ☐ B ☐ C ☐ D ☐ E

Water runs continually in tank\*

☐ A ☐ B ☐ C ☐ D ☐ ERust in Tank \* ☐ A ☐ B ☐ C ☐ D ☐ E

Does not flush properly\*

☐ A ☐ B ☐ C ☐ D ☐ EMoisture around toilet (2) ☐ A ☐ B ☐ C ☐ D ☐ E

Comments: Refer to summary for per bathroom details. Drain back up noted at pool bathroom toilet, recommend evaluation by plumbing contractor. pic 11 Loose toilet at upper bathroom 3. pic 5

**73 Sink**☐ N/A

Appears serviceable

☐ A ☐ B ☐ C ☐ D ☐ E☐ Hot & cold water reversed\*(4)

Sink cracked\*

☐ A ☐ B ☐ C ☐ D ☐ ECorrosion under sink\* ☐ A ☐ B ☐ C ☐ D ☐ E

Faucet appears serviceable

☐ A ☐ B ☐ C ☐ D ☐ E

Sink faucet leaks\*

☐ A ☐ B ☐ C ☐ D ☐ ECorrosion at sink faucet\* ☐ A ☐ B ☐ C ☐ D ☐ E

Low water volume\*

☐ A ☒ B ☐ C ☐ D ☐ E

Corrosion on supply valve

below sink\* ☐ A ☐ B ☐ C ☐ D ☐ E

Drain appears serviceable

☐ A ☐ B ☐ C ☐ D ☐ E

Sink drain stopper non-

functional / missing\* ☐ A ☐ B ☐ C ☐ D ☐ E

Slow draining\*

☐ A ☐ B ☐ C ☐ D ☐ E

Rust / corroded drain line\*

☐ A ☐ B ☐ C ☐ D ☐ EImproper drain trap (2) ☐ A ☐ B ☐ C ☐ D ☐ E

Leaking drain line (2)

☐ A ☐ B ☐ C ☐ D ☐ ERestricted view below sink\* ☐ A ☐ B ☐ C ☐ D ☐ E

Counter &amp; cabinet

Appears serviceable

☐ A ☐ B ☐ C ☐ D ☐ EDeterioration to cabinet\* ☐ A ☐ B ☐ C ☐ D ☐ E

Damage to counter\*

☐ A ☐ B ☐ C ☐ D ☐ EMoisture damage below sink\* ☐ A ☐ B ☐ C ☐ D ☐ E

Grout needed at counter\*

☐ A ☐ B ☐ C ☐ D ☐ E

Comments: Refer to summary for per bathroom details. Damage and leak noted at pool bathroom sink, recommend replacement. Damage noted at upper bathroom 4 sink counter top and sink faucets. Powder room sink faucet loose / jammed.

**74 Vent / Heat**☒ N/A

Appears serviceable

☐ A ☐ B ☐ C ☐ D ☐ EComments:**75 Bathtub**☐ N/A

Appears serviceable

☐ A ☐ B ☐ C ☐ D ☐ E

Damage to tub\*

☐ A ☐ B ☐ C ☐ D ☐ ENot applicable to this bathroom ☐ A ☐ B ☐ C ☐ D ☐ E

Faucet appears serviceable

☐ A ☐ B ☐ C ☐ D ☐ EWhirlpool not functional (2) ☐ A ☐ B ☐ C ☐ D ☐ E

Hot &amp; Cold water reversed(4)

☐ A ☐ B ☐ C ☐ D ☐ E

Damage at faucet\*

☐ A ☐ B ☐ C ☐ D ☐ EWhirlpool not tested(2) ☐ A ☐ B ☐ C ☐ D ☐ E

Drain appears serviceable

☐ A ☐ B ☐ C ☐ D ☐ EDrain stopper missing\* ☐ A ☐ B ☐ C ☐ D ☐ E

Slow draining at bathtub\*

☐ A ☐ B ☐ C ☐ D ☐ ECaulking needed tub to floor\* ☐ A ☐ B ☐ C ☐ D ☐ E

Comments: Refer to summary for per bathroom details. Loose fixture and loose handles at master bathroom tub. Plumbing noise noted at master bathroom tub faucet.

**76 Shower**☐ N/A

Appears serviceable

☐ A ☐ B ☐ C ☐ D ☐ E

Damage to shower walls\*

☐ A ☐ B ☐ C ☐ D ☐ ENot applicable to this bathroom ☐ A ☐ B ☐ C ☐ D ☐ E

Caulking needed at shower walls\*

☐ A ☐ B ☐ C ☐ D ☐ ECracked tile(s)\* ☐ A ☐ B ☐ C ☐ D ☐ E

Moisture damage to wall (2)(3)

☐ A ☐ B ☐ C ☐ D ☐ ECaulking needed at floor\* ☐ A ☐ B ☐ C ☐ D ☐ E

Slow draining at shower

☐ A ☐ B ☐ C ☐ D ☐ EFloor needs caulking\* ☐ A ☐ B ☐ C ☐ D ☐ E

Leaking at water valve(s) (2)

☐ A ☐ B ☐ C ☐ D ☐ ELow water volume at shower(2) ☐ A ☐ B ☐ C ☐ D ☐ E

Shower head drip(2)

☐ A ☐ B ☐ C ☐ D ☐ EShower diverter non-functional(2) ☐ A ☐ B ☐ C ☐ D ☐ EUnable to determine if glass is tempered\* ☐ A ☐ B ☐ C ☐ D ☐ E

Enclosure appears serviceable

☐ A ☐ B ☐ C ☐ D ☐ ENot applicable to this bathroom ☐ A ☐ B ☐ C ☐ D ☐ E

Glass does not appear to be tempered\*

☐ A ☐ B ☐ C ☐ D ☐ ECorroded fixtures\* ☐ A ☐ B ☐ C ☐ D ☐ E

Broken glass\*

☐ A ☐ B ☐ C ☐ D ☐ EDoors difficulty to operate\* ☒ A ☐ B ☐ C ☐ D ☐ E

Caulking needed at enclosure\*

☐ A ☐ B ☐ C ☐ D ☐ EDamaged enclosure\* ☐ A ☐ B ☐ C ☐ D ☐ E

Comments: Shower pan noted at bathrooms, not inspected for leaks, seller to disclose/check termite report. Refer to summary for per bathroom details. Master bathroom shower door does not close properly. Minor damage noted at master bathroom wall by shower. Check termite report. Missing grout at master bathroom floor tiles to wall connection, recommend repair.

**Notice:** Determining whether shower pans are watertight is beyond the scope of this inspection.\*

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 (3) Refer to qualified termite report for further information \* This item warrants attention/repair or monitoring

**77 Pool / Spa Type**☐ N/A☐ Above Ground☒ Below Ground☐ N/A☒ Plaster / Gunite☐ Vinyl☐ Fiberglass☐ Unable to determine

**Notice:** Pool and spa bodies are beyond the scope of this inspection. \* The information regarding the type of pool/spa is given as a courtesy only.

**78 Heater**☐ N/A☒ Gas☐ Electric☐ Solar Panels (not tested)

- ☐ Appears serviceable ☒ Inoperative\* ☐ Unable to determine operation\* ☐ Pilot is not lit\* ☐ Gas/breakers off\*  
☐ May not be adequate for pool heating\* ☐ Improper material used in gas line (2) ☐ Gas shut-off not provided (2)  
☒ Burners serviceable ☐ Corrosion ☐ Deterioration ☐ Rust noted in burner area (2) ☐ Not all burners are operating (2)  
☐ Venting serviceable ☐ Improper vent location (2) ☐ Improper vent clearance (2) ☐ Obstructed\* ☐ Debris in/on vent\*  
☒ Pressure limit switch appears operational ☐ Inoperative (2) ☐ Delayed response\* ☐ Unable to determine operation\*

Comments: Water damage noted at pool house water heater door. pic 36 Pool heater did not respond, recommend evaluation. pic 19  
 Broken handle at pool heater valve. Recommend repair. pic 21

**79 Water Filter**☐ N/A☐ Cartridge Filter☒ Diatomaceous Earth Filter☐ Sand Filter

- ☐ Pressure gauge appears serviceable: ☐ Inoperative\* ☒ Broken glass\* ☐ None provided\*  
☒ Bleeder valve appears serviceable: ☐ Inoperative\* ☐ Leaking\* ☐ None provided\*

Comments: Broken glass panel at pool filter gauge. pic 12

**80 Pumps**☐ N/APumps Installed: ☒ Circulation ☒ Spa Jet ☐ Pool Sweep

- ☒ Circulation pump operated when tested ☐ Pump did not operate (2) ☐ Leaking pump (2) ☐ Excessive noise (2)  
☐ Body bond present ☒ No body bond (2) ☐ Loose body bond (2) ☐ Pump has loose attachment\* ☐ Pump has no attachment\*  
☒ Separate jet pump operated when tested ☐ Pump did not operate (2) ☐ Leaking pump (2) ☐ Excessive noise (2)  
☐ Body bond present ☐ No body bond (2) ☐ Loose body bond (2) ☐ Pump has loose attachment\* ☐ Pump has no attachment\*  
☐ Sweep pump operated when tested ☐ Pump did not operate (2) ☐ Leaking pump (2) ☐ Excessive noise (2)  
☐ Body bond present ☐ No body bond (2) ☐ Loose body bond (2) ☐ Pump has loose attachment\* ☐ Pump has no attachment\*

Comments: Disconnected body bond at pool pump, recommend repair for safety. pic 11 Water fall pump did not respond, recommend evaluation. pic 16

**81 Blowers**☒ N/A☐ Air Bubbler ☐ Supplemental to Jet Pump

- ☐ Blower operated when tested ☐ Blower did not operate (2) ☐ Not tested due to:\*

Comments: Pool on remote control, seller to demonstrate. pic 13 Water fall not functional. pic 24 Steamer at pool house did not respond, recommend evaluation. pic 5

**82 Electrical**☐ N/ABreaker Location: ☒ Main Panel ☐ At EquipmentWiring: ☒ Liquid Tite Flex ☐ Rigid Conduit ☐ NM Cable (Romex) (2)

- ☒ Wiring appears serviceable ☐ Improper wiring noted (2)(4) ☐ Improper conduit (2) ☐ Deteriorated conduit (2)  
☒ Pool lights operated when tested ☐ Inoperative (2) ☐ Unable to determine operation\*  
☒ GFCI responded to test button ☐ Inoperative (2) ☐ Unable to determine operation\*  
☒ Spa light operated when tested ☐ Inoperative (2) ☐ Unable to determine operation\*  
☐ GFCI responded to test button ☐ Inoperative (2) ☐ Unable to determine operation\*  
 Timers: Equipment ☐ On ☐ Off at time of inspection ☐ Power is off - could not verify operation\*  
☒ Circulation pump timer appears operational ☐ Inoperative (2) ☐ Unable to determine operation\*  
☐ No wire protector\* ☐ Rusted ☐ Damaged  
☐ Sweep pump timer appears operational ☐ Inoperative (2) ☐ Unable to determine operation\*  
☐ No wire protector\* ☐ Rusted ☐ Damaged  
☐ Remote switches appear operational ☐ Inoperative (2) ☐ Unable to determine operation\* ☐ None

Comments: Water feature lights not functional, recommend evaluation / seller to demonstrate. pic 15

**83 General**☐ N/AFencing Enclosing Pool/Spa: ☒ Yes ☐ No\* (Caution) (5)Self-closing/latching Gate: ☒ Yes ☐ No\* (Caution) (5) ☐ Inoperative\* (5)

- ☒ Coping appears serviceable ☐ Lifting\* ☐ Settling\* ☐ Cracked\* ☐ Missing\* ☐ Caulking  
☒ Surrounding deck/concrete appears serviceable ☒ Common cracks ☐ Major cracks (1)  
☐ Diving board/slide is not part of this inspection\* ☐ Damaged  
☐ Pool water fill valve ☐ Spa water fill valve  
☐ Pool is cloudy/bottom not visible (2) ☐ Gutters / downspouts:

Comments: Swimming pool and Spa are not inspected for leaks, seller to disclose if any.\* Minor missing tile at pool surface. pic 7  
 Broken pool skimmer cover noted. pic 9