

*ZION inspections*

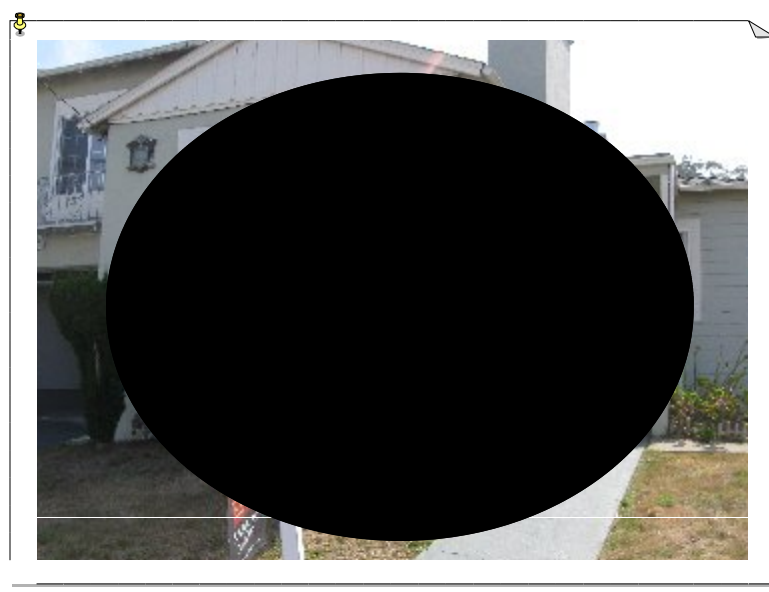
PROFESSIONAL HOME INSPECTIONS

**INSPECTION  
R E P O R T**

**DC-00-2010**

**Name**

**Address**



TO PROTECT THE VALUE OF YOUR INVESTMENT



## ZION INSPECTIONS

Professional Home Inspections Service

998 Hensley Ave San Bruno CA, 94066 Office: 650.676-8391 Fax: 650-794-0904 Cell: 415-505-0959

### Pre-Inspection Agreement

This Agreement is entered into on 00 /00/ 2010 by and between **Zion Inspections**

Property Location:

Single Family Home Built in      Lot size      Sq ft: living space      Sq ft: 0 Bedroom 0 bath.

1. **Inspection; Scope.** *Zion Inspections* agrees to complete a visual inspection of the home and improvements on the Property and to provide to Client an inspection report (Summary Notes with photos ) on or before **5 work days after the Completion of the site inspection.** Client acknowledges that the purpose of the inspection is to identify those areas of the Property which through the general visual and non-invasive observation (**no dismantling of any components**) by *Zion Inspections*. This inspectors is to identify possible items that are in need of major or minor repair or are a hazard to health or safety, Potential problems or which need further evaluation by a person specializing in the area of concern (e.g. Electrician, Plumber, Termite, HVAC, etc.). The inspection will include only those portions of the Property which are readily accessible and exposed to view by the inspector.

**No inspection will be made and no report given on those areas of the Property which Zion inspector(s) determines to be unsafe to inspect un-accessible, Latent, Concealed, or have not been disclosed.**

**Zion Inspections requires:** (2) to (6) hours at all inspections locations and two Inspectors at Inspection locations and we require a sit down meeting with the clients after the report is collated to go over the report, notes and photos and to answer any concerns or questions the client might have.

**NOTE:**

2. **Zion Inspection Service is not a Termite Inspection Company and we do not perform Termite Inspections or termite eradication services.**

**Zion Property Inspections provide a services for wood and water damage Inspections. A visual and non-invasive inspection. (no dismantling of any components) observation of accessible areas to determine the possible presents of wood or water damage this is provided for an additional fee.**

3. **Inspection; Right of Entry.** Client will make all necessary arrangements for and will coordinate with the owner of the Property, if other than Client, to allow the inspector(s) of *Zion Inspections* to enter into and upon the Property as needed to complete the inspection. Inspector(s) will not be required to move any furniture, equipment, debris, carpeting, shrubbery or other objects which may restrict or limit visual inspection. Inspectors will need access to the crawl space and attic if applicable.
4. **Inspection; Limitations of Scope.** In addition to the limitations described under the "Scope" section hereof, the inspection and report conducted by *Zion Inspections* will not include any of the following: hidden conditions, violations of building codes that are not visible, environmental contamination or problems, presence of toxic, flammable or radon gas, lead paint, formaldehyde, asbestos, mold or any other potentially harmful substances that require testing to determine the extent of the hazard, the presence or infestation of pests or insects, powder post beetles, carpenter ants, or carpenter bees flying or borrowing termites or digging insects of any kind or the presence of rodents or vermin, Dry-rot or wood damage with the exception of what is elected in The Inspection Scope section 2, of the body of the inspection report or not inspected due to inaccessibility concealed or listed as not included in report.
5. **Cost of this Inspection.** Will be paid *simultaneously* with start of the inspection, Client will make all payments payable to Don Hazelton owner of *Zion Inspection Services* . The cost for this inspection is **\$000.00** for the inspection and report to be issued pursuant to this Agreement.

6. **NO WARRANTY; LIMITATION OF LIABILITY AND DAMAGES.** Client acknowledges that neither the inspection nor the report issued by *Zion Inspections* pursuant to this Agreement makes any express or implied warranties or guarantees.



CLIENT HEREBY WAIVES ANY AND ALL WARRANTIES WHATSOEVER WHETHER EXPRESS OR IMPLIED, INCLUDING ANY WARRANTIES OF HABITABILITY OR FITNESS FOR A PARTICULAR PURPOSE. ZION INSPECTION SERVICE IS IN NO WAY LABEL FOR HIDDEN / CONCEALED OR UN-DISCLOSED DAMAGE. CLIENT FURTHER AGREES THAT WITH REGARD TO ANY LIABILITY CLAIMS OR ACTIONS AGAINST *Zion Inspections any subsidiaries or associated Companies*, ITS EMPLOYEES, OFFICERS, DIRECTORS, AGENTS OR REPRESENTATIVES, WILL BE HANDLED BY ARBITRATION OR MEDIATION.

8. **Miscellaneous.** In the event of any legal action whether between Client and *Zion Inspections* or any of its officers, directors, employees, representatives or agents it will be handled by arbitration or mediation. The prevailing party shall be entitled to recover attorneys' fees and costs. In connection with any litigation initiated by Client against *Zion Inspections*, its officers, directors, employees, representatives or agents. Client waives right to trial by jury any and all disputes will be resolved through arbitration. This Agreement represents the entire agreement between the parties and may not be amended unless in writing signed by all parties. This Agreement shall be binding on and inure to the benefit of the parties hereto and their respective heirs, successors and assigns. Notwithstanding the foregoing, nothing herein should be construed to give rise to any rights or benefits whatsoever by any third party beneficiary.

8. **Disclosure.** Client hereby authorizes *Zion Inspections* to disclose (in addition to Client) the results of the inspection and to provide a copy of the inspection report to:

Client's                                       Client's Agent                                       Seller of the Property  
 Seller's real estate broker                       City Permit Dept                                       No Other Party

**There is a \$10.00 fee per additional copy after second copy.**

If any such information or report is authorized by Client to be provided, the person or entity receiving the information / report will not have any rights as a third party beneficiary under this Agreement.

*Zion Inspections* is not affiliated with any agency or service such as that provide: termite extermination service, radon testing agency, water testing agency, Lead, Asbestos, or Mold testing agency, real estate agency, HVAC Services, Security systems services, Electrical Services, Telephone services or Cable services etc. *Zion Inspections* assumes no risk related to the performance of such services nor does *Zion Inspections* warrant these services in any way.

If *Zion Inspections* is requested to arrange for such services to be performed at the time of or after the home inspection or any other such time, such arrangement is provided for a fee for the convenience of the Client.

**If there are any repairs required or recommended in this report upon clients request Prior to the inspection Zion Construction will provide an estimate of cost needed to perform the repairs.**

**Agreed to and signed on the date first set forth on page one of this agreement.**

<b>Client(s) or authorized representative (s)</b>	
Sign name X	<u>Date 00/00/2010.</u>
x _____.	
Print name: _____.	
x:	<u>Date</u> _____.
Print name: _____.	

<b><i>Zion Inspections</i></b>	<b><i>Friday 10:00 AM</i></b>
<u><i>Inspection # -SSF-00-2010 Date 08/00/2010.</i></u>	
Inspectors	
1#:	_____.
2#:	_____.
3#:	_____.
4	_____.



## INSPECTION REPORT INTRODUCTION

CLIENT

Date 00/00/2010 DC # 00/2010

### PROPERTY LOCATION

Daly City Cal 94014

Approximate: age of building 65 years, this property is a single family home.  
Living space 2,090 sqft Lot 3,655 sqft built in 1945 2 bedroom 1 bathroom  
Bonus rooms **YES** 1 bedroom 1 bathroom possibly unwarranted

### BUYERS AGENT

INSPECTION DATE 00/00/2010

Starting time: 10:00 AM ending time approximately 1:45 PM Aprox Temp: 68 Degree's

We are pleased to report that we performed a professional and thorough inspection of the accessible areas of the above referenced property.

Included in the body of this Inspection Presentation Report is information pertinent to the inspection performed. The report is formatted according to a checklist system and is written specifically for easy understanding & Knowledge of the systems inspected.

The final pages of the report body consist of summary notes that specifically address any items numbered with a see note reported in the body of the checklist report and coinciding numbers in the list of photos

Attached you will find a maintenance schedule that you may want to consider with respect to maintenance and improved efficiency.

At the end of the report there is a list of photo representations of the areas we think you should be concerned about

The property at this location was not occupied at the time of the inspection, the gas service was shut off, there is a gravity furnace located under the house and there is no GFI protection where it is required ( see page 20 of the report GFI)  
**There are two Bonus rooms at this location 1 bedroom 1 bathroom that appear to be unwarranted, We recommend a 3-R Report and a permit compliance report.**

It was a pleasure to be of service to you. If you have any questions or comments, please feel completely free to contact us as we remain at your service.

Respectfully Submitted,  
Don S, Hazelton and Inspectors for Zion Inspections  
998 Hensley Av San Bruno Cal 94066  
Office: 1-650-794-0904  
Cell: 1-415-505-0959

- **SPECIALIZED EQUIPMENT**
- **E X T E R I O R**
  - A-01 Grading / Drainage
  - A-02 Driveway
  - A-03 Walkways
  - A-04 Retaining Walls
  - A-05 Fencing
  - A-06 Sprinkler System
  - A-07 Soffit / Fascia / Eaves
  - A-08 Gutters & Downspouts
  - A-09 Steps, Porches & Decks
  - A-10 Windows - Exterior
  - A-11 Doors - Exterior
  - A-12 Exterior Walls
  - A-13 Roof - Exterior
  - A-14 Garage / Carport
  - A-15 Pools / Screen Enclosures
  - A-16 Plumbing - Exterior
  - A-17 Electrical - Exterior
  - A-18 Landscaping
- **S T R U C T U R A L**
  - B-01 Foundation
  - B-02 First Floor
  - B-03 Second Floor
  - B-04 Ceiling
  - B-05 Roof
  - B-06 Interior Walls
  - B-07 Miscellaneous
  - B-08 Basement
- **I N T E R I O R**
  - C-01 Floors, Walls & Ceilings
  - C-02 Doors & Windows
  - C-03 Kitchen & Bath Casework
  - C-04 Built-In Appliances
- **P L U M B I N G**
  - D1-01 Interior Plumbing
- **H E A T I N G & A / C**
  - E-01 Heating & Air Conditioning
- **E L E C T R I C A L**
  - F-01 Interior Electrical
- **LIST OF SUMMERY COMMENTS**
  - G-1-2
- **MAINTENANCE SCHEDULE**
- **LIST OF PHOTOS**



## SPECIALIZED EQUIPMENT

If the property you are preparing to buy or sale has any of the following items or equipment, you may want to consider having them inspected by a specialist in that field. These items are specifically excluded from the scope of a routine home inspection.

- ANYTHING THAT REQUIRES SAMPLE TESTING
- DOCKS BOAT HOUSE AND AQUA EQUIPMENT SEA WALLS
- SOLAR POOL EQUIPMENT / SOLAR HEATING EQUIPMENT
- WATER SOFTENER EQUIPMENT
- WATER PURIFICATION EQUIPMENT AND SYSTEMS
- SECURITY SYSTEMS / LIGHTNING PROTECTION SYSTEMS
- RETAINING WALLS THAT DO NOT DIRECTLY AFFECT THE HOUSE
- WELLS / SUMP PUMPS
- WELL WATER TESTING
- SEPTIC SEWAGE SYSTEMS
- CABLE TV, SOUND AND INTERCOM EQUIPMENT, HARD WIRED SMOKE DETECTORS, VIDEO SURVEILLANCE AND ALARM SYSTEMS
- WOOD DESTROYING ORGANISMS, PESTS OR TERMITES
- FIREPLACES (the inspector does not light a fire in the fireplace)
- WASHER, DRYER, REFRIGERATOR, FREEZER, AND OTHER NON-BUILT-IN EQUIPMENT OR APPLIANCES We will inform you if they are working or not and give you an approximate age of the appliance only.

If you have any questions about these items or equipment, you should contact your real estate representative. If you have questions regarding the risks of not having these items inspected, you may contact your Home Inspector.

NOTE: The above items may not be all inclusive of specialized equipment at the property you are preparing to purchase. Be sure to thoroughly examine your Inspection Report. Items indicated in the report are included in the inspection. Items not specifically indicated in the report are not included in the scope of the home inspection. We have included this page in the report as a courtesy to our clients as our goal is that you be as informed as possible.

**LOT GRADING / DRAINAGE**

**A-01**

- |  |   |                                |
|--|---|--------------------------------|
| <input checked="" type="checkbox"/> Graded Away From House | <input type="checkbox"/> Driveway Graded Toward House | <input type="checkbox"/> Steep |
| <input type="checkbox"/> Level Grade                       | <input type="checkbox"/> Ravine Lot                   | <input type="checkbox"/> Other |

DESCRIPTION	YES	NO	NA	See Note No:
1. Does the yard visually appear to drain water away from the house foundation?	*			<b>See Note 1</b>
2. Is the site free of visible soil erosion problems in the areas of yard against the foundation?	*			

Note: The inspection does not include geological, soil conditions or underground items. Drainage around the house foundation is viewed by the eye only to see if water appears that it will be carried away from or around the house.

**DRIVEWAY**

**A-02**

- |  |   |                                |
|--|---|--------------------------------|
| <input checked="" type="checkbox"/> Concrete | <input type="checkbox"/> Stone / Pavers | <input type="checkbox"/> Brick |
| <input type="checkbox"/> Asphalt             | <input type="checkbox"/> Gravel         | <input type="checkbox"/> Other |

DESCRIPTION	YES	NO	NA	See Note No:
1. Is the surface free of major cracking other than normal shrinkage cracks?	*	*		<b>See Note 2</b>
2. Is the surface free of abnormal deterioration?	*			
3. Does the driveway appear to slope away from the garage where it meets the door?				

**WALKWAYS SIDEWALK**

**A-03**

- |  |                               |                                       |
|--|-------------------------------|---------------------------------------|
| <input checked="" type="checkbox"/> Concrete | <input type="checkbox"/> Wood | <input type="checkbox"/> Brick /Stone |
| <input type="checkbox"/> Pavers              | <input type="checkbox"/> Tile | <input type="checkbox"/> Other        |

DESCRIPTION	YES	NO	NA	See Note No:
1. Is the surface free of major cracking other than normal shrinkage cracks?	*	*		<b>See Note 2</b>
2. Is the surface free of abnormal deterioration?	*			
3. Do the walkways slope away from house?	*			

Note: Only those sidewalks adjacent to the house are included in the inspection (does not include street-side sidewalks).

**RETAINING WALLS**

**A-04**

- |   |  |   |                                     |
|---|--|---|-------------------------------------|
| <input type="checkbox"/> Concrete Block | <input type="checkbox"/> Stone           | <input checked="" type="checkbox"/> Wood      | <input type="checkbox"/> Other NONE |
| <input type="checkbox"/> Brick          | <input type="checkbox"/> Poured Concrete | <input type="checkbox"/> None / Not Inspected |                                     |

DESCRIPTION	YES	NO	NA	See Note No:
1. Is the wall free of significant cracks?	*	*		<b>See Note 3</b>
2. Is the wall free of visible settlement?	*	*		<b>See Note 3</b>
3. Does the wall have weep holes?	*			

Note: Only those retaining walls that have a direct effect on the condition of the building are inspected. The inspection of retaining walls is general in nature and only those items above are reported. Future settlement and condition of wall is not warranted nor implied by this inspection, report, or verbally. Sea walls and docks are not included in the inspection and should be inspected by a specialist in this field.

**F E N C I N G**

**A-05**

- |                                     |   |   |
|-------------------------------------|---|---|
| <input type="checkbox"/> Wood       | <input type="checkbox"/> Masonry / Brick  | <input type="checkbox"/> Other                |
| <input type="checkbox"/> Chain Link | <input type="checkbox"/> Masonry / Stucco | <input type="checkbox"/> None / Not Inspected |

DESCRIPTION	YES	NO	NA	See Note No:
1. Is the fence free of signs of deterioration/rot or damage? <b>Wood damage</b>	★	★		<b>See Note 4</b>
2. Does the fence appear to be reasonably plumb?	★			
3. If gates exist, do they function properly?	★			

Note: Fencing is inspected only where it is adjacent to the structure (approximately five feet to either side of the house).

**S P R I N K L E R S Y S T E M**

**A-06**

- |  |  |   |
|--|--|---|
| <input type="checkbox"/> Automatic Timers (Not Tested) | <input type="checkbox"/> Timer Location _____  | <input type="checkbox"/> Number of Zones <input type="checkbox"/> |
| <input type="checkbox"/> Manual System (Not Inspected) | <input type="checkbox"/> Valve Locations _____ | <input type="checkbox"/> Not Inspected                            |

DESCRIPTION	YES	NO	NA	See Note No:
1. Are valves free of obvious signs of leaks?			★	
2. Are all heads in place?			★	
3. Are all heads operational?			★	
4. Is spray directed away from Structure, Fences, etc.?			★	

Note: The inspection of the sprinkler system is limited and includes only the questions of this section.

**S O F F I T / F A S C I A / E A V E S**

**A-07**

- |                                       |                                 |                                 |                                   |                                 |                                 |                                      |
|---------------------------------------|---------------------------------|---------------------------------|-----------------------------------|---------------------------------|---------------------------------|--------------------------------------|
| <input type="checkbox"/> Wood         | <input type="checkbox"/> fascia | <input type="checkbox"/> soffit | <input type="checkbox"/> Aluminum | <input type="checkbox"/> fascia | <input type="checkbox"/> soffit | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Open Rafters | <input type="checkbox"/> Vinyl  | fascia                          | <input type="checkbox"/> soffit   | <input type="checkbox"/>        | <input type="checkbox"/>        | _____                                |

DESCRIPTION	YES	NO	NA	See Note No:
1. Is the surface free of visible rot/deterioration? <b>Water damage</b>	★	★		<b>See Note 5</b>
2. Is the surface free of vermin entry?	★			
3. Is the surface free of water stains?	★			
4. Do materials appear to be secure? <b>Localized Damage</b>	★	★		<b>See Note 5</b>

**G U T T E R S & D O W N S P O U T S**

**A-08**

- |                                       |   |   |
|---------------------------------------|---|---|
| <input type="checkbox"/> Aluminum     | <input type="checkbox"/> Galvanized Metal | <input type="checkbox"/> Other _____          |
| <input type="checkbox"/> Pre-Finished | <input type="checkbox"/> Painted          | <input type="checkbox"/> None / Not Inspected |

DESCRIPTION	YES	NO	NA	See Note No:
1. Are the gutters and downspouts firm? <b>Localized Damage</b>	★	★		<b>See Note 6</b>
2. Are downspouts attached to the gutters? <b>Localized Damage</b>	★	★		<b>See Note 6</b>
3. Do downspouts direct water away from the foundation?	★			

Note:

**STEPS, PORCHES, AND DECKS**

**A-09**

- |  |                                |   |
|--|--------------------------------|---|
| <input type="checkbox"/> Covered Porch | <input type="checkbox"/> Deck  | <input type="checkbox"/> Railings             |
| <input type="checkbox"/> Patio         | <input type="checkbox"/> Steps | <input type="checkbox"/> None / Not Inspected |

DESCRIPTION	YES	NO	NA	See Note No:
<b>STEPS &amp; RAILINGS</b> Concrete <input checked="" type="checkbox"/> Wood <input checked="" type="checkbox"/> Tile <input type="checkbox"/> Metal <input type="checkbox"/>				
1. Are steps free of visible rot/deterioration?	*	*		See Note 6
2. Are steps railings free of visible rot/deterioration? <input checked="" type="checkbox"/> deterioration <input checked="" type="checkbox"/>	*	*		See Note 6
3. If railings exist, do they appear to be firm?	*			
<b>COVERED PORCH</b> Rear <input checked="" type="checkbox"/> Right Side <input type="checkbox"/> Left Side <input type="checkbox"/> Front <input checked="" type="checkbox"/>	*			
<b>Floor</b> - Concrete <input checked="" type="checkbox"/> Wood <input checked="" type="checkbox"/> Tile <input type="checkbox"/> <b>Ceiling</b> - Drywall <input type="checkbox"/> Metal <input type="checkbox"/> Wood <input type="checkbox"/> Vinyl	*			
<b>Type of Structure</b> - Aluminum <input type="checkbox"/> Extension of House <input checked="" type="checkbox"/> Wood <input type="checkbox"/> Screened <input type="checkbox"/>			*	
4. Is the porch free of visible signs of settlement? <b>Localized Damage</b>	*	*		See Note 6
5. Is the floor surface free of visible rot and/or deterioration?	*	*		See Note 6
6. If supported by posts, do they appear to be in good condition?	*			
7. If screened, is screen material generally in satisfactory condition?			*	
8. Is ceiling generally in satisfactory condition?	*	*		See Note 6
<b>DECK / PATIO / UNCOVERED PORCH</b> Concrete <input type="checkbox"/> Wood <input type="checkbox"/> Tile <input type="checkbox"/>	*			
9. Is the surface free of visible deterioration/damage?	*	*		See Note 6
10. Are floor joists/beams free of visible rot/deterioration?	*			
11. Do support posts appear well supported and free of rot?	*			
<b>OTHER:</b>				

**WINDOWS - EXTERIOR**

**A-10**

- |   |  |                                   |   |
|---|--|-----------------------------------|---|
| <input type="checkbox"/> Metal                  | <input type="checkbox"/> Wood                | <input type="checkbox"/> Vinyl    | <input type="checkbox"/> Other: _____                             |
| <input type="checkbox"/> Insulated Glass System | <input type="checkbox"/> Storm Window System |                                   |   |
| <input type="checkbox"/> Single Hung            | <input type="checkbox"/> Sliding             | <input type="checkbox"/> Casement | <input type="checkbox"/> Awning <input type="checkbox"/> Jalousie |

DESCRIPTION	YES	NO	NA	See Note No:
1. Are windows free of broken glass?	*			
2. Are screens present at all windows (where necessary)	*	*		See Note 7
3. Are the frames in satisfactory condition?	*	*		See Note 7
4. Are sills in satisfactory condition?	*	*		See Note 7
5. Is caulking in satisfactory condition?	*	*		See Note 7
6. If windows are thermal pane (insulated), are they sealed?	*			

**D O O R S - E X T E R I O R**

<input checked="" type="checkbox"/> Wood	<input type="checkbox"/> Metal	<input type="checkbox"/> Other: _____
<input type="checkbox"/> French / Swinging	<input type="checkbox"/> Sliding	<input type="checkbox"/> Storm Door(s)

DESCRIPTION	YES	NO	NA	See Note No:
1. Are doors in satisfactory condition?	★			
2. Are frames in satisfactory condition? <span style="color:red; font-weight:bold;">Localized Damage</span>	★	★		<b>See Note 8</b>
3. If doors have glass, is glass in satisfactory condition?	★			
4. Do doors have weatherstripping?	★			
5. If doors have screens, are they free of damage?			★	

**E X T E R I O R W A L L S**

<input type="checkbox"/> Wood Frame	<input type="checkbox"/> Masonry	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Vinyl Siding		
<input type="checkbox"/> Wood Siding	<input type="checkbox"/> Stucco	<input type="checkbox"/> Asbestos Siding
<input type="checkbox"/> Plywood/T-111	<input type="checkbox"/> Brick Veneer	<input type="checkbox"/> Wood Shingle
<input type="checkbox"/> Hardboard Siding	<input type="checkbox"/> Stone	<input type="checkbox"/> Asphalt Shingle
<input type="checkbox"/> Aluminum Siding	<input type="checkbox"/> Artificial Stone	<input type="checkbox"/> Other: _____

DESCRIPTION	YES	NO	NA	See Note No:
<b>SIDING / WOOD TRIM</b>	★			
1. Overall, does the siding/trim appear to be firm?	★			
2. Does the siding/ trim appear to be free of localized rot?	★	★		<b>See Note 9</b>
3. Is substrate fully covered by the siding? <span style="color:red; font-weight:bold;">Localized wood Damage</span>	★	★		<b>See Note 9</b>
<p>Observations are made of exterior wood siding and trim to try and assess the extent of damage (if any) from wood decay and/or termites. It is not within the scope of the inspection to detect <i>all</i> damage which would require extensive, and time prohibitive probing. Therefore, sampling by probing is employed at various random areas/locations, at visually suspicious areas of wood, and in areas where probability is higher for damage. The inspection does not guarantee that other areas of damage may exist undiscovered.</p>				
<b>BRICK/BLOCK/STONE</b>			★	
4. Is the surface free of major cracks ( hairline cracks excluded)?			★	
5. Is the surface free of abnormal damage?			★	
6. Does the mortar appear to be in satisfactory condition?			★	
<b>STUCCO</b>				
7. Is the surface free of major cracks (hairline cracks excluded)?	★	★		<b>See note 9</b>
8. Is the surface free of abnormal damage? <span style="color:red; font-weight:bold;">Surface cracks need to be investigated</span>	★	★		<b>See note 9</b>
9. Does the stucco appear to be firm?	★			

Shrinkage cracks in masonry joints and stucco surfaces are common and are usually normal and arise from shrinkage and/or minor settlement. This type of crack is not reported by the inspector. However, a settlement crack or other structural crack often begin, in their appearance, as a shrinkage crack and then change over the course of time (short or long period of time). The crack may widen, increase, develop a surface differential on either side of the crack, etc. The inspection does not warrant against shrinkage (hairline) cracks that are the beginning manifestations of settlement/structural cracks. Additionally, stucco thickness is not determined.

## R O O F - E X T E R I O R

A-13

<input type="checkbox"/>	Gable	<input type="checkbox"/>	Hipped	<input type="checkbox"/>	Gambrel	<input type="checkbox"/>	Mansard	Flat	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Shingle	<input type="checkbox"/>	Tile	<input type="checkbox"/>	Wood Shake	<input type="checkbox"/>	Slate	<input type="checkbox"/> Other: _____	
ROOF PITCH	<input type="checkbox"/> Flat	<input checked="" type="checkbox"/>	Low (1/12 to 2/12)	<input type="checkbox"/>	Moderate (3/12 to 5/12)	<input type="checkbox"/>	Steep (6/12 +)		
*ESTIMATED AGE OF ROOFING:			<input type="text" value="2+"/> years	*ESTIMATED REMAINING LIFE OF ROOFING:			<input type="text" value="?"/> years		

DESCRIPTION	YES	NO	NA	See Note No:
1. Is the roofing material generally in satisfactory condition?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		See Note 10
2. Is the roofing free of visible deterioration/damage?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		See Note 10
3. Do flashings appear to be in satisfactory conditon?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		See Note 10
4. Are the stackpipes free of obvious problems?	<input checked="" type="checkbox"/>			
5. Is the roof free of visible leaks?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		See Note 10
				Needs further investigation
6. Does the surface appear to be firm?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		See Note 10
				Sub-quality workmanship

\*Note: The "Estimated Age of Roofing" and the "Estimated Remaining Life of Roofing" are approximations only and are not warranted to be accurate. The Client assumes all risk and responsibilities related to the use of this information.

## AVERAGE LIFE EXPECTANCIES OF ROOFING

The following information is provided for the convenience of the Client. The information contained herein is believed to be accurate but is not warranted as such. The client assumes all risk and responsibilities related to the use of this information.

	ROOFING TYPE	LIFE EXPECTANCY	SPECIAL REMARKS
<input checked="" type="checkbox"/>	ASPHALT SHINGLES	12-14 Years	Used on nearly 80% of all residential roofs; requires little maintenance. Not recommended for low slope roofs.
	ASPHALT MUTI-THICKNESS SHINGLES	20-30 Years	Heavier and more durable than regular asphalt shingles. Not recommended for low slope roofs.
	ASPHALT INTERLOCKING SHINGLES	15-25 Years	Especially good in high-wind areas. Not recommended for low slope roofs.
	ASPHALT ROLLS	10 Years	Used on low slope roofs
	Tar and Gravel	10-20 Years	Used on low slope roofs.
	WOOD SHINGLES	10-40 Years	Treat with preservative every 5 years to prevent decay
	CLAY TILES	20+ Years	Durable, fire-resistant, but not watertight, requiring a good subsurface base (which is not visible).
	CEMENT TILES	20+ Years	Durable, fire-resistant, but not watertight, requiring a good subsurface base (which is not visible).
	SLATE SHINGLES	30-100 Years	Extremely durable, but brittle and expensive
	ASBESTOS CEMENT SHINGLES	30-75 Years	Durable, but brittle and difficult to repair
	METAL ROOFING	15-40+ Years	Comes in sheets and shingles; should be well grounded for protection from lighting; certain metals must be painted.
	SINGLE PLY MEMBRANE	15-25 Years (manufacturers claim)	New material; has not yet passed the test of time

**G A R A G E / C A R P O R T**

**A-14**

<input checked="" type="checkbox"/> Attached / Enclosed	<input type="checkbox"/> Attached / Open	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Detached / Open	<input type="checkbox"/> Detached / Enclosed	<input type="checkbox"/> None / Not Inspected

DESCRIPTION	YES	NO	NA	See Note No:
<b>WALL &amp; CEILING FINISHES</b>	★			
1. Are the walls in satisfactory condition? <span style="color: red;">Localized wood Damage</span>	★	★		See Note 11
2. Is the ceiling in satisfactory condition?	★	★		See Note 11
<b>FLOOR</b>	★			
3. If attached, is the floor of the garage lower than the house?	★			
4. Is the floor free of major cracks (normal shrinkage cracks not reported) ?	★	★		See Photo 11

**GARAGE DOOR**  16' Overhead Door  8' Overhead Door  Other: carport

<input checked="" type="checkbox"/> Aluminum / Uninsulated	<input type="checkbox"/> Aluminum / Insulated	<input type="checkbox"/> Steel / Insulated
<input type="checkbox"/> Wood	<input type="checkbox"/> Fiberglass / Uninsulated	<input type="checkbox"/> Other: _____

5. Is the Garage Door(s) in satisfactory condition? <span style="color: red;">Not working correctly</span>	★	★		See Note 12
6. Does the Door have weatherstripping at the base of door? <span style="color: red;">Needs to be replaced</span>	★	★		See Note 12
7. Does the Door have an Automatic opener does it operate? <span style="color: red;">Not working correctly</span>	★	★		See Note 12
8. Does the Auto Reverse (safety) work? Light Beam <input checked="" type="checkbox"/> Pressure Sensitive <input type="checkbox"/> None <input type="checkbox"/>	★		★	See Note 12

9 Note: Pressure sensitive reversing action is not tested for operation as this may damage the door opener.

**S W I M M I N G P O O L & S P A / S C R E E N E N C L O S U R E S**

**A-15**

<input type="checkbox"/> In-ground	<input type="checkbox"/> Above-ground	<input type="checkbox"/> Spa
<input type="checkbox"/> Yes <input type="checkbox"/> No Screen Enclosure	<input type="checkbox"/> Yes <input type="checkbox"/> No Fence Enclosure	<input checked="" type="checkbox"/> None / Not Inspected

DESCRIPTION	YES	NO	NA	See Note No:
1. Is the pool pump working and free of obvious leakage?			★	
2. Is the pool filter free of obvious leakage?			★	
3. Is the pool surface in generally good condition?			★	
4. Is deck topping in generally good condition?			★	
5. If there is a pool/spa heater, is it operational? <input type="checkbox"/> Electric <input type="checkbox"/> Gas			★	
6. If an underwater pool light exists, does it operate?			★	
7. Are screen enclosure and screen doors in satisfactory condition?			★	
8. Are screen enclosure panels in satisfactory condition (minor holes & tears excluded)?			★	

Note: Swimming pools and spas are inspected for their general operation only and the scope of the inspection includes only those questions indicated in this section. It is recommended that a pool specialist inspect the pool or spa if the Client has any concerns as to its condition and operation. Solar pool heating equipment is not included in this inspection and should be inspected by a solar heating specialist. Pools without a barrier such as fence or screen enclosure are a liability.

**P L U M B I N G - E X T E R I O R**

**A-16**

- Public Water Supply                       Private Well Supply                       Irrigation Pump  
 Public Sewer System                       Septic Tank Sewer System                       Other: \_\_\_\_\_

DESCRIPTION	YES	NO	NA	See Note No:
1. Are hose bibbs operational and firmly secured to structure?	★	★		
2. Are hose bibbs free of obvious leaks? Water pressure at exterior bib : psi <b>67</b>				
3. Is there a main water shut-off valve? Location if visible: <b>Garage left side not tested</b>	★	★		See note
4. If septic tank system, is it free of strong odors in tank area?			★	
5. Is the septic tank area free of standing water?			★	
6. Fire Sprinkler system			★	

Items not included are wells, septic systems (other than the questions noted), water testing, underground and concealed plumbing and electric lines, water softeners, solar systems. Water from wells should be tested by a specialist prior to use.

**E L E C T R I C A L - E X T E R I O R**

**A-17**

- Overhead Service                       Underground Service                      Other:  \_\_\_\_\_  
 Exterior Outlets                       Other Exterior Electrical: \_\_\_\_\_

DESCRIPTION	YES	NO	NA	See Note No:
1. Is entrance conduit free of obvious damage?	★			
2. If service is overhead type, is there a drip loop?	★			See Note 13
3. If service is overhead type, does the mast appear stable?			★	
4. If service is overhead type, are wires free of obstructions?	★			See Note 13
5. Do visible entrance wires appear undamaged?	★			
6. Is there a main disconnect switch at the exterior? In crawl space	★			
7. Is there a grounding rod visible (often buried beneath sod or mulch)?			★	
8. Are exterior outlets operational & free of obvious damage?			★	
9. Do exterior outlets have GFI devices (if not, see Section "G" of this report)?			★	
10. Do exterior outlets have weatherproof covers?			★	
11. Are exterior light fixtures operational ( <b>fixtures controlled by photocell excluded</b> )?	★	★		See Note 13
12. Do exterior light fixtures appear to be in acceptable condition?				

**L A N D S C A P I N G**

**A-18**

- Grass Front & back of house                       Trees                       Shrubs  
 Flower/Planting Beds                       Elevated Planting Beds                       Other: \_\_\_\_\_

DESCRIPTION	YES	NO	NA	See Note No:
1. Are shrubs & plantings away from the exterior surface of the house?	★			
2. Are trees away from the roof such that they do not come into contact with its surface?	★			

**S T R U C T U R A L - F O U N D A T I O N** **B-01**

- |   |   |                                       |
|---|---|---------------------------------------|
| <input type="checkbox"/> Concrete Block       | <input checked="" type="checkbox"/> Poured Concrete Footings      | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Crawl Space w/ Piers | <input checked="" type="checkbox"/> Other ground covered concrete | <input type="checkbox"/> Other: _____ |

DESCRIPTION	YES	NO	NA	See Note No:
1. Are visible foudation walls free of cracks	★			See Note 14
2. Are visible foundation walls straight?	★			See Note 14
3. If crawl space, was it accessible to the inspector?	★			
4. If crawl space, is there a vapor barrier?		★		
5. If crawl space, is there ventilation?	★			
6. Is the crawl space free of possible rodent entry ?		★		See Note 14
The crawl space is clean and dry the foundation walls appear to be in satisfactory condition				See Note 14

**S T R U C T U R A L - F I R S T F L O O R** **B-02**

- |  |  |   |
|--|--|---|
| <input type="checkbox"/> Slab-On-Grade | <input checked="" type="checkbox"/> Wood Joists w/ Crawl Space | <input checked="" type="checkbox"/> Other: <u>Split Level</u> |
|--|--|---|

DESCRIPTION	YES	NO	NA	See Note No:
1. Is the floor free of obvious sagging or sloping?	★	★		
2. Does the floor feel firm?	★			
3. If crawl space, is the floor structure free of visible signs of water damage?	★			

**S T R U C T U R A L - S E C O N D F L O O R** **SPLIT LEVEL** **B-03**

- |   |  |   |
|---|--|---|
| <input checked="" type="checkbox"/> Wood Joists | <input type="checkbox"/> Poured Concrete | <input type="checkbox"/> Not Applicable |
|---|--|---|

DESCRIPTION	YES	NO	NA	See Note No:
1. Is the floor free of obvious sagging or sloping?	★			
2. Does the floor feel firm?	★			
3. Is the floor free of obvious signs of deterioration/ damage?	★			

**S T R U C T U R A L - C E I L I N G AND WALLS** **B-04**

- |                                       |   |   |
|---------------------------------------|---|---|
| <input type="checkbox"/> Wood Trusses | <input checked="" type="checkbox"/> Attic Space—No Access | <input type="checkbox"/> Attic above w/ limited storage |
| <input type="checkbox"/> Wood Joists  | <input type="checkbox"/> Attic Above w/ no Storage        | <input type="checkbox"/> Attic above w/ Finished Space  |

DESCRIPTION	YES	NO	NA	See Note No:
1. are the ceiling free of obvious sagging or sloping?	★			
2. Are visible ceiling joists free of signs of water penetration (see Note B-05.1) ?				
3. Are finished ceilings free of visible water stains?		★		See Note 15
Walls and ceilings have sings of water damage and fungus buildup				

**S T R U C T U R A L - R O O F S T R U C T U R E**

**B-05**

- |   |  |   |
|---|--|---|
| <input type="checkbox"/> Pre-Engineered Trusses | <input type="checkbox"/> Stick Frame       | <input type="checkbox"/> Wood Sheathing |
| <input type="checkbox"/> Insulated              | <input type="checkbox"/> Ventilated        | <input type="checkbox"/> Skylights      |
| <input type="checkbox"/> Sloped / Pitched Roof  | <input type="checkbox"/> Flat Roof Garages | <input type="checkbox"/> Other: _____   |

DESCRIPTION	YES	NO	NA	See Note No:
1. Was the attic space accessible to the inspector?		★		See Note
2. Are roof framing members free of visible water penetration?			★	
3. Are roof framing members free of obvious sagging?			★	
4. Is roof sheathing free of visible signs of water penetration?			★	
5. Is roof sheathing free of obvious sagging.			★	
6. Is the attic space insulated?			★	
7. Is insulation uniform and covered throughout?			★	
8. Is the attic space ventilated? <input type="checkbox"/> Gable Vents <input type="checkbox"/> Roof Vents <input type="checkbox"/> Ridge Vents <input type="checkbox"/> Flat Roof			★	
9. If electric power vents exist, are they operational?			★	
10. If skylights exist, do they appear to be in good condition? Are they Leaking ?	★	★		See Note
11. Are other roof penetrations free of visible signs of water penetration?	★	★		See Note

Observations are made to reveal roof leakage. However, this inspection does not guarantee against roof leakage. Conditions concealed underneath attic insulation and in smaller attic areas are excluded. During warm weather attic spaces can become very hot. The inspector will use his personal judgement as to whether the attic is too hot to safely traverse. Additionally, hot attic spaces limit the amount of time the inspector can spend making observations in these areas. The Client is advised that hot attic spaces impose observation restrictions on the inspector and his ability to detect all possible defects or damage.

**S T R U C T U R A L - I N T E R I O R W A L L S**

**B-06**

- |                                     |   |                                       |
|-------------------------------------|---|---------------------------------------|
| <input type="checkbox"/> Wood Frame | <input type="checkbox"/> Concrete Block | <input type="checkbox"/> Other: _____ |
|-------------------------------------|---|---------------------------------------|
- (Refer to Exterior, Section 09 for a Description of Exterior Wall System)

DESCRIPTION	YES	NO	NA	See Note No:
1. Are interior walls free of unusual bows?	★			
2. Are interior walls free of separation cracks where they intersect the ceiling?	★			
3. Are interior walls plumb and free of damage? <b>Fungus and water damage</b>		★		See Note 15
4. Do doorway openings appear to be plumb and level?	★			

**General Note**

This inspection does not include disassembly of any item or portion of building nor performing any procedure which may damage the property. A crawlspace with less than 36" clearance or where other dangerous or adverse conditions exist is not traversed or checked. Items below grade are not inspected nor included. Engineering, soils testing, presence of hazardous substances, presence of wood destroying organisms or pests, and governmental codes compliance are excluded.



**S T R U C T U R A L - M I S C E L L A N E O U S** **B-07**

<input checked="" type="checkbox"/> Stairway	<input type="checkbox"/> Fireplace	<input type="checkbox"/> 2nd Floor Guardrails
<input type="checkbox"/> Interior Columns	<input type="checkbox"/> Other: _____	<input type="checkbox"/> Other: _____

DESCRIPTION	YES	NO	NA	See Note No:
<b>Stairway</b> <input type="checkbox"/> None <input type="checkbox"/> One <input checked="" type="checkbox"/> Two <input type="checkbox"/> Three				
1. Do the stairs feel solid under foot (do not bounce/squeak)? <span style="color: red;">Wood damage</span>	*	*		<b>See Note 6</b>
2. Are risers generally uniform? Front steps need refinishing	*			
3. Are treads generally uniform? Inside	*			
4. Does each stairway have a handrail?	*			
5. Are stair handrails firm?	*			
<b>Fireplace</b> <input type="checkbox"/> None <input checked="" type="checkbox"/> One <input type="checkbox"/> Two <input type="checkbox"/> Three <input type="checkbox"/> Masonry <input type="checkbox"/> Prefabricated <input type="checkbox"/> Other brick				
6. Does the damper fit tight and operate easily? <span style="color: red;">Not Connected (missing)</span>		*		<b>See Note 18</b>
7. Are firebricks firm?	*			
8. Does grout in firebox appear to be in satisfactory condition?	*			
9. If exterior of fireplace is brick, stone, tile, does it appear to be in satisfactory condition?			*	
10. Is the hearth generally in satisfactory condition?	*			
11. Is the mantle generally in satisfactory condition?	*			
12. If a lintel exists, is it free of sagging?				
13. Does fireplace have a gas log starter?			*	
14. Does gas log starter operate?			*	
15. Is chimney coping/cap in satisfactory condition?	*			
16. Does fireplace have an electric recirculating fan?		*	*	
17. Does recirculating fan operate?		*	*	
Note: Fireplace flues and chimneys should be cleaned and inspected periodically by a chimney specialist. This inspection does not include lighting a fire in the fireplace to check for proper operation. It is recommended that the flue be inspected and cleaned by a chimney specialist prior to use.				
<b>Second Floor/Balcony Guardrails</b>			*	
18. Are guardrails firm?			*	
19. Are guardrails generally in satisfactory condition?			*	

**S T R U C T U R A L - B A S E M E N T**

**B-08**

- Concrete Block
- Poured Concrete
- Brick
- Stone or other: \_\_\_\_\_
- Unfinished
- Finished

DESCRIPTION	YES	NO	NA	See Note No:
1. Are basement walls free of cracks (if unfinished and visible)?				
2. Are basement walls reasonably plumb/straight?				
3. Are there visible signs of moisture penetration at basement walls?				
4. Does the basement have a sump pump and is it operational?				
5. If the basement has a concrete floor slab, is the slab free of abnormal cracks?				

N/A



**INTERIOR - DOORS & WINDOWS**

**C-02**

DESCRIPTION	YES	NO	NA	See Note No:
1. Do interior doors and hardware operate properly?	★			
2. Are doors generally in satisfactory condition? <b>Broken doors</b>	★	★		<b>See Note 19</b>
3. Is door hardware generally in satisfactory condition? <b>Some need to be replaced</b>	★	★		<b>See Note 19</b>
4. Is door trim in satisfactory condition? <b>Several need to be replaced</b>	★	★		<b>See Note 19</b>
5. Do windows operate?	★			
6. Are windows generally in satisfactory condition?	★	★		<b>See Note 19</b>
7. Do window locks operate satisfactory?	★			
8. Is window trim in satisfactory condition?	★	★		<b>See Note 19</b>
9. Are windows free of visible signs of water penetration?	★	★		<b>See Note 19</b>

**Several doors have excessive damage**

At least one window per room is checked if it is accessible. Each room should have at least one window or exterior door that is operational to provide a means for emergency exit directly to the exterior. Refer to "Exterior", sections 13 & 14, for more information about windows and doors. See also "Exterior", section 15, for information about garage overhead door(s).

**INTERIOR - KITCHEN / BATH / OTHER CASEWORK**

**C-03**

<p><b>Kitchen Cabinets</b></p> <p><input checked="" type="checkbox"/> Wood</p> <p><input type="checkbox"/> Plastic Laminate</p> <p><input type="checkbox"/> Other: _____</p> <p><b>Countertops</b></p> <p><input checked="" type="checkbox"/> Plastic Laminate</p> <p><input type="checkbox"/> Tile / Corian / Synthetic Marble</p> <p><input type="checkbox"/> Other: _____</p>	<p><b>Bathroom Cabinets</b></p> <p><input type="checkbox"/> Wood</p> <p><input type="checkbox"/> Plastic Laminate</p> <p><input checked="" type="checkbox"/> Other: <u>N/A</u></p> <p><b>Countertops</b></p> <p><input type="checkbox"/> Plastic Laminate</p> <p><input type="checkbox"/> Tile / Corian / Synthetic Marble</p> <p><input checked="" type="checkbox"/> Other: <u>N/A, synthetic marble</u></p>	<p><b>Other Built-In Casework</b></p> <p><input type="checkbox"/> Wood</p> <p><input type="checkbox"/> Plastic Laminate</p> <p><input type="checkbox"/> Other: _____</p> <p><b>Top</b></p> <p><input type="checkbox"/> Plastic Laminate</p> <p><input type="checkbox"/> Wood</p> <p><input type="checkbox"/> Other: _____</p>
--	---	---

DESCRIPTION	YES	NO	NA	See Note No:
1. Are Kitchen cabinets in satisfactory condition?	★			
2. Are Kitchen countertops in satisfactory condition?	★	★		<b>See Note 20</b>
3. Are Bathroom cabinets in satisfactory condition?			★	
4. Are Bathroom countertops in satisfactory condition?			★	
5. Is Other "Built-In" casework in satisfactory condition?			★	

Kitchen and Bathroom cabinets are inspected for basic function, operation, and major deficiencies. Normal wear and tear and minor "cosmetic" flaws are not included in the scope of this inspection. For water leakage and related damage to bottom of base cabinet, refer to "Part D - Plumbing" of this report.

**INTERIOR - BUILT-IN APPLIANCES**

**C-04**

Only "Built-In" Appliances are Included in this Inspection Report

APPLIANCE	OPERATIONAL		Approximate Age	Average Life Expectancy	Condition (Good, Fair, Poor)	See Note No:
	Yes	No				
Range (Stove / Oven Combo)	★		7+	15-20 yrs	good	
Oven(s)				15-20 yrs		
Stove Top				15-20 yrs		
Range Exhaust Hood <input type="checkbox"/> Re-circulating <input type="checkbox"/> Exhaust to Exterior			5+	10-15 yrs	fair	
Dishwasher				7-10 yrs		
Garbage Disposal	★		5+	10 yrs	fair	
Microwave (built-in)	★		5+	15-20 yrs	fair	
Trash Compactor				5-10 yrs		
Other: Refrigerator	★		5+	5-15 yrs		
Other: Washer/Dryer combo				5-15 yrs		
Other: Washer/Dryer						

Appliances are checked for basic operation only by using their normal operating control devices. Excluded from the inspection are self-cleaning modes of ranges, clocks and timers, dishwasher soap dispensers, microwave oven leakage, and non-built-in appliances such as washer, dryer, refrigerator, etc.. Water softeners and water filtering systems are not included in this inspection and should be serviced by a specialist before use. If age of appliance is indicated, this information was provided by the current Home Owner. Otherwise, the Buyer is encouraged to obtain the age of appliances from the Seller.

Other appliance average life expectancies are:      Refrigerator 15 yrs    Washer 5-10 yrs    Dryer 12-15 yrs

PLUMBING - INTERIOR

D-01

Water Supply Lines		Drain / Waste Lines		Water Heater	
<input type="checkbox"/>	Copper (where visible)	<input checked="" type="checkbox"/>	Plastic	<input type="checkbox"/>	Electric
<input type="checkbox"/>	Galvanized Metal (where visible)	<input type="checkbox"/>	Cast Iron	<input type="checkbox"/>	Gas
<input type="checkbox"/>	Polybutylene Plastic	<input checked="" type="checkbox"/>	Other: <u>ABS</u>	<input type="checkbox"/>	Oil
<input type="checkbox"/>	CPVC	<input type="checkbox"/>	Not Visible	Capacity: <input type="text" value="30"/> gallons	

DESCRIPTION	YES	NO	NA	See Note No:
1. Are exposed pipes free of visible signs of leakage and/or deterioration?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		See Note 21
2. Does water heater work and appear to be in satisfactory condition? <span style="color:red">Not tested</span>			<input checked="" type="checkbox"/>	
3. Hot water temperature at kitchen sink: <input type="text" value="N/A"/> °F <span style="color:red">Water heater not tested no Gas service</span> 110°F minimum required to kill microbes. 130-140°F maximum to prevent scalding. Gas is not on	<input checked="" type="checkbox"/>			
4. Are faucets in satisfactory condition and free of leaks?	<input checked="" type="checkbox"/>			See Note 21
5. Are areas under sinks free of signs of leaks or water damage? <span style="color:red">signs of water damage</span>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		See Note 21
6. Are sinks in satisfactory condition? <span style="color:red">Questionable plumbing</span>	<input checked="" type="checkbox"/>			See Note 21
7. Are commodes in satisfactory condition and operate properly? <span style="color:red">Loose toilet</span>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		See Note 21
8. Are tubs and shower units in satisfactory condition? <span style="color:red">Leaking fixtures need to be replaced</span>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		See Note 21
9. Do tubs, showers, sinks, and commodes drain properly? <span style="color:red">Slow draining</span>	<input checked="" type="checkbox"/>			See Note 21
10. Do tubs have whirlpool operation?			<input checked="" type="checkbox"/>	
11. Does whirlpool operate?			<input checked="" type="checkbox"/>	
12. Do all plumbing fixtures have a shut-off valve?	<input checked="" type="checkbox"/>			
13. Does kitchen sink have a vegetable sprayer?	<input checked="" type="checkbox"/>			
14. Does vegetable sprayer operate properly?	<input checked="" type="checkbox"/>			

Items excluded are wells, water testing, items concealed in walls and underground lines, septic systems, water softeners, solar systems, hot tubs. Leakage is checked throughout the house where accessible. However, a guarantee against leakage is not provided. Pressure relief valves are not manually tested as this may permanently damage the valve. A certain amount of damage is expected at the bottom of the cabinet beneath Kitchen and Bathroom sinks as a result of prior water leakage. If the inspector finds that the bottom of the cabinet is not abnormally deteriorated and/or if this area of the cabinet remains in functional condition, the condition will not be reported as needing repair (functional is defined as the ability of the cabinet to be used for household storage).

**Water Heater**

Manufactured by: GE Smart Water Model #: GG30T06AUG00 Serial #: GELN0305V06947

Location: Garage Mfd. Date: 03/05

The Buyer may wish to inquire of the Seller if the Water Heater is still under warranty.

HEATING & AIR CONDITIONING

E-01

<b>Heating</b>	<b>Air Conditioning</b>	<b>Fuel Type</b>
<input type="checkbox"/> Central Forced Air - <input type="checkbox"/> electric <input type="checkbox"/> gas <input type="checkbox"/> Heat Pump <input type="checkbox"/> Baseboard <input checked="" type="checkbox"/> Other: <u>Under house unit</u>	<input type="checkbox"/> Central Forced Air <input type="checkbox"/> Heat Pump <input type="checkbox"/> Room AC <input type="checkbox"/> Other: _____	<input type="checkbox"/> Electric <input checked="" type="checkbox"/> Gas <input type="checkbox"/> Oil Capacity: <input type="text"/> gallons

DESCRIPTION	YES	NO	NA	See Note
1. Is the thermostat operational? <b>Not operational</b>		*		<b>See note 22</b>
2. Do all living spaces have supply vents?		*		
3. Are supply vents adjustable? <b>The house has a gravity heater located under the house</b>		*		<b>See note 22</b>
4. Is the air conditioner mode operating?			*	
5. Is air flow detected at all supply vents?			*	<b>See note 22</b>
6. Does the air feel adequately cool in the cooling mode? Temperature differential <input type="text"/> °F (14-22 is normal range).				
7. Is the heat mode operating? NOTE: emergency electrical back-up strips are not inspected or tested.	*	*		<b>See note 22</b>
8. Does the air feel adequately warm in the heating mode? <b>No there is no Gas service</b>			*	
9. Is return air provided and equipped with a filtering device? <b>No return air filter</b>	*	*		<b>See note 22</b>
10. Is the blower fan free of excessive noise or vibration?			*	
11. Does the condensate pan provide drainage and is it clean (if visible)?			*	
12. Is exposed ductwork in attic insulated?			*	
13. Is the condensing unit free of excessive noise/vibration?			*	
14. Is there a clear area around the condensing unit (12-16")?			*	
15. Do bathroom exhaust fans operate normally?			*	

The inspection of air conditioning and heating equipment is for testing of operation only using normal operating controls. It is not intended to be technically exhaustive and no dismantling of any system is performed. Refrigerant levels/leaks are not tested. Any system requiring ignition of an open flame is not operated or tested. Adequacy of systems design is excluded from this report.

**Air Handler #1**  
 Manufactured by: **See Note 22** \_\_\_\_\_  
 Model Number: \_\_\_\_\_  
 Serial Number: \_\_\_\_\_  
 Mfd. Date: \_\_\_\_\_

**Air Handler #2**  
 Manufactured by: \_\_\_\_\_  
 Model Number: \_\_\_\_\_  
 Serial Number: \_\_\_\_\_  
 Mfd. Date: \_\_\_\_\_

**Condensing #1**  
 Manufactured by: \_\_\_\_\_  
 Model Number: \_\_\_\_\_  
 Serial Number: \_\_\_\_\_  
 Mfd. Date: \_\_\_\_\_

**Condensing #2**  
 Manufactured by: \_\_\_\_\_  
 Model Number: \_\_\_\_\_  
 Serial Number: \_\_\_\_\_  
 Mfd. Date: \_\_\_\_\_

ELECTRICAL - INTERIOR

F-01

**Service Entrance**

Three wire 240V

Two wire 120V

Refer to "Electrical - Exterior", section 17, for more information

**Distribution Panel**

Circuit Breaker Panel

Fused Panel

Number of Circuits:

Amperage Capacity:

**Branch Wiring Type**

Copper

Aluminum (solid)

Aluminum (multistrand)

Other: \_\_\_\_\_

DESCRIPTION	YES	NO	NA	See Note No:
1. Do all breakers operate (turn off and on)? <b>Not tested there are four fuses</b>			★	
2. Do breakers / fuses feel cool to the touch?	★			
3. Is distribution panel in an accessible location? <b>Garage</b>	★			
4. Is distribution panel secured to structure?	★			See Note 23
5. Is distribution panel in satisfactory condition?	★			See Note 23
6. Are breaker slot covers present? <b>Fuse box full</b>	★			
7. Is there a main disconnect switch or breaker?		★		
8. Are outlets operational? <b>Not all outlets are operational</b>	★	★		See Note 23
9. Are outlets three hole type? <b>No ground</b>	★	★		See Note 23
10. Are there any ground fault circuit interrupters, (GFCI)? <b>Non at this location</b>		★		See Note 23
11. Are all switch and outlet covers present (where visible)?	★	★		See Note 23
12. Are switches operational? <b>Several not working</b>	★	★		See Note 23
13. Are permanently mounted light fixtures operational?	★			
14. Is there any exposed wiring or obvious damage to plugs or switches?	★			See Note 23
15.				
16.				

The inspection of electrical items is for testing of operation only using normal operating controls. It is not intended to be technically exhaustive and no dismantling of any system is performed. Adequacy of system design is excluded from this report. Telephone and television wiring and outlets, security systems, smoke detectors, carbon monoxide detectors, central vacuum systems, intercoms, timing devices, and low voltage items are excluded. Receptacles, switches, and light fixtures are randomly checked. Ceiling fan and light fixture mountings are not inspected.

**SMOKE DETECTORS:** generally speaking, it is recommended that a smoke detector be located inside of each Bedroom and one outside of Bedrooms. The Buyer is strongly encouraged to check smoke detector locations and operation and can contact the local fire department for more information. Inspection of smoke detector locations and operation are not included in this home inspection.

**G.F.C.I DEVICES**

**(Ground Fault Circuit Interrupters)**

GFCI's are devices that greatly enhance shock protection at outlet locations and are required by code in newer homes. Older homes constructed before the newer code may not have these devices and it is not required by code that older homes be upgraded to provide these devices. However, our company recommends that if your home does not have GFCI devices, that you consider having this protection installed at all outlets within 6 feet of a water source such as kitchens, bathrooms, laundry rooms. GFCI's are also recommended at garages and all exterior outlets.

Your home has:  GFCI's at all recommended locations  No GFCI protection

Limited GFCI protection but not at the following locations: **None at this location**

THE LIST OF ITEMS ADDRESSED HEREIN ARE STATED IN THE BODY OF THE REPORT AND THE COINCIDING NUMBERS REFLECT THE SEE NOTE NUMBERS IN THE BODY OF THE REPORT AND THE ATTACHED PHOTOS Inspections for Dry-rot damage is the responsibility of a Termite inspector. The purpose of this inspection is to identify those areas of the Property which through the general visual and non-invasive observation of accessible areas (**no dismantling of any components**) to identify possible items that are in need of major or minor repair or through our observation could be a hazard to health or safety,

DESCRIPTION	See Note No:
There are signs of negative drainage and water seepage under the edge of the concrete where the wall meets at the foundation line	See photo 1
We found cracks and damage to the walkways that should be repaired soon	See photo 2
We noticed that the retaining wall is showing signs of fatigue it should be repaired or replaced	See photo 3
The fencing is weathered and should be replaced at the back of the house	See photo 4
The soffits are showing signs of water damage and weathering and need to be fixed, the down spouts and gutters need to be replaced they are not working or connected correctly	See photo 5
The railings in the back and front need to be repaired or replaced and the back steps are showing signs of water damage and should be fixed.	See photo 6
The windows need to be serviced some have damaged locks and the window sills are showing signs of water damage. The skylight needs to have the glazing replaced it is showing signs of water penetration.	See photo 7
The doors on the outside have wood damage and need to e fixed or replaced.	See photo 8
The wood siding has extensive wood damage and needs to be fixed or replaced as soon as possible, the stucco needs to be repaired and painted to prevent further water penetration into the substrate surface.	See photo 9
The roof looks like it was installed recently but it was not installed properly and is prone to leaks this problem should be addressed by a specialist before the rainy season starts.	See photo 10
The garage walls and ceilings have extensive damage to the surface that should be fixed.	See photo
We observed that the garage door is not working correctly and the light beam is not sensing motion and this should be fixed before using the garage to park a car.	See photo 12
We did not test the water pressure at hose bib where the water service enters the house it was not accessible at the time of the inspection, we used another location in the back of the house .	Note
We do not test lights that are on a photoelectric lighting system and the photo of the electrical service is a courtesy photo, the main disconnect for the electrical service is under the house at the front right inside of the hatch on the wall to the left next to the electrical meter.	See photo 13
The foundation under the house from our observation appears to be in good condition , the ground cover is concrete and the crawl space was dry at the time of the inspection . Possible rodent entry through holes in vents	See photo 14

**We recommended that all home Buyers have the prospective home they are proposing to buy inspected by a Licensed termite inspector and we recommend a 3-R report before purchasing property that has been remodeled or had any additional rooms added. All inspection reports should include photos and notes of damaged areas.**

**We recommend that all prospective home buyers ask their Real state agent about purchasing a new home buyer warranty insurance policy's for security if problems occur later after the house is purchased.**

THE LIST OF ITEMS ADDRESSED HEREIN ARE STATED IN THE BODY OF THE REPORT AND THE COINCIDING NUMBERS REFLECT THE SEE NOTE NUMBERS IN THE BODY OF THE REPORT AND THE ATTACHED PHOTOS

Inspections for Dry-rot damage is the responsibility of a Termite inspector. The purpose of this inspection is to identify those areas of the Property which through the general visual and non-invasive observation of accessible areas (**no dismantling of any components**) to identify possible items that are in need of major or minor repair or through our observation could be a hazard to health or safety,

DESCRIPTION	YES	NO	NA	See Note No:
The walls and the ceiling have signs of water penetration in several locations this could be caused by the questionable roof work as stated in in section A-13 page 8 and note 10 we recommend you hire a roofing contractor to further inspect the questionable areas on the roof and a building contractor to fix the damage to the walls and ceiling.				<b>See photo 15</b>
We could not access the attic because it has been sealed and it was inaccessible at the time of the inspection we recommend re-opening the attic access hatch to further investigate the sub roofing structure to identify the possible location of the leaks.				<b>See photo 16</b>
We observed that the skylight is in need of service the glazing putty that keeps the glass sealed is missing and the glass in this condition is prone to leaks we recommend you fix or replace this window as soon as possible.				<b>See photo 17</b>
The fireplace at first glance appears to be in good condition but we observed that the damper is missing or broken and need to be replaced before using the fireplace we also recommend you call a chimney cleaner to service the chimney before any use.				<b>See photo 18</b>
We observed several doors that have extensive damage and several windows that need to be serviced, the door seals need to be replaced and water is penetrating the windows in several locations these problems need to be fixed before winter starts.				<b>See photo 19</b>
The kitchen counter top is showing signs of separation and the microwave is not level.				<b>See photo</b>
We have observed problems with the plumbing pipes, improper connections, the water flow is constricted, the lower shower was installed improperly and toilets and fixtures need to be fixed or replaced, these things need to be looked into by a professional plumber				<b>See photo 21</b>
The Furness is an old gravity furness it has extensive rusted and should be replaced with an				<b>See photo</b>
We have observed that there is extensive problems with the electrical service, there is only four fuses and no breaker system the fuses should be upgraded to a breaker system , there is no ground going to the plugs or lights, there is no GFI plugs where they are required, there is numerous exposed wiring, broken switches and plugs throughout the house. We recommend a licensed electrician be hired to fix the problem.				<b>See photo 23</b>
We observed that the outside of the house is in need of a thorough re-painting before the rainy season starts to prevent any further water damage to the exterior surface of the house.				<b>Note</b>
The carpets should be cleaned or replaced to prevent exposure to allergens				<b>Note</b>

**We recommended that all home Buyers have the prospective home they are proposing to buy inspected by a Licensed termite inspector and we recommend a 3-R report before purchasing property that has been remodeled or had any additional rooms added. All inspection reports should include photos and notes of damaged areas.**

**We recommend that all prospective home buyers ask their Real state agent about purchasing a new home buyer warranty insurance policy's for security if problems occur later after the house is purchased.**



An Ounce of Prevention is worth a pound of cure.

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# Maintaining your Home!

## MAINTAIN THE VALUE OF YOUR INVESTMENT

NOW	PERIODICALLY	SPRING	FALL	YEARLY	A LIST OF MAINTENANCE ITEM SUGGESTIONS
					<b>GRADING / DRAINAGE</b>
					Check soils at perimeter of foundations for positive drainage back of building.
					Check for soil erosion at downspout locations and below roof valleys.
					<b>DRIVEWAYS / SIDEWALKS / PATIO SLABS</b>
					Check for settlement cracks, heaving, and surface deterioration. Caulk/patch as needed.
					<b>RETAINING WALLS</b>
					Check for tilting and settlement cracks.
					<b>FENCING / RAILINGS</b>
					Check masonry fencing for tilting and settlement cracks. Check for decay at wood fences. Periodically lubricate and adjust hardware and level/plumb.
					<b>SPRINKLER SYSTEM</b>
					Check and adjust heads to assure that water is not spraying against the house or related equipment. Check valves for leakage. Check timer back-up battery and clock setting.
					<b>SOFFIT / FASCIA / EAVES</b>
					Check for decay, insect/rodent access locations, staining on soffit (indicating possible roof leakage). Check for damaged soffit vent screen and at gable vents.
					<b>GUTTERS &amp; DOWNSPOUTS</b>
					Clean-out gutters and downspouts. Check slope at gutters. Check for leakage.
					<b>DOORS AND WINDOWS</b>
					Check for decay and insect damage at door jambs, door edges, and window trim. Check for window trim for decay. Seal any cracks in window sills and check caulking.
					Check operation of windows making sure that one window per bedroom is operational.
					Lubricate overhead Garage door, track, and opener (rail, guide, chain, etc).
					Check operation of auto-reverse safety device on garage door openers.
					<b>EXTERIOR WALLS</b>
					Check siding and trim for damage, looseness, warping and decay. Caulk siding where nail heads have penetrated surface and at joints where caulking has pulled loose.
					Check exterior masonry walls for cracks, looseness, missing or broken mortar.
					Check stucco for cracks. Caulk to prevent water penetration.
					Check painted surface for paint flaking or paint failure.

## HOME CARE SUGGESTIONS CONTINUED

NOW	PERIODICALLY	SPRING	FALL	YEARLY	MAINTENANCE ITEM
<b>ROOFING</b>					
					Check for damaged, loose or missing shingles, blisters.
					Check flashings around roof stacks, vents, skylights, chimneys, etc. as sources of leakage.
					Do not close-off roofing vents. The attic space needs to ventilate year round.
					Check roof sheathing water stains, mildew/mold growth, dampness, etc. Give particular attention to areas where roof surface is penetrated and at overhang edges.
					Thoroughly check for water stains on ceilings (which can often be difficult to see).
<b>PLUMBING</b>					
					Inspect faucets, hose bibbs and shut-off valves, under sinks for leakage and operation.
					If you have well water, test water for bacterial contamination at least once per year.
					Check operation of main water shut-off valve which can become stuck in the open position.
					Have septic tank cleaned and inspected every 2-3 years.
					Familiarize yourself with the location of the main water shut-off valve.
<b>HEATING AND AIR CONDITIONING</b>					
					Change or clean return air filters monthly.
					Clean outside cooling equipment. Trim vegetation away from equipment (disconnect power).
					Check condensate drain line monthly to be sure that the line is free of obstructions.
					Air conditioning / heating equipment should be serviced/inspected twice per year.
					Have coils cleaned every 3-4 years.
<b>ELECTRICAL</b>					
					Make sure breakers are labeled. Don't assume old labeling to be correct.
					Test trip/reset buttons at ground fault circuit interrupters (G.F.C.I.) monthly.
					Check exposed electrical wiring for wear or damage (do not touch ... call electrician).
					If breakers trip frequently, contact a licensed electrician.
					Familiarize yourself with the location of the electrical main disconnect/breaker.
<b>LANDSCAPING</b>					
					Trim tree branches from making contact with roof surface and building surfaces.
					Cut back and trim shrubbery away from walls to allow ventilation.
<b>Locations and places to go to get tips on how to do home maintenance projects</b>					
					Visit the Michigan State University website for home maintenance. This is a great resource for home care and how-to information. Website = <a href="http://www.msue.msu.edu/msue/">http://www.msue.msu.edu/msue/</a>
					Neighborhood Home Depot or Lowe's offer free home improvement classes
					Ace Hardware has trained staff who could assist you
					Local Public Library and Public agencies supply books and courses on home improvement

The Maintaining Your Home list of suggested home care items is not intended to be complete and is provided as a helpful guide. The use of this form is at the sole discretion of the user (Home Owner / Home Buyer) and is not warranted in any way by the home inspector or home inspection company or employees of the home inspection company and shall be held harmless in any Incident arising from the use of this form and the information contained herein.



## INSPECTION SUMMARY NOTE PHOTOS

### CLIENT

### PROPERTY

#### PROPERTY LOCATION

Property Location:

2 Bedroom 1bath added Bonus  
3,655

**Photos not included in**

Single Family Home  
rooms 3rd Br & 2nd Bath Built in 1945 Lot size

INSPECTION DATE 00/02/2010

Zion Inspection report # SB-00-2010

Approximant temperature 70°F Time 10:00 AM

The Inspection started at 10:00 AM and ended at approximately 1:45 PM

Weather conditions Good, Visibility Good. Temperature Aprox 68 Degrees

The Client agrees by acceptance of the information contained in this report that the intent of the home inspection is to visually screen for items on the property that are accessible and through the general visual observation of the inspector can be determined to be in need of major repair and/or additional evaluation by a specialist. Observations include only those items specifically indicated in the body of the attached report and such observations are not invasive (no dismantling of any component). The home inspectors for Zion Home Inspections, or it's employees can not be held responsible for any portion of the house that could not be inspected, was concealed or un-disclosed. The home inspectors for Zion Home Inspections, or it's employees do not warranty any equipment, whether inspected or not inspected, against damage, defects, wear, etc.

The house was not occupied or furnished at the time of the inspection, The attic had no access at the time of the inspection, the gas was turned off and there is no basement at this location. Us this report as a guideline of what we observed and what we think you should be concerned about and as a guide for contractors as to what we observed and suggest they should look for when doing the repairs.

It is recommended that a licensed general contract or a specialist in the areas stated in this report that need additional evaluation or repairs needed be hired to do any repairs recommended to be completed based on this report. The general contractor or specialist should make repairs as necessary or as needed to fix, repair or to prevent future damage or hazards that could be avoided and or any further spreading of the damage areas that already exist as stated herein.

**Note:** there is no fire sprinkler system at this location. We recommend that you inspect the smoke detectors now and on a regular basis. See page 20 of the report.

12 pages total