Eagle Home Inspections

Toll-Free: (888) EAGLE-86 (888) 324-5386
eagleinspect@sbcglobal.net
www.eaglehomeinspections.org



Schedule Date : **Thursday, November 5, 2026**
Report # : **261105KCG01**

Client: **The Stamp Living Trust**
Address: **monikas.direct@aol.com**
City/State/Zip:

Subject Property

2804 E. Roberta Dr.
Orange, CA 92869

Buyers Agent :
Office :
Address :
City/State/Zip :

Work Phone: -
Fax #: -

Sellers Agent :
Office :
Address :
City/State/Zip :

Work Phone: -
Fax #: -

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THIS IS INTENDED TO BE A LEGALLY BINDING CONTRACT... PLEASE READ CAREFULLY.

Report #: 261105KCG01

Client: The Stamp Living Trust
Address: monikas.direct@aol.com
City/State/Zip:

Subject Property
2804 E. Roberta Dr.
Orange, CA 92869

I/We (Client) hereby request a limited visual inspection of the structure at the above address to be conducted by Eagle Home Inspections, (Inspector), for my/our sole use and benefit. I/We warrant that I/We will read the following agreement carefully. I/We understand that I/We are 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.

Initial Here _____ _____

SCOPE OF INSPECTION

The scope of the inspection and report is a limited visual inspection of the 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.

OUTSIDE SCOPE OF INSPECTION

Any area which is not exposed to view, is concealed, or is inaccessible because of soil, walls, floors, carpets, ceilings, furnishings, 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. This is not a home warranty, guarantee, insurance policy or substitute for real estate transfer disclosures which may be required by law.

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

Specific components noted as being excluded on the individual systems inspection forms
Private water or private sewage systems
Saunas, steam baths, or 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 or personal property
Adequacy or efficiency of any system or component
Prediction of life expectancy of any item
Building code or zoning ordinance violations
Geological stability or soils condition
Structural stability or engineering analysis
Termites, pests or other wood destroying organisms
Asbestos, radon, formaldehyde, lead, water or air quality, electromagnetic radiation or any environmental hazards
Building value appraisal or cost estimates
Condition of detached buildings
Pool or spas bodies and underground piping

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

Your inspector is a home inspection generalist and is not acting as a licensed engineer or expert in any craft or trade.
If your inspector recommends consulting other specialized experts, client must do so at client's expense.

I HAVE READ AND AGREE TO THE ABOVE SCOPE OF INSPECTION.

 Initial Here _____ _____

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Client: The Stamp Living Trust **Report #:** 261105KCG01

THIS IS INTENDED TO BE A LEGALLY BINDING CONTRACT... PLEASE READ CAREFULLY.

ARBITRATION: Any dispute concerning the interpretation of this agreement or arising from this inspection and report, except one for inspection fee payment, shall be resolved informally between the parties or by arbitration conducted in accordance with the rules of the American Arbitration Association except that the parties shall select an arbitrator who is familiar with the home inspection industry. The Arbitrator shall conduct summary judgment motions and enforce full discovery rights as a court would as provided in the Code of Civil Procedure.

USE BY OTHERS: Client promises Inspector that Client has requested this inspection for Client's own use only and will not disclose any part of the inspection report to any other person with these exceptions ONLY: one copy may be provided to the current seller(s) of the property for their use as part of this transaction only, and one copy may be provided to the real estate agent representing Client and/or a bank or other lender for use in Client's transaction only.

ATTORNEY'S FEES: The prevailing party in any dispute arising out of this agreement, the inspection, or report(s) shall be awarded all attorney's fees, arbitrator fees and other related costs.

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.

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.

WARRANTIES: The inspection is based on the condition of the subject property at the precise time and exact date of the inspection. Not all conditions may be apparent on the inspection date due to weather conditions, inoperable systems, inaccessibility of areas of the subject property, or for other reasons. The Inspector / Inspection Company is not responsible or liable for theNon-discovery of any water damage, water problems, mold contamination, mold problems or any other problems that may become evident after the inspection.

L I Q U I D A T E D D A M A G E S

It is understood and agreed by and between the parties hereto that the INSPECTOR/INSPECTION COMPANY is not an insurer, that the payment for the subject inspection is based solely on the value of the service provided by the INSPECTOR/INSPECTION Company in the performance of the limited visual inspection and production of a written inspection report as described herein, that it is impracticable and extremely difficult to fix the actual damages, if any, which may result from a failure to perform such services and in case of failure to perform such services, and a resulting loss the INSPECTOR/INSPECTION COMPANY'S liability hereunder shall be limited and fixed in an amount equal to the inspection fee paid multiplied by two (2), or to the sum of five hundred dollars ($500.00), whichever sum shall be less, as liquidated damages, and not as a penalty, and this liability shall be exclusive.

No legal action or proceeding of any kind, including those sounding in tort or contract, can be commenced against the Inspector/Inspection Company, or its officers, agents or employees more than one year after the date of the subject inspection. Time is expressly of the essence herein.

The written report to be prepared by Inspector shall be considered the final and exclusive findings of the Inspector regarding the inspection of the property. Client shall not rely on any oral statements made by the Inspector prior to issuance of the written report.

This agreement shall be binding upon and inure to the benefit of the parties hereto, their heirs, successors, assigns, agents, and representatives of any kind whatsoever.

This agreement constitutes the entire integrated agreement between the parties hereto pertaining to the subject matter hereof, and may be modified only by a written agreement signed by all of the parties hereto. No oral agreements, understandings, or representations shall change, modify, or amend any part of this agreement.

_____**(Initial)**_____

Signed: _____ **Date:** _____

Signed: _____ **Date:** _____

Signed: _____ **Date:** _____

Inspector

ADDITIONAL SERVICES:

INSPECTION:	$550.00
TOTAL INSPECTION FEES:	**$550.00**
	$0.00
PAYMENT:	
DUE:	**$550.00**

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Eagle Home Inspections

KEY TO THE INSPECTION REPORT

Report #: 261105KCG01

This Report lists the systems and components inspected by this company. Items not found in this report are considered beyond the scope of this inspection, and should not be considered inspected at this time.
"**APPEAR SERVICEABLE**" means that we did not observe conditions that would lead us to believe problems existed with this system or component. The item is capable of being used. Some serviceable items may, however, show wear and tear. Other conditions if applicable, will be noted in the body of the report.
Significantly deficient systems or components will be identified as: Not functional / unsafe / worn / near end of lifespan. When in the inspector's opinion, an item is "significantly deficient", the reason will be within the body of the report.
Please read the entire report for all items .
Notice: *This report contains technical information that may not be readily understandable to the lay person. Therefore, a verbal consultation with the inspector is a mandatory part of this inspection report. If you choose not to consult with the inspector, this inspection company cannot be held liable for your understanding or misunderstanding of this report's contents. If you were not present during this inspection please call the office to arrange for your verbal consultation.*

KEY TO THE INSPECTION REPORT

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

(1) **Items that have a (1) next to them. The bracketed numbers are defined as follows:**

(1) **Recommended evaluation by a qualified licensed structural engineer / geo-technical engineer prior to close of escrow (COE).**

(2) **Recommend further review and repairs as needed by a qualified licensed contractor or specialty tradesman dealing with that item or system prior to close of escrow (COE).**

(3) **Recommend further review for the presence of any wood destroying pests or organisms by qualified Pest Inspector prior to close of escrow (COE).**

(4) **This item is a safety hazard - correction is needed prior to close of escrow (COE).**

(5) **Recommend upgrading for safety enhancement prior to close of escrow (COE). This building may have been constructed before current safety standards were developed.**

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

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

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

Present During The Inspection: ☐ Client ☐ Buyer's Agent ☐ Seller's Agent ☐ Seller

INSPECTOR : Karl Gresowski

Inspection Date: Nov/5/2026, Thursday **Start Time:** **Completion Time:**

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

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

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

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

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Page 4 GROUNDS

Report # : 261105KCG01

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

1 Driveway

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

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

Comments: .Found cracks & movement at front curbs.*(2) Cracked grout at bricks.*(2)

2 Sidewalks

☐ N/A ☒ **Concrete** ☒ **Brick** ☐ **Paver / Tile** ☐ **N/A**

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

Comments: Evidence of grinding down concrete at front side walk.*(2) Chipped concrete.*(2)

3 Retaining Walls

☒ N/A **LOCATION(S):** ☒ **Concrete** ☐ **Stucco** ☐ **Block**

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

Comments: .

4 Patio

☐ N/A **LOCATION(S): Backyard** ☐ **Concrete** ☐ **Brick** ☐ **N/A**

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

Comments: Holes in concrete and cracks in concrete.*(2) Evidence of settling at pool deck to pool coping*(2)

5 Patio Cover

☒ N/A **LOCATION(S):** ☐ Earth contact (3)
☐ **Open Design** ☐ **Covered Roof (refer to Roof Page)***

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

Comments: .

6 Decks / Porch

☐ N/A ☐ **WOOD** ☐ **Waterproofed Coating** ☐ **Concrete** ☒ **N/A**
LOCATION(S): A : Front porch B C

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

Comments: Rec. to paint bare wood at front porch railing.*(2)

7 Fences & Gates

☐ N/A ☐ **NOT INSPECTED** ☒ **Wood** ☐ **Chain Link** ☒ **Steel, Concrete, vinyl**

☐ **Appears serviceable** ☐ Not Functional* ☐ Unsafe* ☐ Worn* ☐ Near end of lifespan* ☒ Not fully visible*
☐ Posts are ☐ Blocks are ☐ Boards are
☐ No cracks ☐ Common cracks ☐ Major cracks (2) ☐ Fence height at
☒ Gate(s) need adjustment.*(2) ☒ Self closing device is Adjustment & Repair.*(4) ☐ Post rusted & leaning*

Comments: Right side small brick wall is leaning & has loose bricks.*(2) Plaster walls installed around yard.*(2)

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Page 5 EXTERIOR

Report # : 261105KCG01

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8 Exterior Stairs ☒ N/A

Type:
Location: A B C

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

Comments: .

9 Exterior Walls ☐ N/A

Structure: ☒ **WOOD FRAME**
Wall Covering is: Stucco, Siding

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

Comments: For homes older than 1978: Due to the age of the property, recommend checking for lead-based paint.*(5)

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

10 Trim / Eaves,Fascia,Soffits ☐ N/A

☒ **WOOD** ☐ **METAL** ☐ **VINYL** ☐ **N/A**

☐ **Eaves, soffits, fascia & trim appears serviceable** ☐ Not Functional* ☐ Unsafe* ☐ Worn* ☐ Near end of lifespan*
☒ Moisture stains at ☒ Not fully visible* ☒ Consult termite report*(3)
☐ Flashings / Trim : ☐ Not visible at:

Comments: Evidence of fascia boards pulling away from rafters.*(2) Found gaps between fascia boards & rafter tails at areas.*(2) Evidence of eves repairs ship lap removed and plywood installed at back of home.*(2)

11 Chimney(s) ☐ N/A

Location: A Roof Center B C D

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

Comments: .Rec. to install a metal flashing cap at top of chimney.*(2) Spark screen and rain cap are missing.*(2)

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

12 Sprinklers ☐ N/A

☐ Not inspected* ☐ Non operational (2) ☒ Control box location Garage,Fence

☐ **Appears serviceable** ☐ Not Functional* ☐ Unsafe* ☐ Worn* ☐ Near end of lifespan* ☒ Not fully visible*
☐ Valve ☒ Head ☒ Line needs ☐ Anti-siphon valves needed *
☒ Adjust spray away from structures, fences & sidewalks*(2) ☐ Areas of inadequate spray coverage * ☒ Adjust heads *

Comments: Rec. to repair sprinkler lines & heads.* (2) Rec. to repair bleeder lines & heads.*(2)

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

13 Hose Faucets ☐ N/A

☒ Faucets are brass*

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

Comments: Recommend installing vacuum breakers and anti-siphon valves.*(2)

14 Gutters & Downspouts ☐ N/A

☒ **Full** ☐ **Partial** ☐ **None Installed**

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

Comments: Rec. to clean gutters yearly.*(2)

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

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Page 6 FOUNDATION

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

15 Grading

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

☐ **Drainage of site/slope of soil at foundation is proper based upon visual observation**

☒ Improper soil slope toward foundation* ☒ Soil / pavement is high at foundation* ☐ Earth-to-wood contact visible* (3)

☐ Plants touch ☒ Trees planted close to structure * ☐ Overgrown landscaping*

☒ Surface drains noted, not tested - underground pipes cannot be judged* ☐ Signs of poor drainage / erosion*

☒ Not fully visible*

Comments: Recommend to clean yard drains yearly.*(2) Yard drain caps damaged at back yard.*(2)

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

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

☒ Foundation: ☒ Poured Concrete ☐ Masonry Block ☐ Brick ☐ Stone ☐ Piers ☐ Wood ☐

☐ Columns: ☐ Concrete ☐ Steel ☐ Wood ☐ Masonry Block ☐ Brick ☐ Not Visible*

☐ **Entered crawl space** ☐ No access* ☐ Partial access* ☐ Viewed from access opening only*

☐ **Door** ☐ **Cover :** ☐ **OK** ☐ Damaged* ☐ Missing* ☐ Crawlspace ☐ Basement

Foundations: ☐ Visible ☒ Partially visible* ☐ Not visible at*

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

☐ No cracks found ☐ N/A ☐ **Further evaluation needed (1)**

☐ No moisture present ☐ N/A ☐ Exposed footing*

☐ Unable to inspect

☒ Slab not visible due to flooring*

☒ Cracks noted* ☒ Settlement noted*(2)

Ventilation: ☐ **Serviceable** ☒ **N/A** ☐ Vents

Comments: Evidence of settling at pool coping to concrete deck.*(2)

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

Floor Construction: ☒ JOISTS ☐ TRUSSES ☒ CONCRETE ☐ NOT VISIBLE ☐ N/A

Wood Frame: ☐ N/A ☒ CONVENTIONAL WOOD FRAMING ☐ TRUSS ☐ Other

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

☐ Framing is ☐ Missing framing ☐ Moisture

☐ Damaged ☐ Missing ☐ Earth-to-wood contact (2) (3)

☐ Joists ☐ Beams ☐ Post ☐ Columns ☐ Debris under house*

☐ Concrete floors: ☐ Evidence of

☒ Anchor bolts not visible* ☐ Shear panels

☐ Probing where deterioration is suspected revealed: ☐ Engineer recommended (1)

☐ Insulation

VAPOR RETARDER ☐ N/A ☐ Installed ☐ Not installed* ☒ Not visible* ☐ Loose* ☐ Installed incorrectly*

☐ Sump pump ☒ N/A ☐ Serviceable ☐ Not functional* ☐ Pump not tested* ☐ Sump pump needed*

Comments: .Wood joist needs repair in attic.*(2)

BASEMENT STAIRS ☒ N/A ☐ Serviceable ☐ Uneven rise(2)(4) ☐ Uneven run(2)(4) ☐ loose step(s) (2)(4)

☐ Railings ☐ Stairs too steep (2)(4)(5) ☐ Ceiling is

Comments: .

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

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Page 7 ROOF

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Roof style: **Main Roof** Gable & flat slope **Second Roof** **Third Roof**
How inspected: ☒ Walked ☐ Viewed from ladder* ☐ Viewed from ground* ☐ With binoculars* ☒ Inspection is limited*
☒ Not fully visible due to: ☒ Height ☐ Weather ☐ Snow ☐ Type ☐ Debris ☒ Solar

19 Main Roof ☐ N/A

Roof Covering is: Composition Shingle*/Rolled Comp.* # of layers: 1

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

Comments: Damaged shingles at back of roof by solar.*(2) Rec. to repair vent cap and vent pipe at roof.*(2) Rec. to service roof and flashings every 3 to 5 years.*(2)

20 Second Roof ☒ N/A

Roof Covering is: # of layers:

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

Comments:

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

21 Third Roof ☒ N/A

Roof Covering is: # of layers:

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

Comments:

Roof Notes ☒ N/A ☐ NOTICE: N/A

Comments:

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

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

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

Comments: Recommend the use of mastic at vents and flashings.*(2) Rec. to repair vent cap and vent pipe at roof.*(2)

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

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Page 8 PLUMBING

Report # : 261105KCG01

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

23 Main Line

☐ N/A **Main pipe is copper*** **Size: 1"** **Pressure: 50** ☒ AM ☐ PM

☐ Pressure is above 80 psi - recommend

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

☒ Main valve location: front of house* ☐ Not located* ☒ Operational ☐ Not operational (2) ☐ Not inspected*

☐ Handle is ☐ Excessive corrosion on valve (2 ☒ Copper pipe not protected from concrete*

☐ Water softener installed (water condition/quality is not tested ☐ Leaks at main valve (2) ☐ Leaks at water conditioner (2)

Comments: A water pressure regulator is installed.* Rec. front drain line for future water filter to drain better.*(2)

24 Supply Lines

☐ N/A **Supply lines are copper* & Galvanized* & Pvc***

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

☒ Supply pipes show /valves show: corrosion at areas*(2) ☐ Leaking noted at:

☐ Water flow appears ☐ Noise in pipes (2)

☐ Pipes lack support at: ☐ Cross connection(s) present at: ☐ Evidence of

☒ Copper and galvanized pipe contact visible (2) Insulated : ☐ N/A ☐ Yes ☒ No

Comments: Corrosion at copper water lines at front of home.*(2)

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

25 Waste Lines

☐ N/A **Waste lines are cast iron* and ABS* (see Notice below)**

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

☐ Waste pipes show ☐ Pipes lack proper support at:

☐ Plumbing ☐ All vents/traps not fully visible* ☐ Leaking noted at:

☐ Insufficient fall for adequate drainage (2) ☐ Open waste line (2) ☐ Trap

Comments: Recommend video inspection of all drain lines.*(2) Rec. to cap drain line at back of kitchen at exterior if drain is no longer in use.*(2) Damaged plumbing vent pipe at roof.*(2)

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

26 Fuel System

☐ N/A **Shut Valve Location: Right Side** **Fuel type is Natural Gas***

☐ Fuel system is not on for inspection-suggest utilities company light and test all fuel appliances*

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

☐ Pipes not ☐ Pipe is corroded (2) ☐ Pipe is under strain (2)

☐ Improper piping at ☐ Exposed plastic pipe (2) ☐ Pipe is not 6" above ground (2)

☐ No shutoff valve at ☐ Improper union at: ☐ Pipes lack proper support (2)

Comments: Recommend installing an earthquake valve for the gas meter*(2)(5) and sediment traps for all appliances.*(2)

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

27 Water Heaters

☐ N/A **Location A Garage* (10-2024)** **Type : Gas*** **Capacity 50 Gallons**

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

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

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

☒ Water shutoff valve installed no test* ☐ Corrosion on pipes* ☐ Heater in garage is not on 18" raised platform* (5)

☒ Temperature Pressure Relief Valve installed no test* ☒ Combustion air is serviceable*

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

☒ Vent flue piping needs repair*(2)(4) ☐ Vent flue piping

☐ Seismic straps appear serviceable ☒ Seismic straps : loose*(2)(4) ☒ Thermal blanket is not provided*

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

☐ Enclosure ☐ Firewall

Comments: Recommend flushing and servicing the water heater yearly.*(2) Expansion tank is not provided.*(2) Vent pipe is improperly installed & needs repair.*(4) Seismic straps are loose.*(4) Drain pan is bent & damaged.*(2)
Informational photo of data plate provided.*

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

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Page 9 HEATING

Report # : 261105KCG01

KEY: (1) Recommend evaluation by a structural engineer/geo-technical engineer prior to COE (4) This item is a safety hazard - correction is needed prior to COE
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28 Description ☐ N/A

Approximate BTU's Unit A 60,000 **Unit B** **Unit C**

Location A	: Attic	**Location B**		**Location C**	
Heating Type:	Forced air	**Heating Type:**		**Heating Type:**	
Fuel Type:	Natural gas	**Fuel Type:**		**Fuel Type:**	

Comments: Informational photo of data plate provided.*

The Commission (800) 638-2722 urges everyone with a gas-fired horizontal furnace installed between 1983-1994 to have their units professionally inspected by a licensed heating & air contractor.*(2)

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

29 Condition ☐ N/A ☐ Not inspected*

☐ **System(s) appear serviceable** ☐ Did not respond to normal controls (2)
☐ Not Functional ☒ Unsafe ☐ Worn ☐ Near end of lifespan ☐ Damage ☐ Deterioration
☒ System(s) Unit A* operational*; rec. cleaning, servicing*(2)

Comments:

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

30 Venting ☐ N/A

☐ Backventing (2) ☒ Unable to fully inspect vent pipe*
☐ **Appears serviceable** ☐ Damage (2) ☐ Not accessible*
☐ Vent lacks clearance from combustibles (2)(4) ☐ Improper vent rise
☐ Improper materials used for vent pipe ☐ Improper elbow angle
☐ Soot/Rust on ☐ Defective
☐ Vent terminates near window/opening (2)

Comments: Vent pipe touches wood in attic.*(2)(4)

31 Combustion Air ☐ N/A

☐ Air supply
☒ **Appears serviceable** in the attic* ☐ Damage* ☐ Deteriorated* ☐ Defects*
☐ Combustion and return air sources are too close or mixing (2)
☐ Recommend sealing platform at

Comments: ·

32 Burners ☐ N/A

☒ Closed system / unable to inspect* in the attic*
☐ Unusual flame pattern (2)
☐ **Burner flame appears typical** ☐ Damaged
☐ Rust flakes in burn chamber (2) ☒ Chamber is not visible*(2) in the attic*

Comments: ·

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

33 Distribution ☐ N/A

Type: Ducts & Registers

☐ Ducts:
☐ **Appears serviceable** ☒ Not fully visible* ☐ Low air volume (2)
☐ Register(s) ☐ Asbestos-like materials (4) ☐ Insulation
☐ Zone valve did not operate ☐ Circulating pump
☐ Radiator inoperative (2) ☐ Radiator cold (2) ☐ Convector inoperative (2) ☐ Convector cold (2)
☐ Leaks on radiator (2) ☐ Leaks on convector (2) ☐ Leaks on fitting (2)

Comments: Disconnected ducting in attic.*(2)

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.*

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Page 10 HEATING Continued & AIR COOLING

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34 Normal Controls ☐ N/A

☐ Unable to inspect* ☐ Utilities off*
☐ Thermostat
☒ **Appears serviceable** Unit A*
☐ Damage* ☐ Deterioration* ☐ Defects*
☐ Controls need ☐ Gauges need ☐ Switch is
☐ Leaks at: ☐ Corrosion at: ☐ Expansion tank

Comments: ·

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

35 Air Filter ☐ N/A

☐ Missing* ☐ Wrong size* ☐ Unable to inspect*
☐ **Appears serviceable** ☐ Suggest changing ☐ Cleaning filter* ☐ No filter hold-down*

Comments: Missing at down stairs register.*(2) FIlter size is 20 X 25 X 4.375 Rec. to replace filter as needed.*

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

36 Heating Notes ☐ N/A

☐ Recommend complete system evaluation (2) ☐ Unable to locate heat in all rooms*
☒ Suggest cleaning & servicing*(2) Both systems yearly.* ☐ Fuel tank leak (2) (4)
☐ Heater makes unusual noise during operation, further evaluation needed (2) ☐ Undercut doors off carpet*
☐ High ☐ Low ☐ Air leaks at: ☐ Leakage at:
☐ Condensate lines: ☐ Termination location:

Comments: Temperatures at the time of inspection: room: 73 degree's A/C temp: 55 to 59 degree's Heat temp: 85 to 90 degree's

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

37 Cooler & 38 Air ☐ N/A

Location(s) Unit A : Exterior Right side B C

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

Comments: Rec. securing the unit to the pad*(2)(5); combing and cleaning the coils*(2) Found freon lines in a gutter pipe not a line set cover.(2) Rec. electrical disconnect to be raised at wall.*(2)

☐ No power - unable to test* ☐ Warm air only (2)
☐ Air temp below 65 degrees - unable to test system(s)* (operation could cause damage) ☐ One speed fan only*
☐ Not level(2) ☐ Makes unusual noise(2) ☐ Air temperature differential is incorrect (2)
☐ Coil is damaged (2) ☒ Recommend servicing system and checking refrigerant level*

POWER: ☐ **N/A** ☐ **120 Volts** ☒ **240 Volts** ☒ **Electrical disconnect present** ☐ **Gas* (not inspected)**
☐ No electrical disconnect provided (2) ☐ Improper conduit (2)
☐ Proper grounding not provided (2) ☐ No conduit (2)
☐ Junction box ☐ Cover ☐ Heat pump auxiliary heat not functional(2)

CONDENSATE: ☐ **N/A** ☐ **Condensate line installed** ☒ Line not fully visible*
☒ Termination location: front left planter.* ☐ No trap in line*
☒ Condensate lines: should drain to a bed of rocks*(2)(5)

REFRIGERANT LINES: ☐ **N/A** ☒ **Insulation installed on-lines** ☐ Ice on unit (2)
☐ Insulation damaged* ☐ Insulation deteriorated* ☐ Ice on lines (2)
☒ Lines not fully visible Unit A* ☐ Leaks at: ☐ Line(s) appear damaged (2)

Comments ☐ N/A

DATA PLATE: Informational photo provided.*

Comments: ·

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

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Page 11 ELECTRICAL

Report # : 261105KCG01

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39 Service

☐ N/A

☒ **Overhead** ☐ **Underground** ☒ **Number of conductors 3**
☐ **120V*** ☒ **240V** ☒ **120V** ☒ **AMPS 175** ☐ **AMPS NOT DETERMINED**

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

Comments: Solar system installed at back of home.* Rec. to service the solar system & panels yearly.*(2)

40 Main Panel

☐ N/A

#A - Location Back of home* ☒ **Panel rating : 200** ☐ Not verified
☐ Power is off at main.No inspection performed* Recommend further evaluation*

☐ **Appears serviceable** ☐ Defects* ☐ Deterioration* ☐ Unsafe* ☐ Near end of lifespan* ☐ Not accessible*

Comments: .Screw missing at dead front cover.* Rec. to remove cable & telephone ground clamps from front cover.*(2)

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

41 Conductors

☐ N/A

☒ **Service Wire: Unknown** ☒ **Branch Wire: Copper**
☒ **Wiring Methods: Romex, Wiring**

42 Sub-panel(s)

☐ N/A

#B-Location : Pool **#C-Location** **#D-Location**

Panel >> ☐ is locked-could not inspect.* Further evaluation is needed*
Panel >> ☐ is inaccessible-could not inspect.* Further evaluation is needed*

43 Panel Notes

☐ N/A

☒ **Wiring Methods:** ☒ **Breakers** ☐ **Fuses**

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

Comments: .Ark fault breakers are not provided.*(5) Missing screw at dead front cover.*(2) Rec. to label all breakers.*(2) Rec. to check and service the old romex wiring in the home and panel.*(2)(5)

44 Wiring Notes

☐ N/A

☐ **Sample of switches and outlets tested appear to be serviceable**
☐ **Grounding and polarity of receptacles within 6' of plumbing fixtures**
☐ **Appears serviceable (tested)** ☐ Furnishings prevent testing of all outlets and switches*
☒ Three prong outlets did not test properly grounded (2)(4) at: living rm, dining office, various
☐ Reverse polarity (2)(4) at:
☐ Outlet not operational (2)(4) at:
☐ Outlets ☐ Switches
☐ Not exterior rated
☐ Exposed wiring needs protection (2)(4) at:
☐ Box cover missing *(4) at:
☐ Improper wiring (2)(4) at:
☐ Evidence of
☐ Light not operational *(2)(4) at:
☐ Open neutral (2)(4) at:
☐ Missing cover plates *(2)(4) at:
☐ Damaged cover plates *(2)(4) at:
☐ Exposed splices (2)(4) at:
☐ Extension cord used as wiring (2)(4) at:
☒ **'GFCI(s) responded to test** ☒ 'GFCI' not operational (2)(4) at: patio
☒ 'GFCI', (a safety device for outlets near water) recommended at: (5) **all city required areas***
☐ Closet light is subject to damage at:*
☒ Doorbell operational*
☐ Closet light is subject to hazard at:*
☐ Fixture

Comments:

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Page 12 INTERIOR

Report # : 261105KCG01

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45 DOORS (Entry) ☐ N/A

☒ **Appears serviceable** ☐ Damage* ☐ Deterioration* ☐ Defects*

☒ Hardware : operational* ☒ Doorbell ☒ Door jamb : operational* ☒ Weather stripping : serviceable*

Comments: .

46 & 47 DOORS (Interior & Exterior) ☐ N/A

☐ Several frames are not square - may indicate movement (1)

☒ **Appears serviceable**
☐ **Hardware is operational**
☐ Door(s) rub at:
☐ Damaged at:
☐ Tempered glass ☐ Not tempered (5)
☐ Tracks serviceable ☐ Deteriorated track(s) at:
☐ Screen doors not checked* ☐ Screens

☐ Damaged jamb* ☐ Needs adjustment at:
☐ Missing* ☒ Loose* ☐ Not operational* hardware bath B.(2)
☐ Door stick at:
☐ Difficult to operate at:
☐ Unable to determine tempered glass*
☐ Door won't latch at:

Comments:

48 Windows ☐ N/A

Type: Vinyl Dual Pane* ☐ Security bars

☐ **Sample tested appears serviceable** ☒ Window weather stripping gasket torn at living.*
☐ Window ☐ Broken *
☐ Window ☐ Stains* ☐ Damage*
☒ Screens missing*

Comments: Window sills too high at bedroom 2,3. rec. proper egress for the sills. *(2)(4)

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

49 Interior Walls ☐ N/A

☒ **Drywall** ☐ **Plaster** ☐ **Paneling** ☐ **N/A**

☐ **General condition serviceable** ☐ Wall
☐ Wall needs repair at: ☐ Wall
☐ Furnishings prevent full inspection-do a careful check on your final walk-through ☐ Recommend evaluation by engineer (1)

Comments: Rec. green board drywall at bath B.*(2)

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

50 Ceilings ☐ N/A

☒ **Drywall** ☒ **Acoustic Spray** ☐ **Plaster** ☒ **N/A**

☒ **General condition serviceable** ☐ Ceiling(s)
☐ Ceiling(s)
☐ Ceiling(s)

Comments: .

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

51 Floors ☐ N/A

☒ **Carpet** ☐ **Vinyl** ☒ **Wood** ☒ **Tile** ☐ **N/A**

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

Comments: Faded flooring at breakfast nook.(2) Scratches in floor.*

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

52 Fireplace(s) ☐ N/A

Location(s) A Living Room B C
Type Prefabricated ☐ INSERT (have checked by removal*)

☒ **Fireplace(s) Unit A Appears serviceable** ☐ Not Functional* ☐ Unsafe* ☐ Worn* ☐ Near end of lifespan*
☒ Fireplace(s) Unit A : needs cleaning, servicing*(2) ☐ Fireplace(s)
☐ Fireplace(s)
☒ **Gas was operational*** ☐ Gas at fireplace
☐ Gas at fireplace ☐ Gas at fireplace
☐ Fans/blowers at fireplace ☐ Remove or block damper open if gas log is used*

Comments: .

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

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Page 13 INTERIOR Continued

Report # : 261105KCG01

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53 Interior Features ☐ N/A

☐ **Ceiling fan(s) operational** ☐ Fan (s)

☒ **Interior stairs appear serviceable** ☐ Uneven ☐ Stairway is
☒ **Stair handrails appear serviceable** ☐ Railing is ☐ Openings in rails too wide* (5)
☐ **Wet bar faucet appears serviceable** ☐ Faucet is not operational (2) ☐ Faucet leaks (2) ☐ Cold water only
☐ **Counter appears serviceable** ☐ Damage to ☐ Deterioration to
☐ **Plumbing under sink serviceable** ☐ Leaks (2) ☐ Improper piping ☐ Icemaker not on
Items installed but not inspected: ☐ Central vacuum ☒ Security system ☐ Intercom ☐ N/A

Comments:

54 Smoke Detector ☐ N/A

Locations: **A: Hallways** **B: Bed 1,2,3** **C: Master** **D:**

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

Comments: CO detectors are required at appropriate locations, and are installed at the hallways.*
Recommend upgrading the smoke detectors every 10 years.*(5)

55 Laundry ☐ N/A

☐ **Garage** ☐ **Basement** ☒ **Service Area** ☐ **Other**

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

Comments: Rec. to clean dryer vent pipe yearly.*(2) Dryer vent flap missing at wall vent for the dryer vent pipe.*(2)

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

56 Attic ☐ N/A

☐ **Full** ☒ **Partial** **Roof Frame:** ☐ **Truss** ☒ **Rafter Framing** **2 X 4**
Ceiling Frame: ☐ **Truss** ☒ **Joist Framing** **2 X 4**

How Inspected: ☒ Entered ☐ Access **Location** ☐ Inspection limited to view from access*

☐ **Appears serviceable** ☐ Not Functional* ☐ Unsafe* ☐ Worn* ☐ Near end of lifespan* ☒ Not fully visible*
☐ No stains visible ☐ Small stains* ☐ Moderate stains (2) ☐ Major stains (2) ☒ Unable to determine leakage*
☐ Sagging framing (1)(2) ☐ Broken framing (1)(2) ☐ Truss(es) ☐ Framing appears undersized* (1)
☒ **Vents provided** ☐ None* ☐ Blocked* ☐ Minimal* ☐ Poor ventilation* ☐ Missing wind resistant straps(2)
☐ Power ventilator operational ☐ N/A ☐ Not inspected* ☐ Not operational* ☐ Screens
☒ **Insulation Type:** Batts* ☐ No insulation* ☒ Poor coverage* ☒ Compressed* ☐ Wrong side up*
Approximate depth: 5 inches ☐ Insulation covers
☐ Air/vapor retarder ☐ N/A ☐ Installed ☐ Vent pipe

Comments: Attic insulation needs upgrading and is missing at areas.*(2) Attic fan does operate.* Ducting disconnected in attic.*(2) 2 X 6 joist in attic need repair.*(2)

Ventilation ☐ N/A

☒ **Appears serviceable at: bath A***

☒ Exhaust fan recommended*(2)(5): laundry & Bath B.* ☐ Exhaust fan

Comments: Exhaust fan is noisy at bath C.*(2)

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

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Page 14 GARAGE

Report # : 261105KCG01

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

GARAGE / CARPORT: ☐ N/A ☒ **Attached** ☐ **Detached** ☐ **Carport** ☐ **Other**

57 Floor ☐ N/A

☒ **Appears serviceable** ☐ Damage* ☐ Deterioration* ☐ Defects*

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

Comments: .Peeling paint at floor.*(2)

58 Firewall / Ceiling ☐ N/A

☐ Not fully visible* ☐ Does not appear fire rated (4) ☐ N/A

☐ **Appears serviceable** ☒ Moisture stains* ☐ Damage* ☒ Rec. fire-rated caulking for footing to wall*(2)(5)
☐ Framing: ☐ Exterior: ☐ Holes* ☐ Damage* ☐ Missing wall covering*

Comments: Mud & tape at fire wall needs repair.*(2)(4) Broken 2 X 4 at rafter.* (2)

59 Ventilation ☐ N/A

☒ **Appears serviceable** ☐ Blocked* ☐ None*
☐ Screens ☐ Window

Comments: .

60 Door To Interior ☐ N/A

☒ **Solid** ☐ **Rated Door** ☐ **Hollow Core (Non-Fire Resistive)***

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

Comments: .

61 Exterior Door ☒ N/A

☐ **Appears serviceable** ☐ Damaged* ☐ Delaminated* ☐ Needs adjustment*
☐ Lock inoperative* ☐ Door jamb* ☐ Damaged door jamb* ☐ Door threshold* ☐ Damaged*
☐ Not inspected* ☐ Locked* ☐ Blocked* ☐ Rubs jamb*

Comments: .

62 Vehicle Door(s) ☐ N/A

☒ **Roll Up** ☐ **Tilt-Up** ☐ **Sliding** ☐ **N/A**

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

Comments: Worn areas at interior of garage door.*(2) Rec. to lubricate & service the garage door & hardware yearly.*(2)

63 Automatic Opener ☐ N/A

☐ Non-operational* ☐ Opener / auto-reverse was not tested*

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

Comments: Sensors are installed to high at track.*(2) Rec. to lubricate & service the opener & hardware yearly.*(2)

64 Electrical ☐ N/A

☐ **Appears serviceable** ☐ Damage / deterioration / defects* ☒ Not fully visible*

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

Comments: Rec. a Gfci outlet at the garage wall.*(5) Garage wall light needs repair.*(2)

65 Comments ☐ N/A

☒ Moisture stains on garage ceiling* ☒ Moisture stains on garage wall*

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

Comments: Rec. to secure attic storage better.*(2) Rec. to remove copper 1/2' drain line at garage floor that goes to drain at back of kitchen if not in use.*(2)

Notice: Determining the rating of fire walls is beyond the scope of this inspection

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Page 15 KITCHEN

Report # : 261105KCG01

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

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

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

67 Kitchen (general) ☐ N/A **Counters:** ☐ **Tile** ☐ **Laminate** ☒ **Quartz.*** ☒ Not fully visible*

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

Comments: Cabinets have moderate wear*; rec. adj., repair as needed.*(2)

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

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

Comments: .

69 Range / Cooktop ☐ N/A **# of ovens: 2** ☒ **Gas** ☒ **Electric** ☒ **Combination** ☒ **Electric Ignition**

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

Comments: Oven door gaskets burnt and damaged.*(2) Kitchen vent hood is not provided in the kitchen above the cook top.*(2)

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

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

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

Comments: Missing wheel at bottom tray.*(2) Door hinges need repair.*(2)

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

71 Special Features ☐ N/A ☒ Special features not inspected*

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

Comments: .

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

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Page 16 BATHROOMS

Report # : 261105KCG01

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

LOCATION: Bath A Laundry Bath **B** Master Bath **C** Upstairs hall Bath **D** **E**

72 Toilet ☐ N/A

Appears serviceable ☒ A ☐ B ☒ C ☐ D ☐ E

Toilet loose at floor*	☐	A	☐	B	☐	C	☐	D	☐	E	Loose toilet tank*	☐	A	☐	B	☐	C	☐	D	☐	E
Recommend new wax seal (2)	☐	A	☐	B	☐	C	☐	D	☐	E	Rust at tank/tank bolts*(2)	☐	A	☐	B	☐	C	☐	D	☐	E
Water runs continually in tank*	☐	A	☐	B	☐	C	☐	D	☐	E	Water level is too high at	☐	A	☐	B	☐	C	☐	D	☐	E
Does not flush properly*	☐	A	☐	B	☐	C	☐	D	☐	E	Moisture around toilet (2)	☐	A	☐	B	☐	C	☐	D	☐	E

Comments: Toilet tank not level at bath B.*(2) Rec. to upgrade toilet tank parts as needed.*(2) chipped plastic at flush button at C.*(2)

73 Sink ☐ N/A

Appears serviceable ☒ A ☒ B ☒ C ☐ D ☐ E ☐ Hot & cold water reversed*(4)

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

Comments:

74 Vent / Heat ☐ N/A

Appears serviceable ☐ A ☒ B ☒ C ☐ D ☐ E

Comments:

75 Bathtub ☐ N/A

Appears serviceable ☐ A ☒ B ☒ C ☐ D ☐ E

Chips/damage at fiberglass*(2)	☐	A	☐	B	☐	C	☐	D	☐	E	Not applicable to this bathroom	☒	A	☒	B	☐	C	☐	D	☐	E
Faucet appears serviceable	☐	A	☒	B	☒	C	☐	D	☐	E	Whirlpool not functional (2)	☐	A	☐	B	☐	C	☐	D	☐	E
Tub diverter needs repair*(2)	☐	A	☐	B	☐	C	☐	D	☐	E											
Handles leak*(2)	☐	A	☐	B	☐	C	☐	D	☐	E	Whirlpool not tested(2)	☐	A	☐	B	☐	C	☐	D	☐	E
Drain appears serviceable	☐	A	☒	B	☒	C	☐	D	☐	E	Drain stopper missing*	☐	A	☐	B	☒	C	☐	D	☐	E
Slow draining at bathtub*	☐	A	☐	B	☐	C	☐	D	☐	E	Caulking needed tub to wall*	☐	A	☐	B	☒	C	☐	D	☐	E

Comments: Difficult to operate diverter at bath C.* Tub handle loose at bath C.*(2) Rec. to caulk tub and shower fixtures.*

76 Shower ☐ N/A

Appears serviceable ☐ A ☒ B ☒ C ☐ D ☐ E

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

Comments:

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

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Page 17 POOL / SPA & EQUIPMENT

Report # : 261105KCG01

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

77 Pool / Spa Type

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

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

78 Heater

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

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

Comments: Found top cover loose & rust at top and bottom of unit.*(2) Heater not responding.*(2) Body ground missing.*(2)

79 Water Filter

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

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

Comments: Rec. to open filter and check grid filters in unit.*(2) Rec. to clean filter as needed.*(2)

80 Pumps

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

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

Comments: Missing pool drain cover.*(2)(4)

81 Blowers

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

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

Comments: Found evidence of settling at left side of pool,rec. to have pool pipes checked for leaks.*(2) Chipped plaster.*(2)

82 Electrical

☐ N/A **Breaker Location:** ☒ **Main Panel** ☐ **At Equipment**
Wiring: ☒ Liquid Tite Flex ☒ Rigid Conduit ☐ NM Cable (Romex) (2)

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

Comments: Found 2 wires at 1 breaker at pool panel.*(2)(4)

83 General

☐ N/A **Fencing Enclosing Pool/Spa:** ☒ **Yes** ☐ **No* (Caution) (5)**
Self-closing/latching Gate: ☒ **Yes** ☐ **No* (Caution) (5)** ☐ **Inoperative* (5)**

☐ **Coping appears serviceable** ☐ Lifting* ☒ Settling* ☐ Cracked* ☐ Missing* ☒ Caulking needs repair.*(2)
☐ **Surrounding deck/concrete appears serviceable** ☒ Common cracks ☐ Major cracks (1)
☐ Diving board/slide is not part of this inspection* ☐ Damaged
☒ Pool water fill valve installed,but leaks.(2) ☐ Spa water fill valve
☐ Pool is cloudy/bottom not visible (2) ☐ Gutters

Comments: Rec. that all fences, gates and doors meet current safety standards and city codes for pools/spas.*(2)(4)(5)

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