THIS IS A LEGALLY BINDING CONTRACT AND CONTAINS AN ARBITRATION CLAUSE

I (Client) hereby request a limited visual inspection of the structure at the address identified on page 2 of this contract, for my sole use and benefit. I warrant that I will read the following agreement carefully. I understand that I am bound by all the terms of this contract. I further warrant that I will read the entire inspection report when I receive it and promptly call the Inspector with any questions I may have.

Scope of Inspection

The scope of the inspection and report is a limited visual inspection of the readily accessible general systems and components of the home to identify any system or component listed in the report which may be in need of immediate major repair. The inspection will be performed in compliance with generally accepted standards of practice, a copy of which is available upon request or included with this report. The scope of the inspection is limited to the items listed within the report pages INDICATED AS INCLUDED on the bottom of the Key page. The report contains technical information. If you will not be present during the inspection please call our office to arrange for a verbal consultation with the Inspector. If you choose not to consult with the Inspector, this inspection company cannot be held liable for your understanding or misunderstanding of the inspection report’s contents.

Outside the Scope of Inspection

Any area which is not exposed to view is concealed, or is inaccessible because of soil, walls, floors, carpets, ceilings, furnishing, or any other thing is not included in this inspection.

The inspection does not include any destructive testing or dismantling. Client agrees to assume all the risk for all conditions which are concealed from view at the time of the inspection. Client acknowledges what is being contracted for is a building inspection and not an environmental evaluation. The inspection is not intended to detect, identify or disclose any health or environmental concerns regarding the building(s) and/or adjacent property, including, but not limited to, the presence of asbestos, radon, lead, urea-formaldehyde, fungi, mold, mildew, animals, bio-organic growth, PCBs, or any other toxic materials or substances contained in the water, air, soils, or building materials or products.

Whether or not they are concealed, the following ARE OUTSIDE THE SCOPE OF THIS INSPECTION:

- Building code or zoning ordinance violations or compliance with current code requirements.
- Geological stability or soils conditions.
- Structural stability or engineering analysis.
- Termites, pests or other wood destroying organisms and related damage.
- Asbestos, mold, fungi, bio-organic growth, radon, formaldehyde, lead, water or air quality, electromagnetic radiation or any other environmental hazards.
- Building value appraisal or repair cost estimates and/or methods.
- Condition of detached buildings.
- Pools or spas bodies and underground piping.
- Specific components noted as being excluded on the individual system inspection forms.
- Private water or private sewage systems.
- Saunas, steam baths, and their related fixtures and equipment.
- Radio-controlled devices, automatic gates, elevators, lifts, dumbwaiters and thermostatic or time clock controls.
- Water softener / purifier systems or solar heating systems.
- Furnace heat exchangers, freestanding appliances, security alarms, low-voltage signal systems (such as phone and cable television) or personal property.
- Adequacy, strength or efficiency of any system or component and causes of any deficiencies.
- Prediction of life expectancy of any item, future conditions or operating costs.
- Building permits and identification of modifications/additions.
- Inside of any piping or any underground piping or components, including, but not limited to, Underground Storage Tanks.
- Advisability of purchase of the property.
- Acoustical properties of the building or any perceived noise conditions.
- Effectiveness of any system installed or methods utilized to control or remove suspected hazardous substances.

(Some of the above items may be included in this inspection for additional fees - check with your Inspector)

This is not a home warranty, guarantee, insurance policy or substitute for real estate transfer disclosures which may be required by law.

Your Inspector is a home inspection generalist and is not acting as a licensed engineer or expert in any construction craft or trade. The Inspector may possess licenses or certifications in related professions such as contractor, engineer, termite or mold. Client understands the Inspector is performing this inspection as a Home Inspector per local standards and not acting in any other professional capacity including, but not limited to, those listed above. If your Inspector recommends consulting other specialized experts, Client must do so at Client’s expense, and Client is advised to do so prior to the close of transaction. Client accepts all responsibility for failure to act on Inspector’s recommendations. If there are water leaks, damage, stains or musty smells reported by the Inspector and/or detected by the Client the Inspector recommends evaluation by a mold specialist prior to completion of the transaction.

Continued on backside
CONFIDENTIAL REPORT: The inspection report to be prepared for Client is solely and exclusively for Client's own information and may not be relied upon by any other person. Client agrees to maintain the confidentiality of the inspection report and agrees not to disclose any part of it to any other person. Client may distribute copies of the inspection report to the seller and the real estate agents directly involved in this transaction, but said persons are not specifically intended beneficiaries of this Agreement or the inspection report. Client and Inspector do not in any way intend to benefit said seller or the real estate agents directly or indirectly through this Agreement or the inspection report. Client agrees to indemnify, defend, and hold Inspector harmless from any third party claims arising out of Client's unauthorized distribution of the inspection report.

SEVERABILITY: Client and Inspector agree that should a Court of Competent Jurisdiction determine and declare that any portion of this contract is void, voidable or unenforceable, the remaining provisions and portions shall remain in full force and effect.

INTEGRATION: This agreement contains the entire integrated agreement of the parties hereto and supersedes all other prior agreements and understandings, both written and oral, between the parties with respect to this subject matter. No changes or modifications of this agreement are enforceable unless agreed to in writing signed by both parties.

DISPUTES: Client understands and agrees that any claim for failure to accurately report the visually discernible conditions at the Subject Property, as limited herein above, shall be made in writing and reported to the Inspector within ten business days of discovery. Client further agrees that, with the exception of emergency conditions, Client or Client’s agents, employees or independent contractors, will make no alterations, modifications or repairs to the claimed discrepancy prior to a reinspection by the Inspector. Client understands and agrees that any failure to notify the Inspector as stated above shall constitute a waiver of any and all claims for said failure to accurately report the condition in question. Any legal action must be initiated within one (1) year from the date of the inspection. Failure to initiate said action within one (1) year of the date of the inspection is a full and complete waiver of any and all claims for said failure to accurately report the condition in question. This time period may be shorter than otherwise provided for by law.

Limitation on Liability and Liquidated Damages

THE INSPECTOR'S LIABILITY FOR ANY CLAIMS MADE BY THE CLIENT ARISING OUT OF THE SUBJECT INSPECTION REPORT AND OTHER ACTIVITIES COVERED BY THIS CONTRACT IS LIMITED TO THE AMOUNT OF THE FEE PAID FOR THE INSPECTION. THIS LIMITATION OF LIABILITY APPLIES TO ALL CLAIMS, INCLUDING, BUT NOT LIMITED TO, NEGLIGENCE, BREACH OF CONTRACT, MISREPRESENTATIONS, CONCEALMENT, VIOLATION OF A STATUTE, NEGLIGENCE PER SE AND ANY OTHER CLAIM BROUGHT BY CLIENT. THIS LIMITATION IS BINDING ON THE CLIENT, AND ANY ASSIGNEES, AGENTS, PRINCIPALS, SPOUSES, HEIRS AND OTHERS ACTING ON BEHALF OR THROUGH THE CLIENT AND IT APPLIES TO THE INSPECTOR, INSPECTOR'S AGENTS AND EMPLOYEES, AND INSPECTOR'S PRINCIPAL.

ARBITRATION:

Any dispute, controversy, interpretation or claim including claims for, but not limited to, breach of contract, any form of negligence, fraud or misrepresentation or any other theory of liability arising out of, from or related to this contract or arising out of, from or related to the inspection or inspection report shall be submitted to final and binding arbitration under the rules and procedures of the Expedited Arbitration of Home Inspection Disputes of Construction Arbitration Services, Inc. or ________________________________.

The decision of the arbitrator appointed shall be final and binding and judgment on the award may be entered in any court of competent jurisdiction. CLIENT INITIALS X

Property Address: ____________________________________________________________ Report#:________________________

Client:_______________________________________________________________________

LIMITED LIABILITY INSPECTION

FEE $ ____________________________

FEE $ ____________________________

FEE $ ____________________________

TOTAL INSPECTION

FEE $ ____________________________ Payment type: ○ Check ○ Cash ○ Credit Card

By signing below Client and Inspector acknowledge that they have read, understand and agree to the scope of the inspection and agree to all of the terms and conditions of this contract. Client also agrees to pay the fees listed above.

Client:_________________________________________________________ Dated:____________________

(one signature binds all)

Client:_______________________________________________________________________ Dated:____________________

Inspector:_______________________________________________________________________ Dated:____________________

Inspector certificate/license # (if applicable)__________________________________________ Expiration date________________
The “Matrix” Report lists the systems and components inspected by this company. Items not in this report are considered beyond the scope of this inspection, and should not be considered inspected at this time.

When “APPEARS SERVICEABLE” is checked it 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 are checked or written, if applicable, in the body of the report.

Significantly deficient systems or components will be identified as: Repairs Recommended or Safety Hazard. The reason an item is “significantly deficient” will be checked or written comment provided within the body of the report. Review these findings and take recommended actions before close of the transaction. Please read the entire report for all items checked.

NOTICE: This report contains technical information. If you were not present during this inspection please call the office to arrange for a verbal consultation with your inspector. 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.

**SYMBOL KEY**

NOTICE: AN ABRIDGED VERSION OF THE KEY BELOW IS PRINTED AT THE TOP OF EACH PAGE TO IDENTIFY RECOMMENDATIONS FOR ITEMS THAT REQUIRE ADDITIONAL ATTENTION, REPAIR OR MONITORING.

The symbols below are used throughout the reports to provide direction to the client based upon the inspection findings, and each symbol represents a different type of recommendation. Action should be taken by the client prior to the close of transaction:

1. Recommend evaluation by a structural/geotechnical engineer
2. Recommend evaluation and repairs by a qualified professional
3. Recommend evaluation and repairs for wood destroying organisms by a qualified professional
4. This item is a safety hazard - correction is needed
5. Upgrades are recommended for safety enhancement

* Items that have an (*) asterisk next to them: This item requires monitoring and/or maintenance repairs.

Please read the special “NOTICES” in each section of the report for further information concerning the limitations of this inspection.

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

PRESENT DURING THIS INSPECTION:  
☐ Buyer  ☐ Seller  ☐ Seller’s agent  ☐ Buyer’s agent  ☐ ____________

WEATHER CONDITIONS:  
☐ Dry  ☐ Rain today/recently  ☐ Snow today/recently  ☐ TEMP_______˚F

INSPECTION DATE:______________  START TIME:______________  FINISH TIME:________________  INSPECTOR:______________

**PROPERTY INFORMATION**

☐ Single family  ☐ Duplex
☐ Townhome  ☐ Condominium
☐ Occupied  ☐ Vacant
☐ Partial furnishings  ☐ House faces: N  S  E  W ____________
☐ Approximate age of building:  ☐ Stated by: _________________________  ☐ Unknown
☐ Approximate age of roof:  ☐ Stated by: _________________________  ☐ Unknown
☐ Additions or Alterations:

NOTICE: It is always wise to check with the building department for permit information, especially if additions or alterations are noted. Verification of building permits or compliance with the Authority Having Jurisdiction is beyond the scope of this inspection.

**PAGES INCLUDED ARE:**

Pages 1/2... CONTRACT  Page 7 ...... ROOF  Page 12 ...... INTERIOR
Page 3 ...... KEY  Page 8 ...... PLUMBING  Page 13 ...... INTERIOR 2
Page 4 ...... GROUNDS  Page 9 ...... HEATING  Page 14 ...... GARAGE
Page 5 ...... EXTERIOR  Page 10 ...... HEAT 2 / COOLING  Page 15 ...... KITCHEN
Page 6 ...... FOUNDATION  Page 11 ...... ELECTRICAL  Page 16 ...... BATHROOM

Optional Pages:

☐ POOL/SPA  ☐ STANDARDS
☐ GENERAL NOTES  ☐ REPORT OVERVIEW
<table>
<thead>
<tr>
<th>Section</th>
<th>Condition</th>
<th>Repairs Recommended</th>
<th>Hazard</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Driveway</td>
<td>N/A</td>
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<tr>
<td>Hardscape</td>
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<tr>
<td>Decks/Patios</td>
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<td></td>
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<tr>
<td>Deck/Porch Cover</td>
<td>N/A</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Retaining Walls</td>
<td>N/A</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Fences/Gates</td>
<td>N/A</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
### 7 Exterior Walls

<table>
<thead>
<tr>
<th>Appears Servicable</th>
<th>Repairs Recommended</th>
<th>Safety Hazard</th>
</tr>
</thead>
<tbody>
<tr>
<td>□</td>
<td>□ N/A</td>
<td></td>
</tr>
</tbody>
</table>

**Structure:**
- Wood Frame / Masonry / Brick / Block
- Wall Covering: Wood / Vinyl / Stucco / EIFS (see notice)

**Comments:**
- Deterioration / Damage / Not functional / Unsafe / Near end of lifespan
- Not fully visible at: A B C
- Common cracks
- Major cracks
- Cracks / Openings need repair (2)
- Deteriorated finish
- Gaps at roof line
- Soil contact
- Moisture stains / Damage
- Bricks / Mortar / Siding / Paint / Finish / Caulking: damaged / cracked
- Nailing defects

**Location:**
- A: _____________________  B: _____________________  C: _____________________

- Brick / Block / Concrete
- Metal flue / Wood frame: Stucco / Siding

**Comments:**
- Deterioration / Damage / Not functional / Unsafe / Near end of lifespan
- Not fully visible at: A B C
- Tree overgrown chimney
- Eaves / Sofits / Fascia / Corner / Window / Wall Trim has: moisture stains / damage
- Caulk / Paint / Finish needed
- Flashings / Trim: damaged / loose / cracks / missing / not visible at: Eaves / Sofits / Fascia / Corner / Window / Wall trim

- Chimney: leaning / settlement
- Spark Screen: missing / improper / not visible
- Raincap with spark screen recommended
- Cracks in chimney cap
- Wall / Roof: cracks or separations (sealing needed)

**Location:**
- A: _____________________  B: _____________________  C: _____________________

- Brick / Mortar is: cracked / deteriorated
- Chimney: Not fully visible

- Suites / Landing have settled away from house
- Unsuitable - do not use fireplace
- A B C

**Comments:**
- A B C

- Unlined flue
- Ash Dump / Door is: rusted / corroded / damaged / missing
- Leaking
- Handle(s): broken / missing

**Location:**
- A: _____________________  B: _____________________  C: _____________________

- Metal flue / Wood frame: Stucco / Siding

- A B C

- Earth to wood contact
- Landing: improper / none
- Loose steps
- Uneven rise / run on steps

**Comments:**
- A B C

**10 Exterior Stairs**
- Appears Servicable
- Repairs Recommended
- Safety Hazard

**Location:**
- A: _____________________  B: _____________________  C: _____________________

- Wood
- Metal
- Concrete
- Waterproof Coating

- A B C

- Deterioration / Damage / Not functional / Unsafe / Near end of lifespan
- Not fully visible
- Moisture stains / Damage
- Uneven rise / run on steps
- Loose steps
- Earth to wood contact

**Comments:**
- A B C

**11 Sprinklers**
- Appears Servicable
- Repairs Recommended
- Safety Hazard

**Location:**
- Automatic
- Manual
- Both

- Not inspected
- Automatic timers not tested
- Control box location:
- Deterioration / Damage / Not functional / Unsafe / Near end of lifespan
- Not fully visible
- Ponding water noted
- Valve / Head / Line: leaks / missing / not functioning
- Anti-siphon valves needed
- Valve not placed 12" above highest sprinkler head
- Staining / Damage present

**Comments:**
- A B C

**12 Hose Faucets**
- Appears Servicable
- Repairs Recommended
- Safety Hazard

**Location:**
- Full
- Partial
- None installed

- Not inspected
- Winterized - not tested
- Frost type: Yes / No
- Anti-siphon valves: Yes / No
- Deterioration / Damage / Not functional / Unsafe / Near end of lifespan
- Not fully visible
- Some: inoperative / corroded
- Leaking
- Handle(s): broken / missing

**Comments:**
- A B C

**13 Gutters & Roof Drains**
- Appears Servicable
- Repairs Recommended
- Safety Hazard

**Location:**
- Full
- Partial
- None installed

- Not inspected
- Debris filled
- Drains blocked
- Excessive corrosion
- Leaking
- Ice / Snow filled
- Gutters / Downspouts: loose / damaged / disconnected / not functional
- Add: gutters & downspouts / splashblocks for drainage
- Roof / Gutter not draining properly

**Comments:**
- A B C

**ISBN OX2HF11001**

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### 14 Grading

- **Level site**
- **Slope:** Minor / Moderate / Steep (1) / Stairstepped
- **Banks**
- Improper soil slope toward foundation
- Soil / Pavement high at foundation
- Plants / Trees touch: house / roof
- Earth-to-wood contact visible
- Signs of: poor drainage / erosion
- Trees planted too close to structure
- Surface drains noted, not tested — underground pipes cannot be judged
- Overgrown landscaping

**Comments:**

**Notice:** This inspection does not include geological conditions or site stability information. For more information, consult a geologist or soils engineer.

### 16 Raised Foundation/Basement

- **Appears Serviceable**
- **Repairs Recommended**
- **Safety Hazard**

**Walls:** Concrete / Masonry block / Brick / Stone / Piers / Wood

**Columns:** Concrete / Steel / Wood / Masonry block / Brick / Not visible

- Deterioration / Damage / Not functional / Unsafe / Near end of lifespan
- Slab not visible due to floor coverings
- No readily visible problems
- Common cracks
- Major cracks
- Unusual cracks in wall(s)
- Uneven areas of flooring
- Perimeter visibility:

**Walls / Columns:**
- Deterioration / Damage / Not functional / Unsafe / Near end of lifespan
- Slab not visible due to floor coverings
- No readily visible problems
- Common cracks
- Major cracks
- Unusual cracks in wall(s)
- Uneven areas of flooring
- Perimeter visibility:

**Vent screen(s):** damaged / missing

**Vents:** blocked / needed

**Viewed from access opening only:**
- Debris under house
- Door / Cover: OK / damaged / missing

**Basement Stairs:**
- Not visible
- Installed
- Not installed
- Loose / Installed incorrectly

**BASEMENT FLOOR:**
- Dirt
- Concrete

**SUMP PUMP:**
- Dirt
- Concrete

**Railing serviceable:**
- Railings: loose / improper / missing / opening between rails too wide
- Crawl space not inspected due to:

**Railing serviceable:**
- Railings: loose / improper / missing / opening between rails too wide
- Crawl space not inspected due to:

**Access:**
- Partial / none

**VAPORETARDER:**
- Installed
- Not installed

**Ingress:**
- Not visible

**Egress:**
- Not visible

**Sump pump needed**

**Comments:**

### 17 First Floor Construction

- **Wood frame:**
  - Trusses
  - Not visible
  - Conventional wood framing

- Not functional / Unsafe / Near end of lifespan
- Deterioration / Damage

- Framing: broken / cut / sagging
- Piers / Posts / Beams: damaged / missing / unsecured
- Joists / Beams / Posts / Columns appear: overspanned / bearing poorly / twisting / overnotched / cracked / rotted
- Anchor bolts installed
- Lateral bracing installed
- Anchor bolts / Lateral bracing: none
- Bolts not visible
- Probing where deterioration is suspected revealed: moisture / damage

**INSULATION TYPE:**
- Fiberglass / Mineral wool / Cellulose / Vermiculite
- None / Not visible
- Loose / Installed incorrectly
- Approximate depth: _____ inches

**Comments:**

Sample only. Not for commercial use. © 2007 DF Institute, Inc.
**Roof Notes**

- **Notice:** Roof is part of Homeowners’ Association: Not inspected at this time.

---

Notice: The report is an opinion of the general condition of the roofing. The inspector cannot, and does not, offer an opinion or warranty as to whether the roof has leaked in the past, leaks now, or may be subject to further leakage. This report is issued in consideration of the foregoing disclaimer. Determining the presence of asbestos or other hazardous materials is beyond the scope of this inspection. Roofs, skylights and flashings are not water tested for leaks. Testing a home for fumigation may cause damage to roofs. Recommend reinspection for damage after tenting is completed.
### 22 Main Line

- **Appears Serviceable**: No
- **Repairs Recommended**: Yes
- **Safety Hazard**: Yes

#### Copper / Galvanized / Plastic / Lead
- **Size**: __________
- **Pressure**: __________
- **Not Visible – Cannot Determine**: __
- **Below 30 PSI / Above 80 PSI**: __
- **Deterioration / Damage / Not functional / Unsafe / Near end of lifespan**: __
- **Main valve location**: __
- **Main valve not: located / operated / accessible**: __
- **Water softener installed - (water condition / quality not tested)**
- **Valve / Handle: broken / missing / leaks**: __
- **Excessive corrosion on valve**: __
- **Copper not protected from concrete**: __

#### Comments:

- **No drip leg on gas line**: __
- **Improper burners**: __
- **Improper gas line**: __
- **Improper rise and / or run ratio**: __
- **Improper materials**: __
- **Improper installation / materials**: __
- **Evidence of prior repairs**: __
- **Cross connection present**: __
- **Improper gas supply**: __
- **Improper burner flame**: __
- **Improper : installation / materials**: __

#### Notice:
- Underground pipes or pipes inside walls cannot be judged for sizing, leaks or corrosion. Water quality testing or testing for hazards such as lead is not part of the inspection. Be advised that some “Polybutylene” piping systems have experienced documented problems. Contact the manufacturer or an expert for further information and evaluations.

### 23 Supply Lines

- **Appears Serviceable**: No
- **Repairs Recommended**: Yes
- **Safety Hazard**: Yes

#### Copper / Galvanized / Plastic / Lead
- **Not Visible – Cannot Determine**: __
- **Deterioration / Damage / Not functional / Unsafe / Near end of lifespan**: __
- **Not fully visible**: __
- **Rust / Corrosion: minor / moderate / major**: __
- **Improper materials**: __
- **Unusual noises**: __
- **Cross connection present**: __
- **Flow restriction when using multiple fixtures**: __
- **Pipes lack proper support**: __
- **Copper and galvanized contact**: __
- **Pipe insulation recommended**: __

#### Comments:

- **Evidence of prior repairs**: __
- **Evidence of prior repairs**: __

### 24 Waste Lines

- **Appears Serviceable**: No
- **Repairs Recommended**: Yes
- **Safety Hazard**: Yes

#### Cast Iron / Galvanized / Copper / Lead / Plastic
- **Not Visible – Cannot Determine**: __
- **Deterioration / Damage / Not functional / Unsafe / Near end of lifespan**: __
- **Not fully visible**: __
- **Rust / Corrosion: minor / moderate / major**: __
- **Improper materials**: __
- **Leaks**: __
- **Evidence of prior repairs**: __
- **Pipes lack proper support**: __
- **Waste / Sewer lines open**: __
- **Improper: installation / materials**: __
- **Improper: installation / materials**: __
- **Evidence of prior repairs**: __
- **Evidence of prior repairs**: __
- **Slow / blocked drain**: __

#### Comments:

- **Evidence of prior repairs**: __
- **Evidence of prior repairs**: __

### 25 Fuel System

- **Appears Serviceable**: No
- **Repairs Recommended**: Yes
- **Safety Hazard**: Yes

#### Shutoff Valve Location: __________

#### Gas meter / Oil Tank / LPG Tank
- **Fuel system not on for inspection - suggest utilities company light and test appliances**: __
- **Deterioration / Damage / Not functional / Unsafe / Near end of lifespan**: __
- **Not fully visible**: __
- **Rust / Corrosion: minor / moderate / major**: __
- **Improper materials**: __
- **Leaks**: __
- **Evidence of prior repairs**: __
- **Pipes lack proper support**: __
- **No shutoff valve**: __
- **Improper: installation / materials**: __
- **Pipes too close to grade**: __

#### Comments:

- **No drip leg on gas line**: __
- **Improper burners**: __
- **Improper gas line**: __
- **Improper rise and / or run ratio**: __
- **Improper materials**: __
- **Improper installation / materials**: __
- **Evidence of prior repairs**: __
- **Cross connection present**: __
- **Improper gas supply**: __
- **Improper burner flame**: __
- **Improper : installation / materials**: __

### 26 Water Heater

- **Appears Serviceable**: No
- **Repairs Recommended**: Yes
- **Safety Hazard**: Yes

#### Unit A Location: __________

#### Unit B Location: __________

#### Unit C Location: __________

- **Gallons**: __________
- **Tankless**: __
- **Gas/Propane/Electric/Oil/Solar**: __
- **Deterioration / Damage / Not functional / Unsafe / Near end of lifespan**: __
- **Not fully visible**: __
- **Not 18" above floor in garage**: __
- **No drip leg on gas line**: __
- **Blocked / not provided**: __
- **Rust flakes in burner chamber**: __
- **Heater leaks: gas / oil / water**: __
- **Water / Gas shutoff valve**: __
- **Improve: installation / materials**: __
- **Improper riser ratio**: __
- **Vent flue pipe**: __
- **Seismic straps**: __

#### Combustion air supply:
- **N/A A B C**
- **Improper burner flame**: __
- **Improper pipes / valve / tank**: __
- **TRP valve**: __
- **Missing catch pan**: __
- **Recommend protection from damage**: __
- **Enclosure / Door**: __
- **Improper type / improper installation / missing**: __
- **Improper riser ratio**: __
- **Vent flue pipe**: __
- **Seismic straps**: __

#### Comments:

- **Apparent serviceable**: __
- **Improper type**: __
- **Improper installation**: __
- **Missing**: __

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

<table>
<thead>
<tr>
<th>Appears Serviceable</th>
<th>Repairs Recommended</th>
<th>Safety Hazard</th>
</tr>
</thead>
<tbody>
<tr>
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<td>☐</td>
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</tr>
</tbody>
</table>

**Location A**
- Heating Type:
  - Forced Air
  - Boiler / Steam
  - Floor / Wall / Gravity
  - Heat Pump
  - Number of Zones
- Fuel Type:
  - Natural gas
  - Electric
  - Propane

**Location B**
- Heating Type:
  - Forced Air
  - Boiler / Steam
  - Floor / Wall / Gravity
  - Heat Pump
  - Number of Zones
- Fuel Type:
  - Natural gas
  - Electric
  - Propane

**Location C**
- Heating Type:
  - Forced Air
  - Boiler / Steam
  - Floor / Wall / Gravity
  - Heat Pump
  - Number of Zones
- Fuel Type:
  - Natural gas
  - Electric
  - Propane

Approximate BTU's: A __________ n/a  B __________ n/a  C __________ n/a

**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.

**28 Condition**

<table>
<thead>
<tr>
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</table>

- Pilot not on / utilities off / electric ignition malfunction - could not inspect* A  B  C
- Did not respond to normal controls (2) A  B  C
- Deterioration / Damage / Not Functional / Unsafe / Near end of lifespan (2) A  B  C
- Recommend complete system evaluation (2) A  B  C
- Unit makes unusual noise during operation, further evaluation needed (2) A  B  C
- Blower / Motor / Pilot / Vent system / Burners / Boiler / Pump: cleaning and servicing suggested (2) A  B  C
- Fuel leak (2) (4) A  B  C
- Low / high – pressure / temperature (2) A  B  C
- Air leaks at: furnace / plenum* A  B  C
- Boiler / Pipe fittings leak (2) A  B  C
- Heat pump supplemental heat not tested* A  B  C
- Boiler / Pump: cleaning and servicing suggested (2) A  B  C
- Expansion tank: rusted / leaks / water logged (2) A  B  C

**Notice:** Inspector does not light pilots. If pilots are "OFF", a full inspection is not possible. Have the heating systems activated and fully inspected PRIOR TO CLOSE OF TRANSACTION. Verification of the location or condition of underground fuel storage tanks or environmental risks, if any, are also not included. 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.

**29 Venting**

<table>
<thead>
<tr>
<th>Appears Serviceable</th>
<th>Repairs Recommended</th>
<th>Safety Hazard</th>
</tr>
</thead>
<tbody>
<tr>
<td>☐</td>
<td>☐</td>
<td>☐</td>
</tr>
</tbody>
</table>

- Metal
- Plastic
- Masonry

- Deterioration / Damage / Not Functional / Unsafe / Near end of lifespan (2) A  B  C
- Vent terminates near window / opening (2) (4) A  B  C
- Barometric / Vent damper / Induced draft fan is defective (2) A  B  C
- Vent lacks clearance from combustible (2) (4) A  B  C
- Improper materials used for vent pipe (2) (4) A  B  C
- Backventing (2)
- Vent rise / Elbow angle is improper (2) A  B  C
- Vent pipe / Chamber has: soot / rust (2) A  B  C
- Unable to fully inspect vent pipe* A  B  C

**30 Combustion Air**

<table>
<thead>
<tr>
<th>Appears Serviceable</th>
<th>Repairs Recommended</th>
<th>Safety Hazard</th>
</tr>
</thead>
<tbody>
<tr>
<td>☐</td>
<td>☐</td>
<td>☐</td>
</tr>
</tbody>
</table>

- Closed system / unable to inspect*

- No / Inadequate air supply (2) (4) A  B  C
- Combustion and return air sources are too close or mixing (2) (4) A  B  C
- Recommend sealing platform at: heater base / holes in platform* A  B  C
- Damage / Deterioration / Defects* A  B  C

**31 Burners**

<table>
<thead>
<tr>
<th>Appears Serviceable</th>
<th>Repairs Recommended</th>
<th>Safety Hazard</th>
</tr>
</thead>
<tbody>
<tr>
<td>☐</td>
<td>☐</td>
<td>☐</td>
</tr>
</tbody>
</table>

- Closed system / unable to inspect*

- Unusual flame pattern (2) (4) A  B  C
- Improper fuel piping (2) A  B  C
- Burn Chamber contains: debris / oil stains (2) A  B  C
- Chamber / Refractory: damaged (2) (4) A  B  C
- Soot / Charring at: ______________ (2) A  B  C

**Notice:** Inspecting the heat exchangers for evidence of deterioration, cracks or holes, can only be done by dismantling the unit or other technical procedures. This is beyond the scope of this inspection. Some burners are designed in such a way that inspection is absolutely impossible. Safety devices are not tested by this company.
Subjective judgment of system capacity is not part of the inspection.

Electronic air cleaners, humidifiers are beyond the scope of this inspection. Have these systems evaluated by a qualified professional.

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.

Comments:

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

Comments:

Notice: The inspector does not perform pressure tests on refrigerant systems; therefore no representation is made regarding refrigerant charge or line integrity. Subjective judgment of system capacity is not part of the inspection.

Comments:
## 36 SERVICE

- **Appears Serviceable**: N/A
- **Repairs Recommended**: No
- **Safety Hazard**: No

### Overhead
- 240V/120V
- Amps
- Amps not determined

### Underground
- Deterioration / Damage / Not functional / Unsafe / Near end of lifespan
- No drip loop on service wires
- Roof mast connections: loose / damaged
- Wires: frayed / improper splices / tap on main wires
- Conductors too close to: ground / drive / roof / pool
- Wires touch trees

*Notice: Six or fewer breakers usually do not require a main breaker. If the amperage is less than 100, upgrade may be needed to operate modern appliances.*

## 37 Main Panel

- **Appears Serviceable**: N/A
- **Repairs Recommended**: No
- **Safety Hazard**: No

### Main Panel location A:

<table>
<thead>
<tr>
<th>B</th>
<th>C</th>
<th>D</th>
</tr>
</thead>
<tbody>
<tr>
<td>Power is off at main; no inspection performed - recommend further evaluation</td>
<td>(2) A B C D</td>
<td></td>
</tr>
<tr>
<td>Deterioration / Damage / Not functional / Unsafe / Near end of lifespan</td>
<td>(2) A B C D</td>
<td></td>
</tr>
<tr>
<td>Electrical system appears outdated by today's standards</td>
<td>(2) A B C D</td>
<td></td>
</tr>
<tr>
<td>Improper wiring at panel(s):</td>
<td>(2)(4) A B C D</td>
<td></td>
</tr>
<tr>
<td>Breaker is off at panel(s):*</td>
<td>A B C D</td>
<td></td>
</tr>
<tr>
<td>Ground: present / visible</td>
<td>A B C D</td>
<td></td>
</tr>
<tr>
<td>Ground clamp / System not visible</td>
<td>A B C D</td>
<td></td>
</tr>
<tr>
<td>Ground clamp at water line*</td>
<td>A B C D</td>
<td></td>
</tr>
<tr>
<td>Ground: loose / missing / disconnected</td>
<td>(2)(4) A B C D</td>
<td></td>
</tr>
</tbody>
</table>

## 38 Panel Notes

- **Appears Serviceable**: N/A
- **Repairs Recommended**: No
- **Safety Hazard**: No

### Overcurrent Protection Devices Inspected
- Breakers
- Fuses

- Deterioration / Damage / Not functional / Unsafe / Near end of lifespan at panel(s): (2) A B C D
- Electrical system appears outdated by today's standards: (2) A B C D
- Improper wiring at panel(s): (2)(4) A B C D
- Breaker is off at panel(s):* A B C D
- Scorching / melting / rust / corrosion at panel(s): (2)(4) A B C D
- Overfusing (fuse / breaker size too large for wire) at panel(s): (2)(4) A B C D
- Solid strand aluminum wiring noted at the general 120v circuits: (2)(4) A B C D
- Panel contains: rust / moisture / paint / overspray (2) A B C D
- Ground: missing / improper / damaged (2) A B C D
- Ground bond is not provided for safety at panel: (2)(4) A B C D
- Panel bond is not provided for safety at panel: (2)(4) A B C D
- 240v handle tie(s) missing at panel(s): (2)(4) A B C D
- Opening(s) / Missing deadfront cover(s) at panel(s): (2)(4) A B C D
- Multiple wires on single rated breaker at panel(s): (2)(4) A B C D
- Grounding: present / visible | A B C D |
- Ground clamp / System not visible | A B C D |
- Ground clamp at water line* | A B C D |
- Ground: loose / missing / disconnected | (2)(4) A B C D |

## 39 Wiring Notes

- **Appears Serviceable**: N/A
- **Repairs Recommended**: No
- **Safety Hazard**: No

### Service Wire:
- Copper
- Aluminum
- Cannot determine

### Branch Wire:
- Copper
- Aluminum
- Cannot determine

### Wiring Methods:
- Non-metallic cable
- Knob and Tube (5)
- Metal / Plastic conduit

### Furnishings prevent testing of many outlets and switches
- Reverse polarity at:
- Outlet(s) not operational:
- Light / Fan not operational / ungrounded:
- Wire / Box / Cover not exterior rated:
- Exposed wiring needs protection:
- Exposed splices at:
- GFCI(s), (a safety device for outlets) is recommended at:
- Doorbell: worked / none / not operational

### Open neutral at:
- Box cover(s) missing at:
- Evidence of overheating / arcing at:
- Improper wiring at:
- Outlets / Switches: loose / damaged / miswired
- Extension cord used as wiring at:
- Open neutral at:
- Fixture is: unsafe / corroded / missing / damaged / worn out at:

*Notice: All solid strand aluminum connections should be checked by a qualified professional familiar with aluminum wire.*

## Comments:

- Panel bond is not provided for safety at panel: (2)(4) A B C D
- Panel bond is not provided for safety at panel: (2)(4) A B C D
- 240v handle tie(s) missing at panel(s): (2)(4) A B C D
- Opening(s) / Missing deadfront cover(s) at panel(s): (2)(4) A B C D
- Multiple wires on single rated breaker at panel(s): (2)(4) A B C D
- Grounding: present / visible | A B C D |
- Ground clamp / System not visible | A B C D |
- Ground clamp at water line* | A B C D |
- Ground: loose / missing / disconnected | (2)(4) A B C D |

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ISBN OX2HFI1601
### Interior

#### 40 Doors (Entry/Exit)
- **Solid Core Wood**
- **Hollow Core Wood**
- **Metal**
- **Sliding Glass**
- **French**

- **Appears Serviceable**
- **Repairs Recommended**
- **Safety Hazard**

- **Solid Core Wood**
- **Hollow Core Wood**
- **Metal**

- **Appears Serviceable**
- **Repairs Recommended**
- **Safety Hazard**

- **Solid Core Wood**
- **Hollow Core Wood**
- **Metal**

- **Appears Serviceable**
- **Repairs Recommended**
- **Safety Hazard**

<table>
<thead>
<tr>
<th>Notices</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Damage / Deterioration / Defects / Rubs at door jamb / Difficult to operate / Needs adjustment*</td>
<td></td>
</tr>
<tr>
<td>Weather stripping is damaged*</td>
<td></td>
</tr>
<tr>
<td>No weather stripping*</td>
<td></td>
</tr>
<tr>
<td>Hardware operational</td>
<td></td>
</tr>
<tr>
<td>Not operational* at:</td>
<td></td>
</tr>
<tr>
<td>Dual keyed lock (4) at:</td>
<td></td>
</tr>
<tr>
<td>Tempered glass</td>
<td>Not tempered (4)(5)</td>
</tr>
<tr>
<td>Tracks: serviceable / deteriorated*</td>
<td>Screen doors not checked*</td>
</tr>
</tbody>
</table>

#### 41 Doors (Int.)

- **Solid Core Wood**
- **Hollow Core Wood**
- **Metal**

- **Appears Serviceable**
- **Repairs Recommended**
- **Safety Hazard**

- **Solid Core Wood**
- **Hollow Core Wood**
- **Metal**

- **Appears Serviceable**
- **Repairs Recommended**
- **Safety Hazard**

- **Solid Core Wood**
- **Hollow Core Wood**
- **Metal**

- **Appears Serviceable**
- **Repairs Recommended**
- **Safety Hazard**

<table>
<thead>
<tr>
<th>Notices</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Door(s): needs adjustments / damaged / defective* at:</td>
<td></td>
</tr>
<tr>
<td>Hardware: not operational / missing / loose* at:</td>
<td></td>
</tr>
<tr>
<td>Several frames are not square – may indicate movement (1)</td>
<td></td>
</tr>
<tr>
<td>Door(s): rub / stick / won’t latch / damaged jamb* at:</td>
<td></td>
</tr>
</tbody>
</table>

#### 42 Windows

- **Solid Core Wood**
- **Hollow Core Wood**
- **Metal**

- **Appears Serviceable**
- **Repairs Recommended**
- **Safety Hazard**

- **Appears Serviceable**
- **Repairs Recommended**
- **Safety Hazard**

- **Appears Serviceable**
- **Repairs Recommended**
- **Safety Hazard**

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<tr>
<td>Several frames are not square – may indicate movement (1)</td>
<td></td>
</tr>
<tr>
<td>Door(s): rub / stick / won’t latch / damaged jamb* at:</td>
<td></td>
</tr>
</tbody>
</table>

#### 43 Interior Walls

- **Solid Core Wood**
- **Hollow Core Wood**
- **Metal**

- **Appears Serviceable**
- **Repairs Recommended**
- **Safety Hazard**

- **Appears Serviceable**
- **Repairs Recommended**
- **Safety Hazard**

- **Appears Serviceable**
- **Repairs Recommended**
- **Safety Hazard**

<table>
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<tr>
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<td>Hardware: not operational / missing / loose* at:</td>
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</tr>
<tr>
<td>Several frames are not square – may indicate movement (1)</td>
<td></td>
</tr>
<tr>
<td>Door(s): rub / stick / won’t latch / damaged jamb* at:</td>
<td></td>
</tr>
</tbody>
</table>

#### 44 Ceilings

- **Solid Core Wood**
- **Hollow Core Wood**
- **Metal**

- **Appears Serviceable**
- **Repairs Recommended**
- **Safety Hazard**

- **Appears Serviceable**
- **Repairs Recommended**
- **Safety Hazard**

- **Appears Serviceable**
- **Repairs Recommended**
- **Safety Hazard**

<table>
<thead>
<tr>
<th>Notices</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Door(s): needs adjustments / damaged / defective* at:</td>
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</tr>
<tr>
<td>Hardware: not operational / missing / loose* at:</td>
<td></td>
</tr>
<tr>
<td>Several frames are not square – may indicate movement (1)</td>
<td></td>
</tr>
<tr>
<td>Door(s): rub / stick / won’t latch / damaged jamb* at:</td>
<td></td>
</tr>
</tbody>
</table>

#### 45 Floors

- **Solid Core Wood**
- **Hollow Core Wood**
- **Metal**

- **Appears Serviceable**
- **Repairs Recommended**
- **Safety Hazard**

- **Appears Serviceable**
- **Repairs Recommended**
- **Safety Hazard**

<table>
<thead>
<tr>
<th>Notices</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Door(s): needs adjustments / damaged / defective* at:</td>
<td></td>
</tr>
<tr>
<td>Hardware: not operational / missing / loose* at:</td>
<td></td>
</tr>
<tr>
<td>Several frames are not square – may indicate movement (1)</td>
<td></td>
</tr>
<tr>
<td>Door(s): rub / stick / won’t latch / damaged jamb* at:</td>
<td></td>
</tr>
</tbody>
</table>
### Interior 2

**Report Key—Evaluations Recommended in the Report Should be Completed Prior to the End of Contingency Period/Transaction**

1. Recommend evaluation by a structural/geotechnical engineer
2. Recommend evaluation and repairs by a qualified professional
3. Recommend evaluation and repairs for wood destroying organisms by a qualified professional
4. This item is a safety hazard—correction is needed
5. Upgrades are recommended for safety enhancement

* This item requires monitoring and/or maintenance repairs

N/A = Not Applicable

**46 Fireplace(s)**

- **Location(s)**
  - Deterioration / Damage / Not Functional
  - Unsafe / Near end of lifespan
  - Bricks: cracked / loose
  - Gas: present / n/a
  - Gas capped — no test
  - Damper: missing / non-operational
  - Fans / Blowers: operated / n/a
  - Unsealed gas line at refractory panel

- **A**
  - Masonry
  - Prefabricated
  - Freestanding

- **B**
  - Wood Stove
  - Insert (Have checked by removal)

- **C**
  - Not fully visible
  - Deteriorated mortar
  - Inadequate clearance to combustibles
  - Gas is not functional
  - Improper gas piping
  - Flue needs cleaning
  - Damper spacer needed
  - Door / Screen: broken / not functional

- **47 Stairs**

- **Location(s)**
  - Deterioration / Damage / Not functional / Unsafe / Near end of lifespan
  - Steps: uneven rise / run
  - Stairway is too: narrow / steep
  - Railing is: loose / improper / missing
  - Rail openings are too wide

- **A**
  - Central vacuum: operational / not operational
  - Ceiling fan(s): operational
  - Fan: not operational / vibrates / wobbles / improperly supported
  - Smoke detector not found
  - Smoke detector: did not respond to test button / not tested
  - Suggest additional detectors in appropriate locations
  - CO detector recommended
  - Intercom system / Security system: not part of this inspection

- **48 Interior Features**

- **Location(s)**
  - Deterioration / Damage / Not functional / Unsafe / Near end of lifespan
  - 240 volt outlet: operational / not functional / n/a
  - Electric outlet grounded (120 volt)
  - Ungrounded
  - Not operational / miswired
  - No gas provided
  - Gas valve / line: none / improper
  - Drainpipe: corroded / deteriorated / improper piping / leaks
  - Damper spacer needed
  - Damper: missing / improperly installed
  - Gas is not functional
  - Improper gas piping
  - Flue needs cleaning
  - Improper gas piping
  - Gas valve: missing / improperly installed
  - Deteriorated mortar
  - Not fully visible
  - Damper spacer needed
  - Door / Screen: broken / not functional

- **49 Laundry**

- **Location(s)**
  - Deterioration / Damage / Not functional / Unsafe / Near end of lifespan
  - Piping: unable to view / not tested
  - Sink: damaged / deteriorated
  - Electrical outlet grounded (120 volt)
  - Unable to test
  - Ungrounded
  - Not operational / miswired
  - Water supply valve: missing / improperly installed
  - Drainpipe: corroded / deteriorated / improper piping / leaks
  - Damper: missing / improperly installed
  - Damper spacer needed
  - Damper: missing / improperly installed
  - Gas valve / line: none / improper
  - Dryer venting not provided
  - Unable to view

- **A**
  - Ventilation: none / minimal / blocked
  - Screens: damaged / missing / blocked
  - Power ventilator: not tested / not operational
  - Gas: present / n/a
  - Stains / Damage: moderate / major
  - Fire / Draft blocks: missing / improperly installed

- **50 Attic**

- **Location(s)**
  - Deterioration / Damage / Not functional / Unsafe / Near end of lifespan
  - Vent pipe: disconnected / terminates / in contact with combustibles
  - Stains / Damage: moderate / major
  - Unable to determine active leakage
  - Framing: Truss (es) / Sheathing: sagging / broken / altered / cut / damaged / appears undersized
  - Missing wind resistant straps
  - Vents provided
  - Ventilation: none / minimal / blocked
  - Screens: damaged / missing / blocked
  - Power ventilator: not tested / not operational
  - Gas: present / n/a
  - Air / Vapor retarder: present / n/a
  - Air / Vapor retarder: not present

- **A**
  - Full
  - Partial
  - Access Location
  - Roof Frame: Truss
  - Ceiling Frame: Truss
  - Joist Framing

- **B**
  - Full
  - Partial
  - Access Location
  - Roof Frame: Truss
  - Ceiling Frame: Truss
  - Joist Framing

- **C**
  - Full
  - Partial
  - Access Location
  - Roof Frame: Truss
  - Ceiling Frame: Truss
  - Joist Framing

**Comments:**

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

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### GARAGE

**REPORT KEY—EVALUATIONS RECOMMENDED IN THE REPORT SHOULD BE COMPLETED PRIOR TO THE END OF CONTINGENCY PERIOD/ TRANSACTION**

1. Recommend evaluation by a structural/geotechnical engineer
2. Recommend evaluation and repairs by a qualified professional
3. Recommend evaluation and repairs for wood destroying organisms by a qualified professional
4. This item is a safety hazard - correction is needed
5. Upgrades are recommended for safety enhancement

* This item requires monitoring and/or maintenance repairs
N/A = Not Applicable

<table>
<thead>
<tr>
<th>51 Floor/Walls/Ceiling</th>
<th>Attached</th>
<th>Detached</th>
<th>Carport</th>
<th>N/A</th>
</tr>
</thead>
<tbody>
<tr>
<td>Appears Servicable</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Repairs Recommended</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Safety Hazard</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Deterioration / Damage / Not functional / Unsafe / Near end of lifespan (2)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Not fully visible*</td>
<td>Possible flammable material on floor (4)</td>
<td>Moisture stains / Efflorescence*</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Common cracks</td>
<td>Major cracks (1)</td>
<td>Floor: raised / settled*</td>
<td>Poor drainage*</td>
<td></td>
</tr>
<tr>
<td>Wall / Ceiling / Attic access cover: does not appear fire rated (4)</td>
<td>Holes in firewall: minor / major (2)(4)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Pull down ladder interrupts fire resistive integrity (2)(4)</td>
<td>Ceiling / Wall / Post has: moisture stains / damage (2)(3)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Framing: sagging / bowed / damaged / altered (2)</td>
<td>Exterior Walls / Soffit / Facia / Trim: damaged / deteriorated (2)</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Comments:

<table>
<thead>
<tr>
<th>52 Door to Living Space</th>
<th>Solid</th>
<th>Rated Door</th>
<th>Hollow Core (non fire-resistive)*</th>
<th>N/A</th>
</tr>
</thead>
<tbody>
<tr>
<td>Appears Servicable</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Repairs Recommended</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Safety Hazard</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Deterioration / Damage / Not functional / Unsafe / Near end of lifespan (2)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Glass / Pet door installed in fire door (2)(4)</td>
<td>Does not latch / seal*</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Closer: non-operational / missing / needs adjustment / n/a*</td>
<td>Door lacks: threshold / weather-strip*</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Suggest upgrading to a fire / smoke rated assembly (5)</td>
<td>Door opens into bedroom (4)(5)</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Comments:

<table>
<thead>
<tr>
<th>53 Exterior Door</th>
<th>N/A</th>
</tr>
</thead>
<tbody>
<tr>
<td>Appears Servicable</td>
<td></td>
</tr>
<tr>
<td>Repairs Recommended</td>
<td></td>
</tr>
<tr>
<td>Safety Hazard</td>
<td></td>
</tr>
<tr>
<td>Deterioration / Damage / Not functional / Unsafe / Near end of lifespan (2)</td>
<td></td>
</tr>
<tr>
<td>Needs adjustment*</td>
<td>Lock inoperative*</td>
</tr>
<tr>
<td>Jamb / Threshold: damaged*</td>
<td></td>
</tr>
<tr>
<td>Not tested / Blocked / Locked / Rubs jamb*</td>
<td>Does not appear to be an exterior rated door*</td>
</tr>
</tbody>
</table>

Comments:

<table>
<thead>
<tr>
<th>54 Vehicle Door</th>
<th>N/A</th>
</tr>
</thead>
<tbody>
<tr>
<td>Appears Servicable</td>
<td></td>
</tr>
<tr>
<td>Repairs Recommended</td>
<td></td>
</tr>
<tr>
<td>Safety Hazard</td>
<td></td>
</tr>
<tr>
<td>Door / Jamb: moisture stained / damaged*</td>
<td>Tension rods loose*</td>
</tr>
<tr>
<td>Hinges: loose / damaged*</td>
<td>Springs: not safety type (4)(5)</td>
</tr>
<tr>
<td>Springs / Safety wires: broken (2)(4)</td>
<td>Vehicle door(s) locked – could not test*</td>
</tr>
<tr>
<td>Rollers / Tracks: damaged (2)</td>
<td>Sectional door: upper / lower panel damaged</td>
</tr>
</tbody>
</table>

Automatic opener: present / n/a
Number of units: Non-operational* Opener: not tested*

<table>
<thead>
<tr>
<th>55 Electrical</th>
<th>N/A</th>
</tr>
</thead>
<tbody>
<tr>
<td>Appears Servicable</td>
<td></td>
</tr>
<tr>
<td>Repairs Recommended</td>
<td></td>
</tr>
<tr>
<td>Safety Hazard</td>
<td></td>
</tr>
<tr>
<td>Deterioration / Damage / Not functional / Unsafe / Near end of lifespan (2)</td>
<td></td>
</tr>
<tr>
<td>Not fully visible</td>
<td>Wiring: improper (2)(4)</td>
</tr>
<tr>
<td>Wiring exposed and subject to damage* (4)</td>
<td>Extension cords used as permanent wiring (2)(4)</td>
</tr>
<tr>
<td>Open splices (2)(4)</td>
<td>Junction boxes missing covers * (4)</td>
</tr>
<tr>
<td>GFCI: recommended (5) / defective (2)(4)</td>
<td>Outlets: open ground / reverse polarity (2)(4)</td>
</tr>
<tr>
<td>Some outlet(s) are inaccessible*</td>
<td>Outlet(s): not functional / loose / damaged (2)</td>
</tr>
</tbody>
</table>

Comments:

<table>
<thead>
<tr>
<th>56 Comments</th>
<th>N/A</th>
</tr>
</thead>
<tbody>
<tr>
<td>Garage converted to living space – suggest permit review</td>
<td></td>
</tr>
<tr>
<td>Occupants’ belongings block view of portions of garage – unable to fully inspect*</td>
<td>Vehicle parked in garage</td>
</tr>
</tbody>
</table>

Comments:

**Notice:** Determining the rating of firewalls is beyond the scope of this inspection. Framing, wiring and piping covered with drywall cannot be inspected.
### Kitchen Sinks

**58 Kitchen Sinks**

- **Appearance:** N/A
- **Serviceability:**
  - Appears Serviceable
  - Repairs Recommended
  - Safety Hazard
- **Deterioration:**
  - Not Functional
  - Unsafe
  - Near end of lifespan
- **Dishes block access to sink, could not inspect:**
- **Hot & cold water reversed:**
- **Sink / Backsplash:** Recommend sealing to counter connection
- **Faucet:**
  - Non-operational / defective / leaks / drips / corroded
  - Spray wand: defective / leaks
- **Pipes:**
  - Rust / Corroded / Leaking / Slow draining / Improper
  - Below sink area: moisture stains / damage / not fully visible

**Comments:**

### Refrigerator

**59 Refrigerator**

- **Appearance:** N/A
- **Serviceability:**
  - Appears Serviceable
  - Repairs Recommended
  - Safety Hazard
- **Deterioration:**
  - Not Functional
  - Unsafe
  - Near end of lifespan
- **Dishes block access to sink and disposal, could not inspect:**
- **No inspection (power off):** N/A
- **Exposed wire splices:**
- **Not fully visible:**
- **Corroded:**
  - Blade appears to be: frozen / missing
- **Blade:**
  - Appears Serviceable
  - Not Inspected
- **Ice Maker:**
  - Present
  - None
  - Not Functional
  - Unit makes unusual noise
- **Dirty coils:**
  - Splash guard: damaged / missing
- **Wiring / Romex:**
  - Improper
  - Wire clamp at disposal: loose / missing

**Comments:**

### Disposal

**60 Disposal**

- **Appearance:** N/A
- **Serviceability:**
  - Appears Serviceable
  - Repairs Recommended
  - Safety Hazard
- **Deterioration:**
  - Not Functional
  - Unsafe
  - Near end of lifespan
- **Dishes block access to sink and disposal, could not inspect:**
- **No inspection (power off):** N/A
- **Exposed wire splices:**
- **Not fully visible:**
- **Corroded:**
- **Blade:**
  - Appears Serviceable
  - Not Inspected
- **Ice Maker:**
  - Present
  - None
  - Not Functional
  - Unit makes unusual noise
- **Dirty coils:**
  - Splash guard: damaged / missing
- **Wiring / Romex:**
  - Improper
  - Wire clamp at disposal: loose / missing

**Comments:**

### Oven/Cooktop

**61 Oven/Cooktop**

- **Appearance:** N/A
- **Serviceability:**
  - Appears Serviceable
  - Repairs Recommended
  - Safety Hazard
- **Deterioration:**
  - Not Functional
  - Unsafe
  - Near end of lifespan
- **Dishes block access to sink and disposal, could not inspect:**
- **No inspection (power off):** N/A
- **Exposed wire splices:**
- **Not fully visible:**
- **Corroded:**
- **Blade:**
  - Appears Serviceable
  - Not Inspected
- **Ice Maker:**
  - Present
  - None
  - Not Functional
  - Unit makes unusual noise
- **Dirty coils:**
  - Splash guard: damaged / missing
- **Wiring / Romex:**
  - Improper
  - Wire clamp at disposal: loose / missing

**Comments:**

### Dishwasher

**62 Dishwasher**

- **Appearance:** N/A
- **Serviceability:**
  - Appears Serviceable
  - Repairs Recommended
  - Safety Hazard
- **Deterioration:**
  - Not Functional
  - Unsafe
  - Near end of lifespan
- **Dishes block access to sink and disposal, could not inspect:**
- **No inspection (power off):** N/A
- **Exposed wire splices:**
- **Not fully visible:**
- **Corroded:**
- **Blade:**
  - Appears Serviceable
  - Not Inspected
- **Ice Maker:**
  - Present
  - None
  - Not Functional
  - Unit makes unusual noise
- **Dirty coils:**
  - Splash guard: damaged / missing
- **Wiring / Romex:**
  - Improper
  - Wire clamp at disposal: loose / missing

**Comments:**

### Misc

**63 Misc**

- **Appearance:** N/A
- **Serviceability:**
  - Appears Serviceable
  - Repairs Recommended
  - Safety Hazard
- **Deterioration:**
  - Not Functional
  - Unsafe
  - Near end of lifespan
- **Dishes block access to sink and disposal, could not inspect:**
- **No inspection (power off):** N/A
- **Exposed wire splices:**
- **Not fully visible:**
- **Corroded:**
- **Blade:**
  - Appears Serviceable
  - Not Inspected
- **Ice Maker:**
  - Present
  - None
  - Not Functional
  - Unit makes unusual noise
- **Dirty coils:**
  - Splash guard: damaged / missing
- **Wiring / Romex:**
  - Improper
  - Wire clamp at disposal: loose / missing

**Comments:**

---

Notice: Self-and/or continuous cleaning operation, clock, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved.

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

---

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**BATHROOM 16**

**REPORT KEY—EVALUATIONS RECOMMENDED IN THE REPORT SHOULD BE COMPLETED PRIOR TO THE END OF CONTINGENCY PERIOD/TRANSACTION**

1. Recommend evaluation by a structural/geotechnical engineer
2. Recommend evaluation and repairs by a qualified professional
3. Recommend evaluation and repairs for wood destroying organisms by a qualified professional
4. This item is a safety hazard - correction is needed
5. Upgrades are recommended for safety enhancement

* This item requires monitoring and/or maintenance repairs

N/A = Not Applicable

### Location: Bath A

<table>
<thead>
<tr>
<th></th>
<th>A</th>
<th>B</th>
<th>C</th>
<th>D</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>64 Toilet</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Appears Serviceable</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Repairs Recommended</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Safety Hazard</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>N/A</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Comments:**

- Deterioration / Damage / Not functional / Unsafe / Near end of lifespan (2)
- Toilet leak at floor
- Recommend new wax seal / caulking at base
- Water runs continually in tank
- Does not flush properly

### Location: Bath B

<table>
<thead>
<tr>
<th></th>
<th>A</th>
<th>B</th>
<th>C</th>
<th>D</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>65 Sink</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Appears Serviceable</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Repairs Recommended</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Safety Hazard</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>N/A</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Comments:**

- Deterioration / Damage / Not functional / Unsafe / Near end of lifespan (2)
- Sink: cracked / damaged
- Faucet appears serviceable
- Sink faucet leaks
- Low water flow
- Drain appears serviceable
- Slow draining
- Drain line: rusted / corroded / leaking (2)
- Counter & Cabinet appear serviceable
- Counter: damaged / deteriorated - needs grout / caulking

### Location: Bath C

<table>
<thead>
<tr>
<th></th>
<th>A</th>
<th>B</th>
<th>C</th>
<th>D</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>66 Vent/Heat</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Appears Serviceable</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Repairs Recommended</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Safety Hazard</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>N/A</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Comments:**

- Deterioration / Damage / Not functional / Unsafe / Near end of lifespan (2)
- Exhaust fan did not operate
- Window is broken / non-operational

### Location: Bath D

<table>
<thead>
<tr>
<th></th>
<th>A</th>
<th>B</th>
<th>C</th>
<th>D</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>67 Bathtub</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Appears Serviceable</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Repairs Recommended</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Safety Hazard</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>N/A</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Comments:**

- Deterioration / Damage / Not functional / Unsafe / Near end of lifespan (2)
- Tub: damage / deterioration
- Faucet appears serviceable
- Hot & cold water reversed (4)
- Faucet / Fixture: leaks / corroded / damaged (2)
- Drain appears serviceable
- Slow draining at bathtub

### Location: Bath E

<table>
<thead>
<tr>
<th></th>
<th>A</th>
<th>B</th>
<th>C</th>
<th>D</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>68 Shower</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Appears Serviceable</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Repairs Recommended</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Safety Hazard</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>N/A</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Comments:**

- Deterioration / Damage / Not functional / Unsafe / Near end of lifespan (2)
- Shower walls need: grout / caulking
- Wall / Floor: moisture damage (2) (3)
- Shower is slow draining
- Water valve(s) / Shower head: leaks / drips (2)
- Hot & cold water reversed (4)
- Enclosure appears serviceable
- Glass does not appear to be tempered
- Glass / Enclosure: broken / missing
- Doors / Enclosure: caulking needed

**Comments:**

Notice: Determining whether shower pans are watertight is beyond the scope of this inspection. Saunas, steam baths and instant water heating devices are not inspected.

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ISBN OX2HFI2101
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   N/A = Not Applicable

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### General Notes

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   * This item requires monitoring and/or maintenance repairs

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---

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ISBN OX2HF12401
The report overview page is provided as a courtesy for quicker access to the information within the inspection report. It is not intended as a substitute for reading the inspection report. Items checked below will be discussed further on each corresponding page.

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- 2 Hardscape
- 3 Decks/Patios/Porches
- 4 Deck/Patio/Porch Cover
- 5 Retaining Walls
- 6 Fences & Gates

### Page 5 Exterior
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- 8 Trim
- 9 Chimney(s)
- 10 Exterior Stairs
- 11 Sprinklers
- 12 Hose Faucets
- 13 Gutters & Roof Drains

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- 15 Concrete slab-on-Grade
- 16 Raised Foundation/Basement
- 17 First Floor Construction

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- 19 Wood Shake
- 20 Wood Shingle
- 19 Clay/Concrete/Fibrous Tile
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- 20 Single-Ply/Modified Bitumen/Foam
- 20 Roll Composition
- 21 Exposed Flashings

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- 24 Waste Lines
- 25 Fuel System
- 26 Water Heater

### Page 9 Heating
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- 28 Condition
- 29 Venting
- 30 Combustion Air
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### Page 10 Heat 2/Cooling
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- 33 Distribution
- 34 Evaporative Cooler
- 35 Air Conditioning

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- 39 Wiring Notes

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- 44 Ceilings
- 45 Floors

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- 53 Exterior Door
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- 56 Comments

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- 60 Oven/Cooktop
- 61 Dishwasher
- 62 Misc

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- 64 Sink
- 65 Vent/Heat
- 66 Bathtub
- 67 Shower

While you review the report, any items checked on this page indicate report pages that contain information requiring some action prior to close of transaction.
The cost ranges below are derived from national used repair cost guides and are designed for budget purposes only. The costs reflect prices in typical metropolitan areas. Your inspector recommends that you always consult a licensed qualified contractor for repair options and costs for major items as repair costs can vary widely dependent upon quality of materials used and economic conditions. This consultation should occur prior to the end of contingency period / transaction.

- **Electric service upgrade to 200 Amps**
  - $900 to $1,500

- **Install separate circuit for clothes dryer or air conditioner**
  - $150 to $300

- **Add GFCI protection to receptacle**
  - $40 to $100

- **Upgrade interior wiring (old knob and tube)**
  - $1.25 to $3.00 per square foot of living area + repairs for any unusual conditions

- **Correct double tap in panelbox**
  - $75 to $250

- **Correct exposed wiring in garage/closet**
  - $100 to $300

- **Correct ungrounded receptacle**
  - $50 to $100 each

- **Service heating or cooling system**
  - $75 to $200

- **Install new gas furnace**
  - $1,500 to $3,500

- **Install new hot water boiler**
  - $2,500 to $4,500

- **Install new air conditioning or heat pump compressor**
  - $1,300 to $1,800

- **Install new heat pump or air conditioning complete**
  - $3,000 to $5,000

- **Replace old window with new vinyl replacement**
  - $300 to $600 each

- **Install storm windows**
  - $80 to $150 each

- **Install sliding glass door**
  - $1,000 to $2,500 each

- **Replace main entry door**
  - $800 to $1,500 each

- **Sealcoat driveway**
  - $0.15 to $0.30 per square foot

- **Replace humidifier**
  - $300 to $800

- **Install electronic air filter**
  - $500 to $1,000

- **Clean indoor coil in A/C or heat pump**
  - $100 to $350

- **Install new electric water heater (50 gallon)**
  - $400 to $700

- **Install new gas water heater (50 gallon)**
  - $350 to $800

- **Replace laundry sink**
  - $200 to $400

- **Replace shower pan, includes patch and replace tile**
  - $900 to $2,000

- **Replace galvanized water pipes with copper tubing or plastic (average)**
  - $2,000 to $4,000

- **Install new main water valve**
  - $150 to $200

- **Install water pressure regulator**
  - $200 to $300

- **Remove and re-set toilet, install new wax seal**
  - $150 to $300

- **Snake plumbing drain**
  - $150 to $300
The cost ranges below are derived from national used repair cost guides and are designed for budget purposes only. The costs reflect prices in typical metropolitan areas. Your inspector recommends that you always consult a licensed qualified contractor for repair options and costs for major items as repair costs can vary widely dependent upon quality of materials used and economic conditions. This consultation should occur prior to the end of contingency period / transaction.

**Install drain inside basement with sump pump eliminating to exterior**
$2,000 to $5,000

**Install weep holes in masonry retaining wall**
$75 to $100 each

**Rake and point mortar joints in brick wall**
$3.00 - $6.00 per square foot

**Remove and replace concrete flatwork (sidewalk, patio)**
$5.00 to $10.00 per square foot

**Underpin concrete foundation**
$200 to $400 per lineal foot, minimum $2,500

**Replace concrete foundation**
$250 to $500 per lineal foot

**Correct settled concrete patio by pressure grouting**
$1,000 to $2,000

**Patch damaged stucco**
$200 to $300 per location

**Asbestos removal or encapsulation on pipes or ducts for heating unit replacement**
$800 to $3,000

**Install attic fan**
$200 to $400

**Replace kitchen cooktop**
$500 to $1,500

**Replace kitchen wall oven**
$500 to $2,000

**Replace garbage disposal**
$150 to $450

**Replace dishwasher**
$700 to $1,500

**Install kitchen vent hood**
$200 to $500

**Install bathroom exhaust fan to exterior**
$150 to $300

**Install garage door operator**
$300 to $600 each

**Remodel kitchen**
$8,000 to $25,000

**Remodel bathroom**
$5,000 to $15,000

**Renovate old house, interior**
$50 to $90 per square foot

**Finish basement**
$10,000 to $30,000

**Clean chimney**
$150 to $300

**Install liner in unlined masonry chimney**
$800 to $2,000

**Install insulation in crawl space or attic**
$.75 to $1.75 per square foot

**Install insulation in sidewalls by drilling and plugging holes**
$3.00 to $5.00 per square foot

**Replace gutters**
$3.00 to $5.00 per lineal foot

**Sand and refinish hardwood floor**
$1.50 to $3.00 per square foot

**Replace carpet**
$2.00 to $10.00 per square foot

**Install vinyl floor**
$5.00 to $15.00 per square foot

**Install new composition shingles over existing roof**
$1.25 to $3.00 per square foot

**Tear off existing roof and install new composition shingles**
$1.75 to $4.00 per square foot

**Install new 3-ply built-up roof**
$1.50 to $4.00 per square foot

**Roof repair (replace shingles/tiles, repair flashing)**
$200 to $350 per location

**Wood shingle roof maintenance (tune-up) Typical**
$1,000 to $2,000
If areas of the home are inaccessible or concealed from the inspector’s view, then an inspection of that area did not take place. (1) Request that any information about any hidden problems be revealed to you about these inaccessible or hidden areas from the seller prior to closing the transaction. (2) Return to the property prior to closing the transaction and perform a walk-through inspection of your own after the owner’s belongings have been removed. (3) If your inspection or information reveals hidden damage or concerns contact a qualified specialist or your inspector for a return visit.

Building Code Violations

If you are concerned about code violations or building permit information you should:

(1) Contact with this company to research permit information available at the appropriate building and safety office.
(2) If you have additional concerns with regard to code violations you may contract for a code compliance survey of the property. A typical home inspection is not such a service.

Zoning Ordinance Violations

If you have additional concerns with regard to zoning violations you may contact the zoning department of your local building and safety office.

Geological Stability

Soil condition or stability is not determined during this home inspection. Should you decide to obtain a geological report of site conditions you might contact a geological inspection firm through your real estate agent or a non-profit association of geotechnical engineers for referral.

Structural Stability or Engineering Analysis

Engineering analysis of a building’s structure is performed only by a licensed structural engineer with the use of measurements, calculations or other scientific evaluation. Engineering is beyond the scope of a typical home inspection. To receive an inspection and report on the structure by an engineer, ask your real estate agent or a non-profit association of structural engineers for referral.

Building Value Appraisal

For a property value appraisal contact your bank, lender or real estate agent for referral to a licensed/qualified real estate appraiser.

Cost Estimates

Should the inspection reveal systems or components within the building which warrant repairs: (1) Contact two or more qualified repairpersons to evaluate the items and provide you with written repair proposals; (2) Verify that the repair proposals are complete and address any items that may be hidden by walls, floors, carpet, etc.; (3) Verify that the repairperson is licensed and carries appropriate insurance if the repair job is performed; (4) Ask for all receipts and warranties provided by the repairperson.

Pool/Spa Bodies

This inspection does not include evaluation of pool or spa bodies below the water line of the pool. For further assistance and inspection we recommend contacting a licensed pool contractor or ask the seller if you may discuss the pool or spa with the maintenance company (if any) that the seller has used to clean and service the pool or spa.

Saunas/Steam Baths

For operating and maintenance information about saunas or steam baths contact the seller or installer. Additional information may be obtained by contacting a licensed contractor specializing in these systems.

Radio Controlled Devices

Numerous devices in homes that are operated with remote controls are not within the scope of this inspection. For information about these devices we first suggest that you obtain a list of all the remote controls from the seller. (The operation of the overhead garage door automatic opener will be tested using the permanent control button provided in the house or garage.) Many radio controlled devices have changeable codes which you may want to consider altering for your use or safety. You may contact the installer or manufacturer for additional information and evaluation.
HELP, WHEN IT’S OUTSIDE THE SCOPE

WATER SOFTENER

If a water softener system is installed in the home it will be evaluated for leaks only. You should find out from the seller whether the system is rented from a commercial company or it is owned by the seller. If rented, find out which company provides the service and what fees are required. If owned, request that the seller provide information on operation and maintenance.

SOLAR SYSTEMS

Solar systems are not evaluated for efficiency, operation or correct installation during this inspection. The visible equipment and piping will be inspected for leaks. Many factors need to be considered with regard to solar systems such as, but not limited to: placement, attachment and orientation to the sun. Complete evaluation should be performed by a licensed contractor who specializes in solar systems.

REFRIGERATOR/PERSOINAL PROPERTY

Most refrigerators typically move with the owners from one house to another as does personal property. Additionally, free standing appliances often are removed. It is recommended that you receive a list from the seller of all the items that will convey with the property. If you are concerned about the operation or condition of any item listed and not covered in the inspection report, then an independent evaluation of that item should be ordered by you.

SMOKE DETECTORS

Specific requirements governing the installation of smoke detectors can be obtained from the local Department of Building and Safety with regard to the type and placement within the home. Our inspection of the smoke detector in this home was only to verify presence and response to the detectors test button.

ALARM SYSTEMS

When an alarm system is installed in a home you should gather the following information: (1) how to activate and disarm the system; (2) exactly what sections of the home are protected and by what methods; (3) what company (if any) provides service for the system and the terms of that service; and, (4) whether or not the system operates correctly (an inspection and test can be performed by the alarm company). This system is not part of this home inspection.

SEWER BLOCKAGE

Check with the seller for information and the history of the house sewer system. Having a drain service company service the main line to be sure it is open and flowing is good advice also.

FURNACES & AIR CONDITIONERS

Servicing of these two major systems is often overlooked and when neglected can damage the components. Placing the furnace and air conditioner on a service contract with a reputable licensed heating/air conditioning contractor is strongly recommended. Seasonal service is critical for proper performance.

UNDERGROUND DRAINS

Underground drain lines are not filled and tested during this inspection. Underground drains can become blocked at anytime without prior symptoms. Check with the seller for information regarding the operation of the drainage system.

SEPTIC SYSTEMS

The private waste disposal system for this home has undergone a cursory evaluation only (if it was noted as included in the inspection report as listed on the Key, page 3) during the inspection. For a complete “septic certification” you should contact a reputable septic company to uncover, pump and certify the system.

COVERED CONCRETE SLABS

It is virtually impossible to determine the condition of a concrete slab floor that is covered with floor coverings. Nearly all concrete will have cracks of some type. The house, however, is not supported by the slab; it rests on the foundation and footings. Sometimes severe movement or cracks are apparent and if visible will be reported. For a complete slab evaluation the floor coverings will need to be removed and a reinspection for an additional fee be performed.
Pool/Spa Equipment

REPORT KEY—EVALUATIONS RECOMMENDED IN THE REPORT SHOULD BE COMPLETED PRIOR TO THE END OF CONTINGENCY PERIOD/TRANSACTION

(1) Recommend evaluation by a structural/geotechnical engineer
(2) Recommend evaluation and repairs by a qualified professional
(3) Recommend evaluation and repairs for wood destroying organisms by a qualified professional
(4) This item is a safety hazard—correction is needed
(5) Upgrades are recommended for safety enhancement

* This item requires monitoring and/or maintenance repairs
N/A = Not Applicable

Body Type
- ☐ N/A
- ☐ Above Ground
- ☐ Below Ground
- ☐ Plaster / Concrete
- ☐ 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 provided as a courtesy only.

Heater
- ☐ N/A
- ☐ Appears Serviceable
- ☐ Repairs Recommended
- ☐ Safety Hazard

Comments:

Filter
- ☐ N/A
- ☐ Appears Serviceable
- ☐ Repairs Recommended
- ☐ Safety Hazard

Comments:

Pumps
- ☐ N/A
- ☐ Appears Serviceable
- ☐ Repairs Recommended
- ☐ Safety Hazard

Comments:

Blowers
- ☐ N/A
- ☐ Appears Serviceable
- ☐ Repairs Recommended
- ☐ Safety Hazard

Comments:

Electrical
- ☐ N/A
- ☐ Appears Serviceable
- ☐ Repairs Recommended
- ☐ Safety Hazard

Comments:

Body Type
- ☐ N/A
- ☐ Above Ground
- ☐ Below Ground
- ☐ Plaster / Concrete
- ☐ 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 provided as a courtesy only.

Heater
- ☐ N/A
- ☐ Appears Serviceable
- ☐ Repairs Recommended
- ☐ Safety Hazard

Comments:

Filter
- ☐ N/A
- ☐ Appears Serviceable
- ☐ Repairs Recommended
- ☐ Safety Hazard

Comments:

Pumps
- ☐ N/A
- ☐ Appears Serviceable
- ☐ Repairs Recommended
- ☐ Safety Hazard

Comments:

Blowers
- ☐ N/A
- ☐ Appears Serviceable
- ☐ Repairs Recommended
- ☐ Safety Hazard

Comments:

Electrical
- ☐ N/A
- ☐ Appears Serviceable
- ☐ Repairs Recommended
- ☐ Safety Hazard

Comments:
Notice: All underground piping is beyond the scope of this inspection. Pressure tests are not performed during this inspection.
NOTICE: Building permit information is obtained for the subject property as available in the records of the Building and Safety Departments of the appropriate municipality.

BASIC INFORMATION

CLIENT(S): __________________________________________________ PHONE: ( _____ ) ______________

SUBJECT PROPERTY ADDRESS: __________________________________________________

INSPECTOR: _____________________________________ DATE OF INSPECTOR’S VISIT: _______________________________________

SPECIAL INSTRUCTIONS: □ City is mailing information □ Information collected at Building Department

OTHER: __________________________________________________________

PERMIT RECORDS RESEARCH

□ Our research determined that the Building Department in this jurisdiction had NO PERMIT RECORDS ON FILE for the above property.

INSPECTION VERIFIED THE FOLLOWING ON SITE:

□ Main structure date: ________________ Apprx Sq. Ft. ________________

□ Additional buildings: _____________________________________________

□ Addition #1 Type: ____________________ Apprx Sq. Ft. ________________

□ Addition #2 Type: ____________________ Apprx Sq. Ft. ________________

□ Addition #3 Type: ____________________ Apprx Sq. Ft. ________________

□ Alteration #1: _________________________________________________

□ Alteration #2: _________________________________________________

□ Pool/Spa: _____________________________________________________

□ Work indicated at: _____________________________________________

□ Work indicated at: _____________________________________________

□ No verification of connection to public sewer (check with owner or Public Works Department for information on private waste systems)

□ A permit was issued but final approval was not indicated in records for: ______________________________________________________

□ A permit was issued but final approval was not indicated in records for: ______________________________________________________

□ Additional structure(s) are on site that may not require permits: __________________________________________________________

Comments:

PERMIT(S) VERIFY THE FOLLOWING:

Final Permit Found □ □ Permit not on file □ □

Date: ________ Date: ________ Date: ________ Date: ________ Date: ________ Date: ________ Date: ________

□ □ □ □ □ □ □

Further information is needed with regard to lack of permits.

□ Check with property owner for information or additional permits not on file in municipal records.

Comments:

CLIENT FOLLOW-UP

□ PERMIT INFORMATION PROVIDED TO CLIENT ON SITE □ PERMIT INFORMATION MAILED TO CLIENT

□ □

□ PERMIT INFORMATION PROVIDED TO CLIENT ON SITE □ PERMIT INFORMATION MAILED TO CLIENT

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