



SNL-052324-03

Property Address: 6934 Lofty Grove Drive
Rancho Palos Verdes, CA 90275



RESIDENTIAL

COMMERCIAL

INDUSTRIAL

Senel Inspection

1025 W. Arrow Hwy., Glendora, CA 91740

Phone: (800) 339-6988

Fax: (626) 332-732

www.senel.net

Email: senel@senel.net



Certification

We certify that the content of this property inspection report is true and correct to the best of our knowledge and belief and that it has been done in good faith and that this inspection has been conducted by an experienced inspector.



Inspector: Bob Senel

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Managed by Senel

**1025 W. Arrow Hwy.
Glendora, CA 91740
Phone: (800) 339-6988
Fax: (626) 332-7321
Website: www.senel.net**

Dear Customer,

Congratulations on your home purchase and thank you for selecting *Senel Inspection*.

When we inspect your future home, we must report to you exactly what we see and find. Because of the age, design, and location of the home, we might find some hair cracks in driveways or walls. We may hear squeaking on raised or second story floors or see paint peeling off walls, cracks on tiles, chipped bathtubs, or some cracks over windows and doors. These problems are cosmetic and normal conditions. Therefore, our recommendation to you is that “no home” is perfect until you make it perfect for your satisfaction.

This report represents our inspection company’s professional opinion of the condition of inspected elements of the property as determined during a limited-time inspection. This inspection was performed, where applicable, in a manner consistent with standards of the home inspection industry, Terms and Condition of the Inspection Order Agreement, and limitations noted in the Inspection Guideline Section. Information contained herein was prepared exclusively for the named client and their authorized representative.

While due care was exercised in the performance of the indicated services, the Company neither makes representation nor guarantees with respect to latent deficiencies or future conditions as part of the inspection or this report. This report, including any attachments, should be reviewed in its entirety. Any questions about the inspection or report should be resolved prior to title transfer.

This inspection report was prepared in a format requested by the named client. Accordingly, the report may not cover all potential areas of concern a third party may have. This report is transferable only with the consent of the named client and such transfer does not imply any warranty or guarantee regarding the report by the inspection firm.

If you have any questions regarding this report please feel free to call our Customer Service Department at (800) 339-6988.

Thank you again for choosing *Senel Inspection*.

Limited Warranty

- ***Senel Inspection Report** is a written communication describing the condition of the property inspected. Its purpose is to indicate the existing condition of the property.
- ***Senel Property Inspection Report** is not a “check-off” of items that the owner or seller must repair.
- ***Senel Property Inspection Report** warrants that this inspection report is an unbiased visual inspection of the property and communicates a written report of the then existing conditions on the property at the time of the inspection.
- *During the inspection our inspectors **DO NOT** take apart equipment, structures, apply stress and/or perform destructive testing or move furniture and equipments to view areas. Any areas, which are visually hidden or not readily accessible, are **NOT** covered under this report.
- *Additionally, this report **DOES NOT INCLUDE** and is **NOT** a substitute for Real Estate Transfer Disclosure Statement form TDS-14 California Civil Code section 1102.

This report DOES NOT cover the following items:

1. WE DO NOT evaluate as to whether there are any city, county, or state code violations on the property.
2. WE DO NOT evaluate the slopes, grading or credibility of any retainer walls or drainage on the property.
3. WE DO NOT perform termite inspection.
4. WE DO NOT test security devices.
5. WE DO NOT evaluate the presence or extent of insulation and vapor barriers in exterior walls and soffits.
6. WE DO NOT enter crawl areas where headroom is less than 3 feet, or where other adverse conditions exist.
7. WE DO NOT walk on the roof where it could damage the roof materials or be unsafe for the inspector.
8. WE DO NOT enter attic spaces that are not readily accessible nor where headroom above the access panel is less than 3 feet high.
9. WE DO NOT test underground drainage pipes or internal rain gutters and downspout systems.
10. WE DO NOT operate any main, branch or fixture valves that are turned off.
11. WE DO NOT inspect any plumbing components that are not visible or readily accessible.
12. WE DO NOT inspect water quality, water conditioning equipment, and solar water heating systems.
13. WE DO NOT evaluate the ability of the systems to comply with the current codes.
14. WE DO NOT neither inspect nor activate fire sprinkler systems.
15. WE DO NOT neither activate nor operate any system that has been shut down.
16. WE DO NOT evaluate the mounting of any kitchen cabinets.
17. WE DO NOT neither do repairs nor give estimates.
18. WE DO NOT inspect septic tanks.
19. WE DO NOT inspect or test electronic thermostats.
20. WE DO NOT turn on or off pool valves.
21. WE DO NOT guarantee any appliances and pool equipments.
22. WE DO NOT determine or test for leaks in the roof.
23. WE DO NOT check for fireboxes.
24. WE DO NOT inspect for asbestos that can only be performed by laboratory testing.
25. WE DO NOT inspect storm windows and doors.
26. WE DO NOT inspect any gas existence in subject property like Radon, Carbon-monoxide, dioxide, methane, hydrogen-sulfide, exhaust gases, etc. and leakages of gas operated equipment and installation.
27. WE DO NOT inspect for mold.

This report is valid only for a period of thirty (30) days from the date of the inspection.

We recommend that you consult your attorney or broker regarding the terms not covered by this report and the legal effects of this visual inspection report. *Senel Inspection*, is not responsible for any damage done in the attic or underhouse including air ducts if a termite inspection is made to the property after the finished inspection. Re-inspection will be necessary if property tented due to termite related reasons after *Senel* inspections.

Note: If your report is missing any of the numbered pages, possible that your property does not have the item that was covered on it.

Buyer's name		Deliver Online copies	Order Date	5/23/2024	OFFICE PICK-UP COPIES <u>0</u>
Address			Ordered By	Crystal	
City, State, Zip			Order Taker	Naomi	
Phone / Email			Inspector	Bob Senel	Request: <input type="checkbox"/>
Buyer's agent	Crystal Chen	Deliver Online copies	Data Entry	Naomi	
Company	Remax 2000		Bill To		Deliver Online copies
Address	17843 Colima Road		Address		
City, State, Zip	City Of Industry, CA 91714		City, State, Zip		
Phone and ext.	(626)964-8999		Escrow #		
2 nd Phone	(626)715-5797		Escrow Officer		
Cell Or Pager	(310)779-6068		Phone		
Fax / Email	jing0828@hotmail.com		Fax / Email		
SUBJECT PROPERTY			Listing Agent		Deliver Online copies
Area	1,684	Sq. Ft.	Office		
Cross Streets Or TG Map #			Address		
Address	6934 Lofty Grove Drive		City, State, Zip		
City, State, Zip	Rancho Palos Verdes, CA 90275		Phone and ext.		
Owner			Cell / Pager		
Phone / Email			Fax / Email		
INSPECTION: TIME <u>2:00 PM</u> DATE <u>5/25/2024</u>			Payment C.O.D. <input type="checkbox"/> ON INSPECTION <input checked="" type="checkbox"/>		
ADDITIONAL INFO	Vacant <input checked="" type="checkbox"/> Occupied <input type="checkbox"/> Electric: On <input checked="" type="checkbox"/> Off <input type="checkbox"/> Gas: On <input checked="" type="checkbox"/> Off <input type="checkbox"/> Water: On <input checked="" type="checkbox"/> Off <input type="checkbox"/>		INSPECTION PRICE	\$510.00	
			ESCROW PRICE		
			OTHER +/-	-\$30.00	
	Disclosure Statement: Available <input type="checkbox"/> Not Available <input checked="" type="checkbox"/>		TOTAL PRICE	\$480.00	
			Payment Information:	Paid with Zelle.	

Inspection scheduling notes:

Note: This inspection report is not valid without signed inspection agreement and full payment.



Exterior	Operational	Not operational	General Definitions:	
			Average or Operational: In working condition; able to operate or function for its intended use. Fair: Service recommended. Poor: Service required. Not operational: Not in working condition; not able to operate or function for its intended use.	
Main Door/Lock	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Weather-stripping <input checked="" type="checkbox"/> None <input type="checkbox"/> , installation advisable.	
Light Fixture/Bulb	<input checked="" type="checkbox"/>	<input type="checkbox"/>	None <input type="checkbox"/> , installation advisable.	
Bell Button/Chime	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Service advisable.	
General Appearance	Average	Fair	Poor	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Walkways	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Cracks, trip hazard at entry.
Driveway	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Asphalt <input type="checkbox"/> Concrete <input checked="" type="checkbox"/> Cracks noted.
Fence/Block Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Damaged, dry rotted wood fence, replacement advisable.
Screen(s)/ Window(s) *	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Dry rot in window sills.
Patio/Awning	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Cracked and separated from house slab, service advisable.
Walls	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Cracks in stucco at foundation line.
Eaves	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Consultation advisable with a licensed termite inspector in regards to dry rot, fungus, open joints and other termite related items before the close of escrow.
Fascia/Soffits	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Consultation advisable with a licensed termite inspector in regards to dry rot, fungus, open joints and other termite related items before the close of escrow.
Balcony/Deck	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	None.
R.V. Parking System	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Parking Only <input type="checkbox"/> Hookups <input type="checkbox"/> None.
Exterior B.B.Q.	Present <input type="checkbox"/>	None <input checked="" type="checkbox"/>	Gas ** <input type="checkbox"/>	Gas hookups only <input type="checkbox"/> Not operational <input type="checkbox"/> , service advisable.
Remarks:				

* Only a representative number of accessible windows were checked for operation during the inspection. As thermo-pane windows lose their vacuum, moisture may appear and then disappear depending on the interior and exterior temperatures, barometric pressures, and humidity levels; therefore, windows are listed as observed at the time of the inspection only and no warranty is implied.

** Please call and have the Gas Company check for gas leakage and/or other gas-related problems.

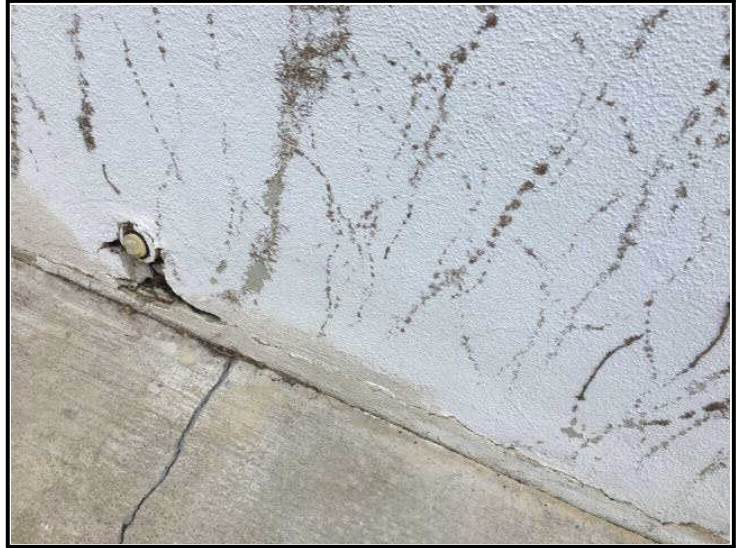
Please Note:

1. Malibu lights and intercoms will not be inspected.
2. If the property is furnished and occupied at the time of our inspection, then the inaccessible portion of the inspection is not considered and is, therefore, not included in this report.

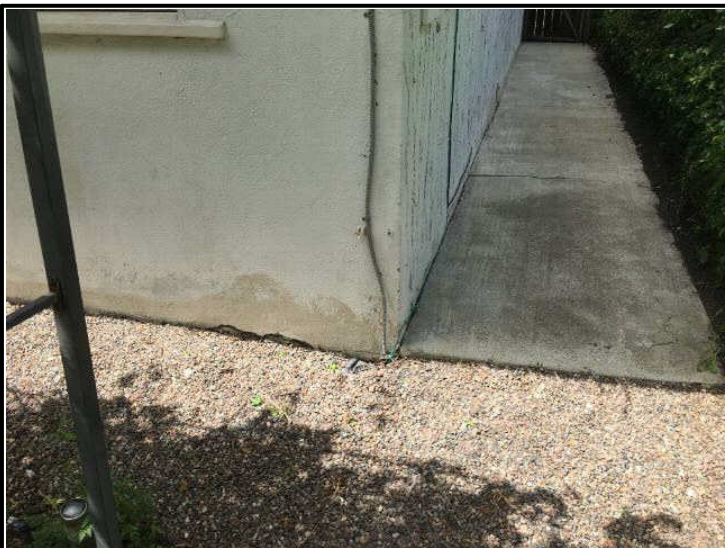
Exterior



View of stucco cracks.



View of stucco cracks at foundation line.



View of stucco cracks at foundation line.



View of stucco cracks at foundation line.

Exterior



View of cracked patio slab.



View of separation at patio slab from house.

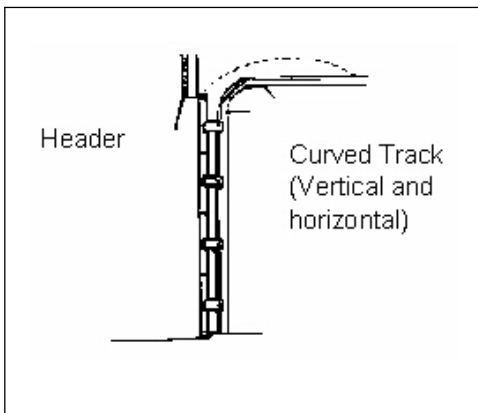


View of rear yard.



View of damaged, dry rotted wood fence.

Garage	Operational	Not Operational	Remarks:	
	<input type="checkbox"/>	<input type="checkbox"/>	Type of Garage: Attached <input checked="" type="checkbox"/> Detached <input type="checkbox"/> Carport <input type="checkbox"/> Fire sprinkler system: Present <input type="checkbox"/> Not present <input checked="" type="checkbox"/>	
Overhead Door(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	See note 1 See note 2	
Door Opener(s) *	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Missing covers, service advisable. Safety Stop: Operational <input checked="" type="checkbox"/> Poor <input type="checkbox"/> None <input type="checkbox"/>	
Outlets/Switches	<input checked="" type="checkbox"/>	<input type="checkbox"/>	GFCI missing, installation advisable. G.F.C.I.: Operational <input type="checkbox"/> Poor <input type="checkbox"/> None <input checked="" type="checkbox"/>	
Wiring	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Please note extension cords cannot be used as any part of wiring.	
Light Fixture/Bulb	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Access Door	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Weatherized, water damage, replacement advisable.	
Fire Door	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Not fire rated, service advisable.	
Window(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Windows on access door.	
Central Vacuum	<input type="checkbox"/>	<input type="checkbox"/>	None.	
Fire Wall	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Repairs advisable.	
Walls	Average	Fair	Poor	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Drywall/Paint.
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Open frame. Crack wood noted, service advisable.
Ceiling	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Gas Line **	Present <input type="checkbox"/> Not present <input checked="" type="checkbox"/>			
Slab	Concrete <input checked="" type="checkbox"/> Cracks noted <input checked="" type="checkbox"/> Service advisable <input type="checkbox"/>		Slab and foundation cracks noted.	
Garage used for	Garage <input checked="" type="checkbox"/> Living space <input type="checkbox"/> Other:			
	Storage <input checked="" type="checkbox"/> Workshop <input checked="" type="checkbox"/>			
Ventilation	Screen/Grills <input type="checkbox"/>		Remarks:	
	None, installation advisable. <input checked="" type="checkbox"/>			

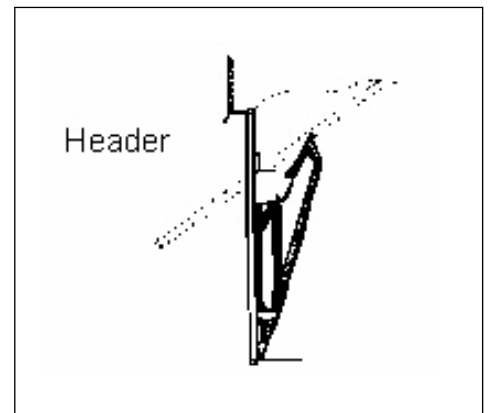


Sectional garage door

* Remote controls are not inspected.
 ** See Gas Service page for more details.

Please Note:

1. We do not test overhead garage door openers for a "safety return" feature because damage to the opener could result from such testing. We do "safety stop" test, if your door closer is equipped that way.
2. When replacing broken overhead door springs, it is advisable to replace all of the springs at the same time.



One-piece garage door

Garage



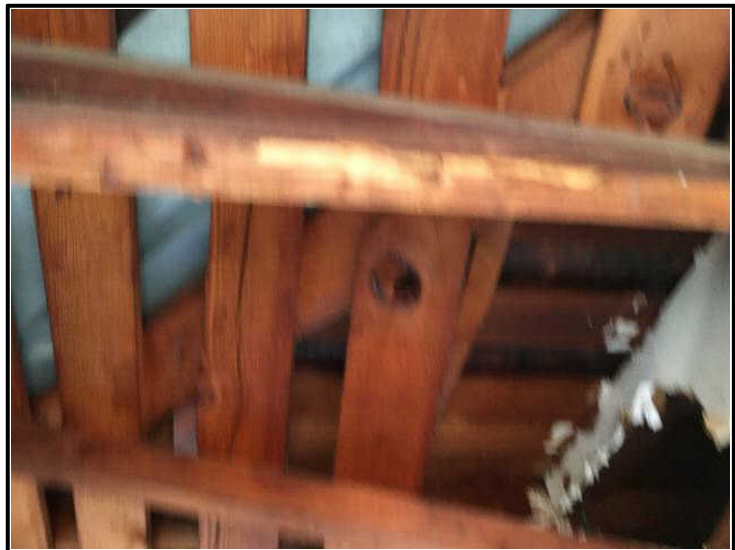
View of garage.



View of garage.



View of garage.



View of cracked wood at ceiling.

Garage



View of repairs advisable at fire wall.



View of weatherized, water damaged access door.

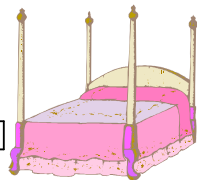


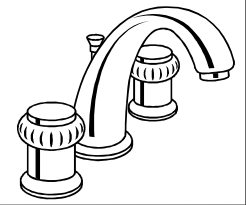
View of cracks at perimeter of foundation.



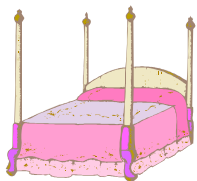
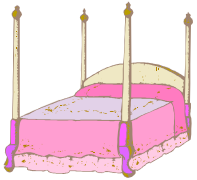
View of cracks at slab.

Entry Hall	Operational	Not operational	Remarks: Smoke Detector: Present <input type="checkbox"/> Not Present <input checked="" type="checkbox"/> Service Advisable <input type="checkbox"/> Fire sprinkler system: Present <input type="checkbox"/> Not Present <input checked="" type="checkbox"/>		
Switches & Outlets	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
Light Fixture/Bulb	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
Door	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Service advisable.		
Window(s)	<input type="checkbox"/>	<input type="checkbox"/>	Present, but not accessible <input type="checkbox"/> None <input checked="" type="checkbox"/>		
	Average	Fair	Poor		
Walls/Ceiling	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Hand Railings	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	None.	
Stairs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	None.	
Floor	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Carpet <input type="checkbox"/> Hardwood <input type="checkbox"/> Marble/Ceramic Tiles <input type="checkbox"/> Other:	
Heating (Register)	Not present <input checked="" type="checkbox"/>		Location: Wall <input type="checkbox"/> Ceiling <input type="checkbox"/> Floor <input type="checkbox"/>		Service advisable <input type="checkbox"/> (check page #32)
Hallway	Operational	Not operational	Remarks: Carbon Monoxide Detector: Present <input type="checkbox"/> Installation advisable <input checked="" type="checkbox"/> Smoke Detector: Present <input type="checkbox"/> Installation advisable <input checked="" type="checkbox"/> Service Advisable <input type="checkbox"/> Fire sprinkler system: Present <input type="checkbox"/> Not Present <input checked="" type="checkbox"/>		
Switches & Outlets	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
Light Fixture/Bulb	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
Door	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Bedroom and Bathroom.		
Window(s)	<input type="checkbox"/>	<input type="checkbox"/>	Present, but not accessible <input type="checkbox"/> None <input checked="" type="checkbox"/>		
	Average	Fair	Poor		
Walls/Ceiling	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Floor	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Carpet <input type="checkbox"/> Hardwood <input type="checkbox"/> Marble/Ceramic Tiles <input type="checkbox"/> Other:	
Heating (Register)	Not present <input checked="" type="checkbox"/>		Location: Wall <input type="checkbox"/> Ceiling <input type="checkbox"/> Floor <input type="checkbox"/>		Service advisable <input type="checkbox"/> (check page #32)

Master Bedroom	Operational	Not operational	Remarks:	
				Smoke Detector: Present <input type="checkbox"/> Installation advisable <input checked="" type="checkbox"/> Service Advisable <input type="checkbox"/> Fire sprinkler system: Present <input type="checkbox"/> Not Present <input checked="" type="checkbox"/> 
Switches	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Outlets	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Light Fixture/Bulb	<input checked="" type="checkbox"/>	<input type="checkbox"/>	None <input type="checkbox"/> ½ Hot Receptacle <input type="checkbox"/>	
Door	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Window(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Present but not accessible <input type="checkbox"/> None <input type="checkbox"/>	
	Average	Fair	Poor	
Walls	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Ceiling	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Trim	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Closet	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Drywall has no taping. Walk-in <input type="checkbox"/>
Floor	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Carpet <input checked="" type="checkbox"/> Hardwood <input type="checkbox"/> Marble/Ceramic Tiles <input type="checkbox"/> Other:
Heating (Register)	Not present <input type="checkbox"/>		Location:	Service advisable <input type="checkbox"/> (check page #32)
			Wall <input checked="" type="checkbox"/> Ceiling <input type="checkbox"/> Floor <input type="checkbox"/>	
Powder Room	Present <input type="checkbox"/> Not Present <input checked="" type="checkbox"/>			
Fireplace	Present <input type="checkbox"/> Not Present <input checked="" type="checkbox"/>			



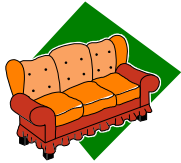
Master Bathroom	Operational	Not operational	Remarks:		
Switches & Light Fixture/Bulb	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
Outlets	<input checked="" type="checkbox"/>	<input type="checkbox"/>	G.F.C.I.: Operational <input checked="" type="checkbox"/> Poor <input type="checkbox"/> None <input type="checkbox"/>		
Door	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
Exhaust Fan	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
Window(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Present, but not accessible <input type="checkbox"/> None <input type="checkbox"/> Not properly sliding, mold like growth noted, service advisable.		
Toilet	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
Tub Faucet	<input type="checkbox"/>	<input type="checkbox"/>	None.		
Shower Faucet	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
Sink Faucet	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
	Average	Fair	Poor		
Walls	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Wall paper not recommended in wet areas.	
Ceiling	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Trim	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Shower Enclosure	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Traps & Drains	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Tub	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	None.	
Countertop/Sink	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Cabinets	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Floor	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Carpet <input type="checkbox"/> Marble/Ceramic Tiles <input checked="" type="checkbox"/> Vinyl Tiles/Sheet <input type="checkbox"/> Other:	
Heating (Register)	Not present <input checked="" type="checkbox"/>		Location: Wall <input type="checkbox"/> Ceiling <input type="checkbox"/> Floor <input type="checkbox"/>		Service advisable <input type="checkbox"/> (check page #32)
Spa Tub/Bidet	Present <input type="checkbox"/> Not present <input checked="" type="checkbox"/>				

Bedroom #1	Operational	Not operational	Remarks: Location: Front corner.		
			Smoke Detector: Present <input type="checkbox"/> Installation advisable <input checked="" type="checkbox"/> Service Advisable <input type="checkbox"/> Fire sprinkler system: Present <input type="checkbox"/> Not Present <input checked="" type="checkbox"/>		
Switches & Outlets	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
Light Fixture/Bulb	<input checked="" type="checkbox"/>	<input type="checkbox"/>	None <input type="checkbox"/> ½ Hot Receptacle <input type="checkbox"/>		
Doors	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
Window(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Present, but not accessible <input type="checkbox"/> None <input type="checkbox"/>		
Walls/Ceiling	Average	Fair	Poor		
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Closet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Walk-in <input type="checkbox"/>	
Floor	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Carpet <input checked="" type="checkbox"/> Hardwood <input type="checkbox"/> Marble/Ceramic Tiles <input type="checkbox"/> Other:	
Heating (Register)	Not present <input type="checkbox"/>		Location: Wall <input checked="" type="checkbox"/> Ceiling <input type="checkbox"/> Floor <input type="checkbox"/>		Service advisable <input type="checkbox"/> (check page #32)
Bedroom #2	Operational	Not operational	Remarks: Location: Next to entry.		
			Smoke Detector: Present <input type="checkbox"/> Installation advisable <input checked="" type="checkbox"/> Service Advisable <input type="checkbox"/> Fire sprinkler system: Present <input type="checkbox"/> Not Present <input checked="" type="checkbox"/>		
Switches & Outlets	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
Light Fixture/Bulb	<input checked="" type="checkbox"/>	<input type="checkbox"/>	None <input type="checkbox"/> ½ Hot Receptacle <input type="checkbox"/>		
Doors	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
Window(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Present, but not accessible <input type="checkbox"/> None <input type="checkbox"/>		
Walls/Ceiling	Average	Fair	Poor		
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Cracks in ceiling.	
Closet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Mirror doors. Walk-in <input type="checkbox"/>	
Floor	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Carpet <input checked="" type="checkbox"/> Hardwood <input type="checkbox"/> Marble/Ceramic Tiles <input type="checkbox"/> Other:	
Heating (Register)	Not Present <input type="checkbox"/>		Location: Wall <input checked="" type="checkbox"/> Ceiling <input type="checkbox"/> Floor <input type="checkbox"/>		Service advisable <input type="checkbox"/> (check page #32)

Bathroom #1	Operational	Not operational	Remarks:	
			Location: Hallway.	
Switches	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Outlets	<input checked="" type="checkbox"/>	<input type="checkbox"/>	G.F.C.I.: Operational <input checked="" type="checkbox"/> Poor <input type="checkbox"/> None <input type="checkbox"/>	
Light Fixture/Bulb	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Doors	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Exhaust Fan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Cleaning advisable.	
Window(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Present, but not accessible <input type="checkbox"/> None <input type="checkbox"/> Difficult to operate, service advisable.	
Toilet	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Tub Faucet	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Advisable to re-install and seal diverter flange.	
Shower Faucet	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Sink Faucet	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
	Average	Fair	Poor	
Walls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Ceiling	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Trim	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Shower Enclosure	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Tile/Glass door.
Traps & Drains	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Missing trap in tub, service advisable.
Tub	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Advisable to seal spout.
Countertop/Sink	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Cabinets	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Floor	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Carpet <input type="checkbox"/> Marble/Ceramic Tiles <input checked="" type="checkbox"/> Vinyl Tiles/Sheet <input type="checkbox"/> Other:
Heating (Register)	Not present <input checked="" type="checkbox"/>		Location: Wall <input type="checkbox"/> Ceiling <input type="checkbox"/> Floor <input type="checkbox"/>	Service advisable <input type="checkbox"/> (check page #32)



Living Room	Operational	Not operational	Remarks: Smoke Detector: Present <input type="checkbox"/> Not Present <input checked="" type="checkbox"/> Service Advisable <input type="checkbox"/> Fire sprinkler system: Present <input type="checkbox"/> Not Present <input checked="" type="checkbox"/>	
Switches & Outlets	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Light Fixture/Bulb	<input checked="" type="checkbox"/>	<input type="checkbox"/>	None <input type="checkbox"/> ½ Hot Receptacle <input type="checkbox"/>	
Doors	<input type="checkbox"/>	<input type="checkbox"/>	None.	
Window(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Present, but not accessible <input type="checkbox"/> None <input type="checkbox"/> Safety glass not used, service advisable.	
Walls/Ceiling	Average <input type="checkbox"/>	Fair <input checked="" type="checkbox"/>	Poor <input type="checkbox"/>	Improper patches.
Trim	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Floor	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Carpet <input checked="" type="checkbox"/> Hardwood <input type="checkbox"/> Marble/Ceramic Tiles <input type="checkbox"/> Other:
Heating (Register)	Not present <input type="checkbox"/>		Location: Wall <input checked="" type="checkbox"/> Ceiling <input type="checkbox"/> Floor <input type="checkbox"/>	Service advisable <input type="checkbox"/> (check page #32)
Fireplace	Present <input checked="" type="checkbox"/>		Not present <input type="checkbox"/>	
Dining Room/Area	Operational	Not operational	Remarks: Smoke Detector: Present <input type="checkbox"/> Not Present <input checked="" type="checkbox"/> Service Advisable <input type="checkbox"/> Fire sprinkler system: Present <input type="checkbox"/> Not Present <input checked="" type="checkbox"/>	
Switches & Outlets	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Light Fixture/Bulb	<input checked="" type="checkbox"/>	<input type="checkbox"/>	None <input type="checkbox"/> ½ Hot Receptacle <input type="checkbox"/>	
Doors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Slider door to patio.	
Window(s)	<input type="checkbox"/>	<input type="checkbox"/>	Present, but not accessible <input type="checkbox"/> None <input checked="" type="checkbox"/>	
Walls/Ceiling	Average <input checked="" type="checkbox"/>	Fair <input type="checkbox"/>	Poor <input type="checkbox"/>	
Trim	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Missing baseboards.
Floor	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Carpet <input checked="" type="checkbox"/> Hardwood <input type="checkbox"/> Marble/Ceramic Tiles <input type="checkbox"/> Other:
Heating (Register)	Not present <input type="checkbox"/>		Location: Wall <input checked="" type="checkbox"/> Ceiling <input type="checkbox"/> Floor <input type="checkbox"/>	Service advisable <input type="checkbox"/> (check page #32)
Fireplace	Present <input type="checkbox"/>		Not present <input checked="" type="checkbox"/>	





Kitchen	Operational	Not operational	Remarks:	
			Smoke Detector: Present <input type="checkbox"/> Not Present <input checked="" type="checkbox"/> Service Advisable <input type="checkbox"/> Fire sprinkler system: Present <input type="checkbox"/> Not Present <input checked="" type="checkbox"/>	
Switches & Outlets	<input type="checkbox"/>	<input checked="" type="checkbox"/>	GFCI missing, installation advisable. G.F.C.I.: Operational <input type="checkbox"/> Poor <input type="checkbox"/> None <input checked="" type="checkbox"/>	
Light Fixture/Bulb	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Doors	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Drain	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Garbage Disposal	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Dishwasher	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Service advisable. Air gap missing <input type="checkbox"/> , installation advisable.	
Stove/Oven	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Electric/Gas. Older unit. Portable ** <input type="checkbox"/>	
Hood/Vent Line	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Corrugated * <input type="checkbox"/> Rigid <input checked="" type="checkbox"/> Advisable to clean oil. Vented <input checked="" type="checkbox"/> Filtered <input checked="" type="checkbox"/>	
Trash Compactor	<input type="checkbox"/>	<input type="checkbox"/>	None.	
Microwave	<input type="checkbox"/>	<input type="checkbox"/>	None. Portable ** <input type="checkbox"/>	
Sink Faucet	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Window(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Present, but not accessible <input type="checkbox"/> Bay Window <input type="checkbox"/>	
	Average	Fair	Poor	
Walls	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Cracks in drywall.
Ceiling	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Trim/Molding	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Cabinets	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Countertop/Sink	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Breakfast Nook	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Not Present <input checked="" type="checkbox"/> Pantry <input type="checkbox"/>
Floor	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Vinyl Tiles/Sheet <input type="checkbox"/> Hardwood <input type="checkbox"/> Marble/Ceramic Tiles <input checked="" type="checkbox"/> Other: _____
Water Filter	Present <input type="checkbox"/> Not Present <input checked="" type="checkbox"/>		Hot Water Dispenser <input type="checkbox"/>	

For your information only: * Light gauge corrugated vent lines are known to be a fire hazard. ** Portable appliances are not inspected.

Kitchen



View of kitchen.



View of stove hood. Oil cleaning advisable.



View of kitchen.



View of sink.

Foundation and Footings

Type of Foundation:

Spread Foundation

Concrete Piers

Interior Foundation

Concrete Slab

Dwelling anchored or bolted to foundation:

Yes No Not Applicable

Not Properly Bolted* Not Visible Reason: Concrete slab foundation.

Garage anchored or bolted to foundation:

Yes No Not Applicable

Not Properly Bolted* Not Visible Reason: Finished walls.

Floor Joists	Moisture <input type="checkbox"/>	Water Stain(s) <input type="checkbox"/>	Damaged <input type="checkbox"/>	Not Present	<input checked="" type="checkbox"/>
Posts	Not Level <input type="checkbox"/>		Not Braced or Bolted <input type="checkbox"/>	Not Present	<input checked="" type="checkbox"/>
Foundation Walls	Moisture <input checked="" type="checkbox"/>		Chalking / Powdering <input checked="" type="checkbox"/>	Not Present	<input type="checkbox"/>
Cripple Walls	Not Retrofitted <input type="checkbox"/>			Not Present	<input checked="" type="checkbox"/>
Concrete Slab	Part or all concrete slab covered with finish flooring which prevented visual inspection for cracks or other defects <input checked="" type="checkbox"/>			Not Present	<input type="checkbox"/>

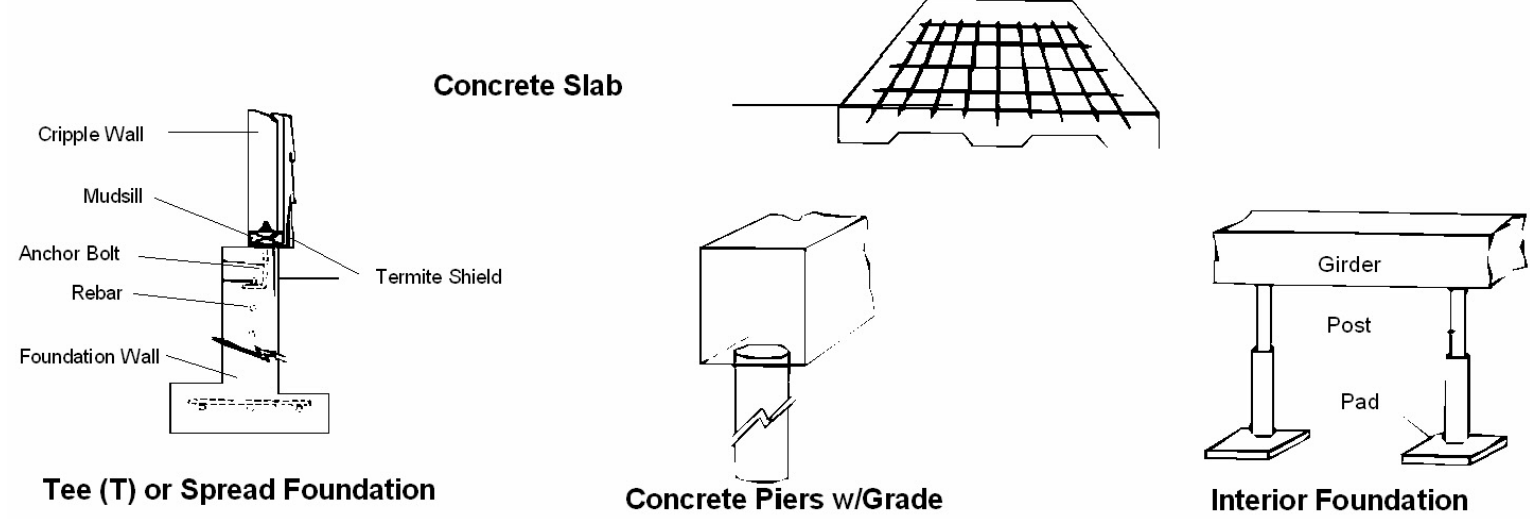
Remarks: Crawl Space Entry Location: Not applicable.

Perimeter of the Foundation Walls- Moisture noted, mold inspection advisable, chalking/powdering noted. Service advisable. Foundation cracks in garage (see Garage photos).

Advisable to consult with a structural engineer regarding overall evaluation of foundation system

General note:
 Before the inspection, the foundation might have been inadequately repaired, and the foundation remains inadequate to prevent problems. So even if our inspection report notes that foundation at subject property is average, Buyer (Client) still needs to hire a structural engineer for a detailed evaluation of the repairs and/or foundation.

* Anchors and bolts should be 6 ft. (3 ft. in seismic zone 4) and are within 12 in. from end of sill.



Foundation and Footings



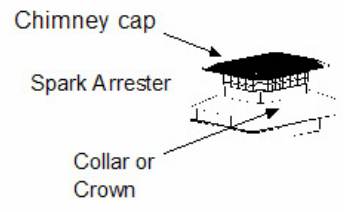
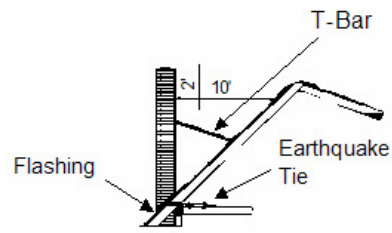
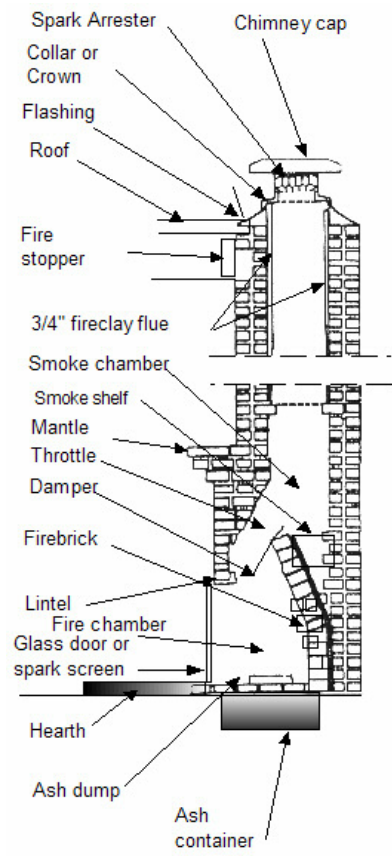
View of moisture at perimeter of the foundation wall.

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Chimney		OPERATIONAL	SERVICE ADVISABLE	NOT INSPECTED	Remarks:
					Start-up with HVAC contractor is advisable.
T-Bar	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		None.
Spark Arrester/ Chimney Cap	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Missing, installation advisable.
Crown/Wash	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Brickwork/Mortar	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Flashing	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Moisture Resistance	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Cap installation advisable.
Earthquake Tie	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		None.
Fireplace		Remarks:			Not in use.
Gas Line/Gas Key	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Missing gas key, service advisable.
Smoke Chamber	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Cleaning advisable.
Firebox/Grate	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Cleaning advisable.
Ash Container	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		None.
Spark Screen/Doors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Hearth Protection	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Brick.
Mantle	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Damper	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Gas Log	Present <input type="checkbox"/> Not Present <input checked="" type="checkbox"/>				
					Note: If gas log is present, damper should be fixed open.
<p>Due to the method of construction, age of the building, type, and the materials used for construction; a chimney/fireplace specialist consultation may be necessary. The checkbox below indicates our inspector's advice regarding the need for any consultation.</p> <p>Consultation advisable <input type="checkbox"/></p> <p>Remarks:</p>					



Chimney and Fireplace



View of chimney missing cap.

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SCRATCH AND SNIFF !

Senel Inspection, Inc.
Information

Could you please scratch and sniff this area above, can you smell this gas? Every year, almost 300 people in USA die from this toxic gas in their homes. You probably could not guess the answer "scratch and sniff". That's because the poisonous gas has no smell...What's more, it has no color and no taste. **This gas is carbon monoxide (CO), and it is truly a "senseless" killer.**

What is Carbon Monoxide? (CO)

Burning any fuel produces CO. Therefore, any fuel-burning appliance in any house is a potential CO source. When appliances are kept in good working condition, they produce little CO. Improperly operating appliances can produce fatal CO concentrations. Likewise, using charcoal indoors or running a car in a garage can produce fatal CO.

<p>Symptoms of CO poisoning.</p> <p>The initial symptoms of CO poisoning are similar to the flue, but without fever. They include:</p> <ul style="list-style-type: none"> * Dizziness * Fatigue * Headache * Nausea * Irregular breathing <p>Remember, if you have any of these symptoms and if you feel better when you go outside your home and the symptoms reappear once you are back inside, you may have CO poisoning.</p>	<p>Clues you can see...</p> <ul style="list-style-type: none"> * Rusting or water streaking on vent/Chimney * Loose or missing furnace panel * Sooting * Loose or disconnected vent/chimney connections * Debris or soot falling from chimney, fireplace, or appliances * Loose masonry on chimney <p>Sources and clues to a possible CO Problem.</p> <ul style="list-style-type: none"> * Room heater * Furnace * Charcoal grill * Range * Auto in closed garage * Fireplace * Water Heater 	<p>Clues you cannot see...</p> <ul style="list-style-type: none"> * Internal appliance damage or malfunctioning components * Improper burner adjustment * Hidden blockage or damage in chimney <p>ONLY A trained service technician can detect hidden problems and correct these conditions!</p> <div style="text-align: center;">  </div>
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What can you do?

- * **Make sure appliances are installed according to manufacturer's instructions and local building codes. Most appliances should be installed by professionals.**
- * **Have the heating system (including chimneys and vents) inspected and serviced annually.**
- * **Follow manufacturer's directions for safe operation:**
 - * Decreasing hot water supply
 - * Furnace unable to heat house or runs constantly
 - * Sooting, especially on appliances
 - * Unfamiliar or burning odor.

What you should not do...

- * **Never burn charcoals indoors or in a garage.**
- * **Never service appliances without proper knowledge, skills and tools.**
- * **Never use the gas range or oven for heating.**
- * **Never leave a car running in garage.**
- * **Never operate unvented gas or any fuel burning appliances in a closed room.**

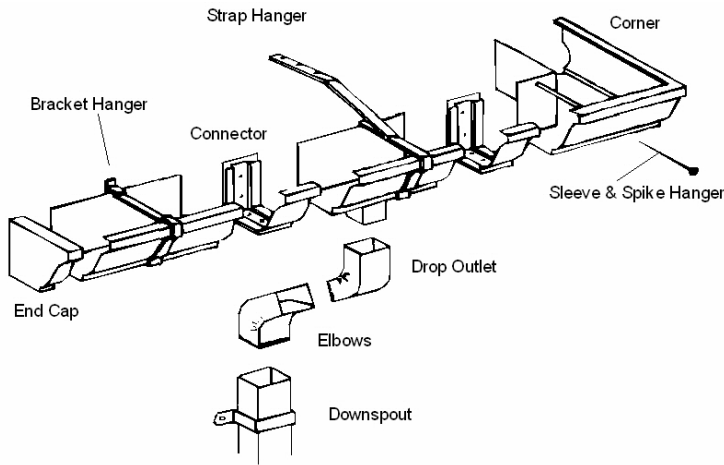
Note:
We suggest that if you suspect that if you are experiencing CO poisoning, get fresh air immediately. Open windows and doors for more ventilation, turn off any combustion appliances and leave the house. You could lose consciousness and die from carbon monoxide poisoning if you do nothing. It is also important to contact a doctor IMMEDIATELY for a proper diagnosis. Remember to tell your doctor that you suspect carbon monoxide poisoning is causing your problems.

Prompt medical attention is important. **Remember, proper attention and maintenance of combustion appliances in the home is most important in reducing the risk of carbon monoxide poisoning.** A CO detector can provide added protection, but is no substitute for proper use and upkeep of potential CO sources. No detector is 100% reliable and some individuals may experience health problems at levels of CO below the detection sensitivity of these devices.

You may get more information about CO or other indoor air quality concerns call the IAQ-INFO (Indoor Air Quality Information Clearinghouse) at 1-800-438-4318.

This information prepared with the information provided by EPA, USA Environmental Protection Agency

<p>Gutters</p>	<p>Remarks: Metal <input type="checkbox"/> Plastic <input checked="" type="checkbox"/> Copper <input type="checkbox"/> Clamps <input type="checkbox"/> Nail <input checked="" type="checkbox"/> Protection Screen <input type="checkbox"/> <i>Dirty, service advisable</i> <input checked="" type="checkbox"/> None <input type="checkbox"/>, advisable (not required) to install a gutter and downspout system with proper drainage. Replacement advisable. Note: Gutters are not water tested for leakage and blockage.</p>
<p>Downspouts</p>	<p>Metal <input type="checkbox"/> Plastic <input type="checkbox"/> Clamps <input checked="" type="checkbox"/> Splash Board <input type="checkbox"/> Drainage <input type="checkbox"/> Protection screen <input type="checkbox"/> <i>Service advisable</i> <input checked="" type="checkbox"/> None <input type="checkbox"/> <i>Do not drain away from foundation</i> <input checked="" type="checkbox"/> Replacement advisable.</p>

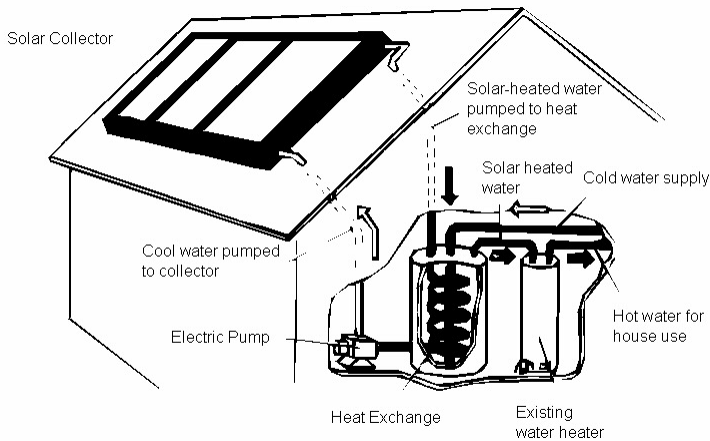


Gutters

Gutters direct water away from a dwelling. To work effectively, they should be used in tandem with metal drip edges installed along the lower edge of the roof. Drip edges prevent blow-back in storms and so keep fascia boards from rotting out, while directing water from the roof into the gutters. Ideally, gutters should slope down toward downspouts at a 1/16 pitch (1 in. per 16 ft.), but this is not always possible, and be next to a level surface with no low spots in route to the downspout, a gutter will drain. Do not forget splash blocks under the downspouts.

<p>Present <input type="checkbox"/> Not present <input checked="" type="checkbox"/> Remarks:</p>	<p style="text-align: center;">Solar System</p> <p>Please Note: We do not inspect solar systems. Please consult with a solar heating company about your solar system.</p>
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For your reference only. Please check your manufacturers manual for an exact description.



Flat-Plate Collector System

A small pump pushes fluid up into the collectors where it is heated by absorber plates. The heated fluid flows down through a heat exchanger inside a storage tank, then back to the pump.

Gutters and Downspouts

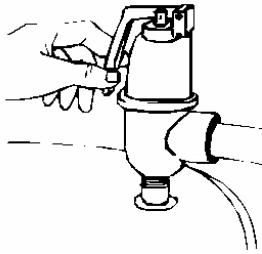


View of dirty gutters.

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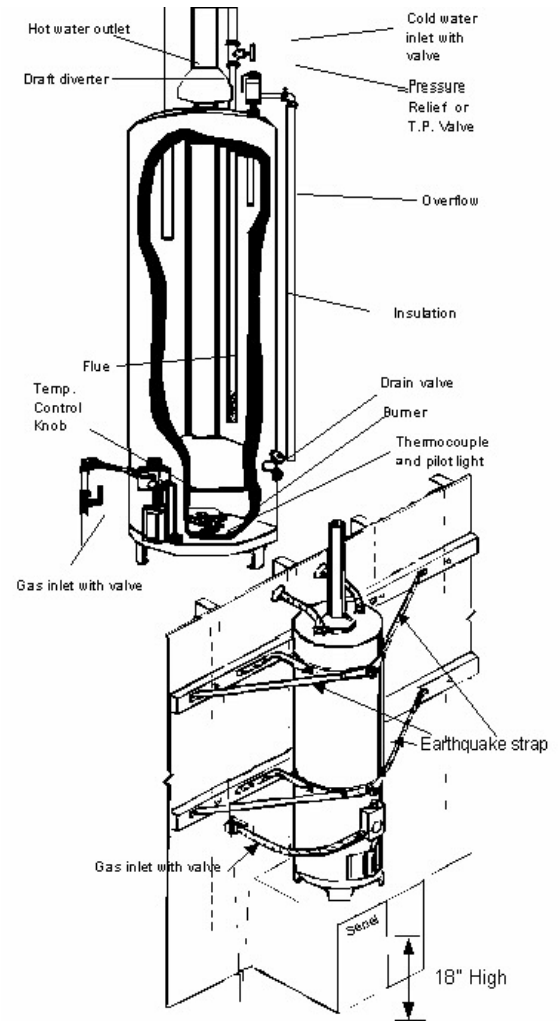
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Temperature Pressure Relief Valve: It is required to have a temperature pressure relief valve (TPRV or only TP) in a water heater to prevent the tank from overheating. This valve must be connected to a drainpipe (Overflow Pipe) that terminates within 6 to 24 inches above the ground. To check it, pull up or push down on the handle depending on the style.



Drain Valve: The drain valve is located at the base of the water heater. It is a good idea to drain off sediment every few months.



Manufacturer: State / Select

Mounted 18" off ground level

Yes

No

N/A

Remarks:

Water Heater- Unit has exceeded its life expectancy. Service advisable.
 T.P. Valve/Overflow Pipe- Rusted. Service advisable.
 Plumbing- Corrosion noted. Service advisable.
 Ventilation Pipe- Not properly installed. Service advisable.
 Consultation with licensed plumbing contractor regarding replacement is advisable.

It is advisable to replace semi-rigid aluminum gas feeding tube with approved flexible metal connector if mentioned in the remarks area.

Water Heater	A	SA	Abbreviations: A = Average SA = Service Advisable NV = Not Visible
Water Heater	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Capacity: 50 U.S.G. Year Built: 2002
B.T.U.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	40,000 B.T.U. WATT Circulation Pump: Present <input type="checkbox"/> Not Present <input checked="" type="checkbox"/>
Earthquake Strap	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Present <input checked="" type="checkbox"/> Missing <input type="checkbox"/> Loose <input type="checkbox"/> Improperly Strapped <input type="checkbox"/>
Drainage	<input type="checkbox"/>	<input checked="" type="checkbox"/>	T.P. Valve: Present <input checked="" type="checkbox"/> Missing <input type="checkbox"/> Overflow Pipe: Present <input checked="" type="checkbox"/> Missing <input type="checkbox"/> Pan and Drain: Present <input type="checkbox"/> Not Present <input checked="" type="checkbox"/> Missing <input type="checkbox"/>
Thermal Insulation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Blanket <input type="checkbox"/> Factory Insulated <input checked="" type="checkbox"/> Not Present <input type="checkbox"/>
Plumbing	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Leaks Noted <input type="checkbox"/> Corrosion Noted <input checked="" type="checkbox"/>
Shut-off Valve	<input checked="" type="checkbox"/>	<input type="checkbox"/>	For Gas <input checked="" type="checkbox"/> For Water <input checked="" type="checkbox"/>
Ventilation Pipe	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Not Properly Installed <input checked="" type="checkbox"/> Not Present <input type="checkbox"/>
Location	Garage <input type="checkbox"/> Interior <input type="checkbox"/> Exterior <input checked="" type="checkbox"/> Cabinet <input checked="" type="checkbox"/> Basement <input type="checkbox"/> Others:		

Water Heater



View of water heater ventilation pipe not properly installed.



View of water heater. Unit has exceeded its life expectancy. Corroded plumbing. Rusty TP Valve/Overflow pipe.



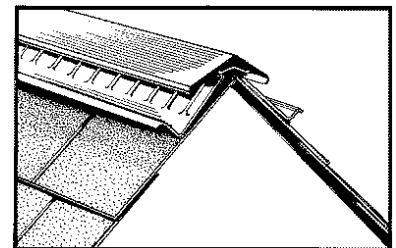
View of water heater, corrosion at plumbing.

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ROOF	
Composition (1-A)	Asphalt <input checked="" type="checkbox"/> Fiberglass <input type="checkbox"/> Cracked <input checked="" type="checkbox"/> Loose Caps <input checked="" type="checkbox"/> Missing Caps <input checked="" type="checkbox"/> Worn Caps <input checked="" type="checkbox"/> Curling <input checked="" type="checkbox"/> Leak <input checked="" type="checkbox"/> Loose <input checked="" type="checkbox"/> Worn <input checked="" type="checkbox"/> Loosing Granules <input checked="" type="checkbox"/> Missing <input checked="" type="checkbox"/>
Cedar (1-B)	Shingle <input type="checkbox"/> Shake (Split) <input type="checkbox"/> Curling <input type="checkbox"/> Missing <input type="checkbox"/> Exposed Paper <input type="checkbox"/> Leak <input type="checkbox"/> Loose/Broken <input type="checkbox"/> Mold <input type="checkbox"/> Worn <input type="checkbox"/> Water Absorption <input type="checkbox"/>
Tile (1-C)	CAL-SHAKE (Asbestos) <input type="checkbox"/> Cement <input type="checkbox"/> Clay <input type="checkbox"/> Lightweight <input type="checkbox"/> Metal <input type="checkbox"/> Slate <input type="checkbox"/> Broken/Chips <input type="checkbox"/> Cracked <input type="checkbox"/> Loose <input type="checkbox"/> Missing <input type="checkbox"/> Soft <input type="checkbox"/>
Rolled	Cold Application <input type="checkbox"/> Hot Tar <input type="checkbox"/> Nail <input type="checkbox"/> Excessive Mastic <input type="checkbox"/> Bubbling <input type="checkbox"/> Exposed Nail Heads <input type="checkbox"/> Lifting Seams <input type="checkbox"/> Patches <input type="checkbox"/> Loosing Granules <input type="checkbox"/> Ponding <input type="checkbox"/>
Rock / Build Up (1-D)	Rock <input type="checkbox"/> Gravel <input type="checkbox"/> Patches <input type="checkbox"/> Bubbling <input type="checkbox"/> Ponding <input type="checkbox"/> Excessive Mastic <input type="checkbox"/>
Foam	Present <input type="checkbox"/> Not Present <input checked="" type="checkbox"/>
Parapet Walls	Present <input type="checkbox"/> Not Present <input checked="" type="checkbox"/>
Type	Flat <input type="checkbox"/> Gable <input checked="" type="checkbox"/> Hip <input type="checkbox"/> Sloped <input type="checkbox"/> "A" Frame <input type="checkbox"/>
Flashings	Metal <input checked="" type="checkbox"/> Composition <input type="checkbox"/> Painted <input type="checkbox"/> None <input type="checkbox"/>
Valleys	Metal <input checked="" type="checkbox"/> Composition <input type="checkbox"/> Tile <input type="checkbox"/> None <input type="checkbox"/>
Dormers	Present <input type="checkbox"/> Not Present <input checked="" type="checkbox"/>
Antenna	Present <input checked="" type="checkbox"/> Not Present <input type="checkbox"/>
Soffits	Present <input type="checkbox"/> Not Present <input checked="" type="checkbox"/>
Skylites	Present <input type="checkbox"/> Not Present <input checked="" type="checkbox"/>
Ventilations	Present <input checked="" type="checkbox"/> Not Present <input type="checkbox"/>

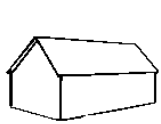
Remarks:

Composition- Cracked, loose caps, missing caps, worn caps, curling, leak, mold inspection advisable, loose, worn, loosing granules, missing. Service advisable. Rusted flashings. Composition roof installed over wood shingles. Consultation with licensed roofing contractor regarding replacement of the roof or repair with 3 year minimum roof certificate is advisable.



Notes:

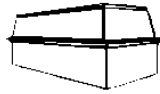
- 1-A. Composition Shingles: The number of roofs on existing shingles is limited to three. In some jurisdictions only two are allowed.
- 1-B. Wood Shake & Shingles: Annual maintenance required, care against fire advised.
- 1-C. Tile Roofs are not walked upon to avoid causing damage. They are visually inspected at some areas; therefore, the inspection is very limited. Advisable to have an evaluation by a qualified professional.
- 1-D. Rock & Build-up roofs: Maintenance consisting of repairing any worn areas is required. Installed on low slopes, these roofs should be inspected annually due to the potential for poor drainage.
- 2. This page is not a roof certificate, guarantee, or warranty.
- 3. We do not comment on age or life span of the roof.



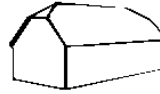
Gable



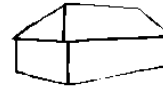
Turret



Mansard



Jerkin



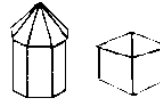
Hip



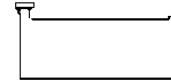
Ogee



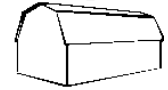
Shed



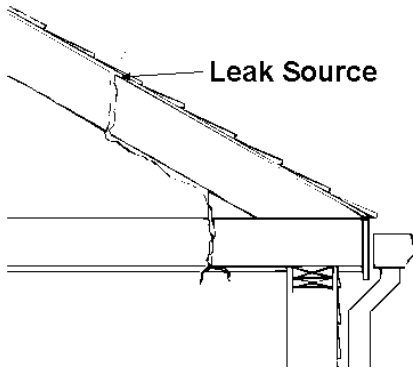
Pavilion



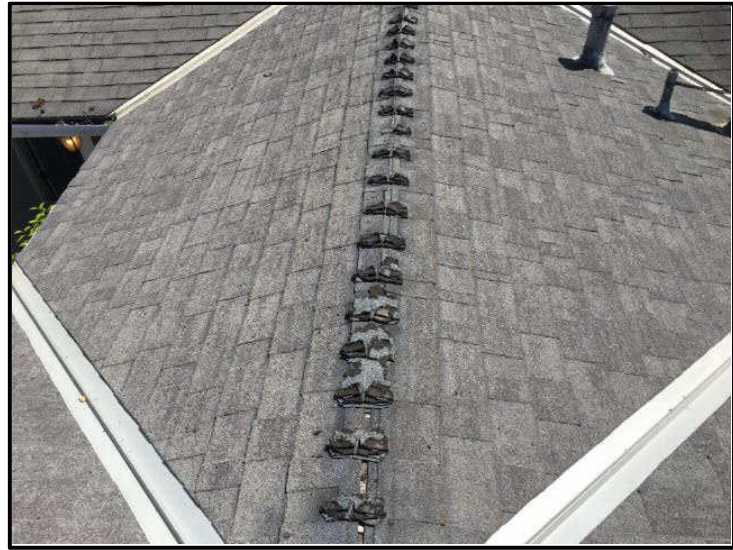
Flat



Gambrel



Leak Source



View of worn/missing caps, worn roof/loosing granules.



View of worn/missing caps, worn roof/loosing granules.

Roofs

The most important non-structural part of a building is its roof. A first line of defense against water, wind and sun.

When the roof is properly constructed and maintained, water runs down and is routed away from the surfaces of the dwelling. A variety of roofing materials - from straw to slate - can be used as primary membranes to deflect water. Were roofs simply sloped panes, life would be simple. But today's roofs are complicated affairs, with vent pipes, chimneys, skylights, dormers, and the like sticking up - potential dams for water. So each must be flashed to direct water downward away from it. As water approaches the lower reaches of the roof, it is further directed away from the faces of the building by overhangs, drip edges, and finally gutters.

Roof



View of worn/missing caps, worn roof/loosing granules.




View of worn roof/loosing granules.



View of worn roof/loosing granules, missing shingles.



View of worn roof/loosing granules.

Water Service	Remarks: Consultation with licensed plumbing contractor regarding corrections and installations is advisable.						
Water Supply Lines	Galvanized <input type="checkbox"/> Brass <input type="checkbox"/> Copper <input checked="" type="checkbox"/> PVC <input type="checkbox"/> Other <input type="checkbox"/>						
Main Water Shut-off	Present <input checked="" type="checkbox"/> Corrosion <input type="checkbox"/> , Service Advisable. Not Present <input type="checkbox"/>					Water shut-off buried in soil, service advisable.	
Anti-Siphon Device	Present <input type="checkbox"/> Not Present <input checked="" type="checkbox"/> , Installation Advisable.						
Water Pressure *	Static	PSI	Dynamic	PSI @	GPM	Time	
Pressure Regulator	Present <input type="checkbox"/> Not Present <input checked="" type="checkbox"/> , Installation Advisable.						
Pressure Relief Valve	Present <input checked="" type="checkbox"/> Not Present <input type="checkbox"/>						
Waste Piping **	Copper <input type="checkbox"/> Galvanized <input type="checkbox"/> Lead <input type="checkbox"/> ABS <input checked="" type="checkbox"/> PVC <input type="checkbox"/> Cast Iron <input type="checkbox"/>						
Dry Well (Dry Pit)	Present <input type="checkbox"/> Not Present <input checked="" type="checkbox"/>						
Water Softener	Present <input type="checkbox"/> Not Present <input checked="" type="checkbox"/> Hookup Only <input type="checkbox"/>						
Sprinkler System ***	Manual <input type="checkbox"/>		Not Tested <input type="checkbox"/>		Operational <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Poor <input type="checkbox"/>		
	Automatic (On Timer) <input type="checkbox"/>		Remarks: Drip system and sprinkler system capped off.				
	None <input type="checkbox"/>						

Remarks:

It is advisable to replace galvanized piping with copper piping.

Due to limited time of the General Visual Inspection, the drain lines were not filled and checked. Tree roots, earthquakes, or other factors may have damaged the drain lines. It is advisable to have a video camera plumbing inspection of the drain lines.

* This PSI reading was measured outside of the dwelling. Pressure inside the dwelling may vary.
 ** Waste piping is not inspected for leaks.
 *** Even though the sprinkler system needs to be checked during walk through, we will not turn on the sprinkler system if it is on a timer.

Water Service



View of water service. Water shut-off buried in soil.



View of sprinkler valves.

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This area left blank intentionally.



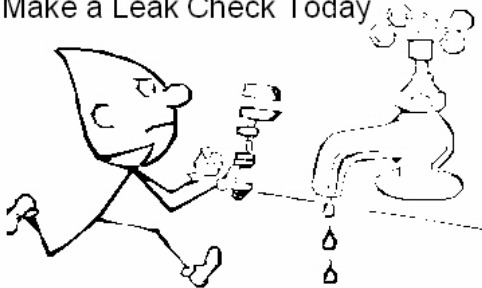
**** For Informational Purposes Only ****



Water is Precious - Use it But Don't Waste It!
A Slow Drip Wastes 15 Gallons per day!



Make a Leak Check Today



- * Check all faucets from Attic to Cellar.
- * Watch hot water faucets particularly; the heat affects them and you loose both water and heat.
- * Check flush tanks of toilets by placing laundry bluing in tank and watching bowl to see if it leaks through.
- * Check outside water taps to see that they are turned off when not in use; don't depend upon the hose nozzle, use the faucet.
- * Turn off faucets that are hooked up to washing machines and other water-using equipment when it is not in use, both to preserve equipment and to avoid leaks.

**Main Drain
The House Sewer**

All the drains in the house connect to the main drain, which is called the house sewer and is outside the foundation. The main drain connects to a septic tank or to a public sewer stub at the property line. Most local codes specify the size of the connecting pipe. The pipe size for a single family dwelling is usually 4 inches ID (inside diameter). Codes also specify the type of pipe – usually vitrified clay, cast iron, plastic or bituminized fiber. Clay pipe must join with no-hub joints, which were common in older homes, but no longer meet code specification. The house sewer must be at least 10 feet away from the water supply pipe or 12 inches below it if the two are in the same trench. The depth of the trench depends on the climate and the location of the septic tank inlet or public sewer stub. The sewer pipe must slope at least 1/4 inch per foot.

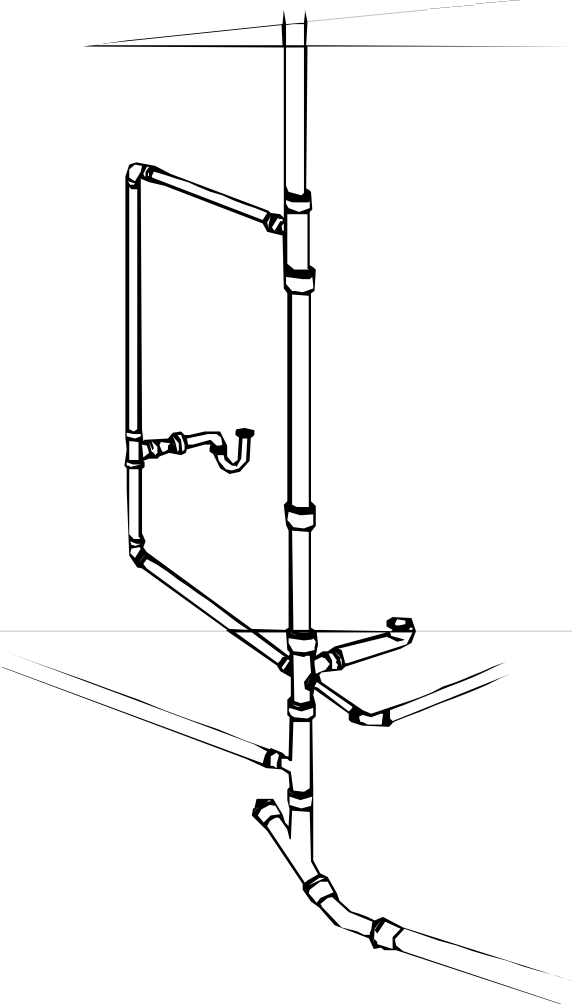
The DWV System

Sometimes called the sanitary system, the DWV system includes all the drains and waste pipes in and under the house as well as the vents. The DWV system is completely independent of the water supply system and contractors usually install it first. The DWV system is not pressurized; water and waste move because of gravity. For this reason, the DWV system requires careful installation. "Upstream" and "downstream" are important locations/positions to keep in mind. The regulations and standards for the DWV system are strict. Precise local codes protect public health.

Water Supply System

The water supply system brings cold water to the house, heats some of it, and distributes the water to various fixtures. The supply system is pressurized so pipes can run directly and do not have to slope or have vents. Normal "street pressure" is 40 to 55 PSI (pounds per square inch), but may range as low as 35 PSI or as high as 80 PSI. If the street pressure is above normal, a pressure reducer is installed near the main valve. The main shut-off valve should be near the foundation line. All fixtures except dishwashers and toilet have both hot and cold water supply pipes. Cold water is on the right and hot water is on the left. The pipes stub out and terminate at valves, called stops, which are located under the fixture. Sometimes pipes bang and chatter when you turn off a faucet; the noise is called water hammer. To prevent it, many codes require air chambers. Air chambers are short, capped-off pipes above the supply stub tees of a fixture. They are usually 12 inches long and one size larger than the supply pipes. The chamber traps air and cushion the shock of water hammer. Dishwashers and washing machines need them because they use electric valves that snap shut. In addition, install air chambers for the kitchen sink and for the highest fixture in the bathroom. Strapping the pipes and nailing straps to the joists will also prevent water hammer.

**** For Informational Purposes Only ****



Traps
The part the P-trap plays in saving contact lenses and wedding rings makes it a familiar fixture. The P-trap in an ingenious device that also plays a vital role in the DWV system. The under-the-sink P-trap is a valve with no moving parts. Water and waste flow through it easily, but gases from the sewer cannot pass because the water that is left in it after each use forms an airtight seal. If this water were siphoned out, which may happen with improper installation, sewer gases could enter the dwelling.

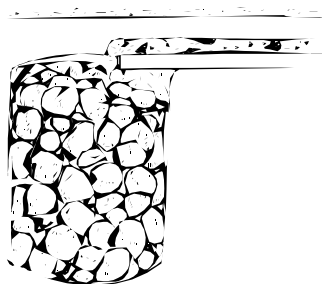
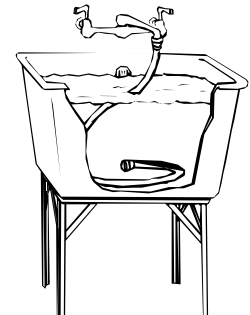
Every fixture must have a trap. Some are visible (sink traps), while others are under the floor (bathtub and shower traps), in the wall (washing machine traps), or even in the fixture itself (toilet traps). Codes specify the maximum vertical distance between the fixture outlet and trap; the distance is usually 18 to 24 inches (toilets are an exception). The trap size should be the same as the drain size for the fixture. Codes do not allow a fixture to have more than one trap.

Cleanouts
Cleanouts provide access to clogged pipes and should be at the upstream end of every horizontal run. Codes may contain more specific rules.

Vents
The DWV system includes a number of pipes called vents that do not carry water. These vents prevent vacuum siphoning of the traps. They also release sewer gases away from living areas, and ensure proper flow by equalizing air pressure in the system. Each trap must have a vent near the outlet before the drain pipe reaches another fixture or a vertical drain.

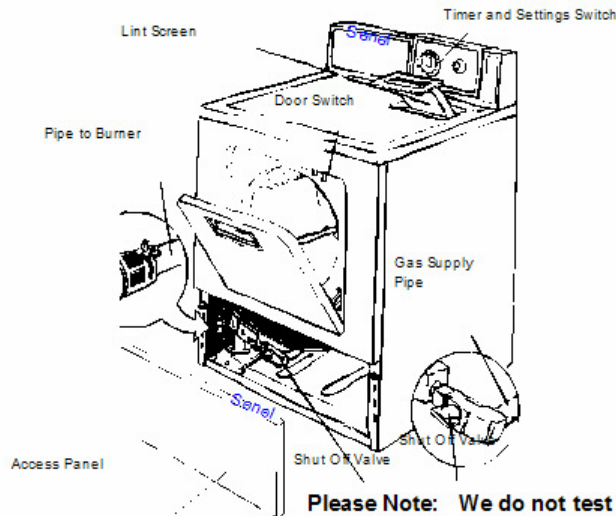
Cross Connections and Backflow

Beware of connections that could allow contamination of the water supply at the source. Contamination can develop from a submerged hose, from a faucet spout that is lower than the overflow rim of a sink, from a dishwasher drain hose that flows backwards, or from lawn sprinklers. Install air gaps or an **ANTI-SIPHON DEVICE** on hose bibs and sprinkler systems to prevent contamination.

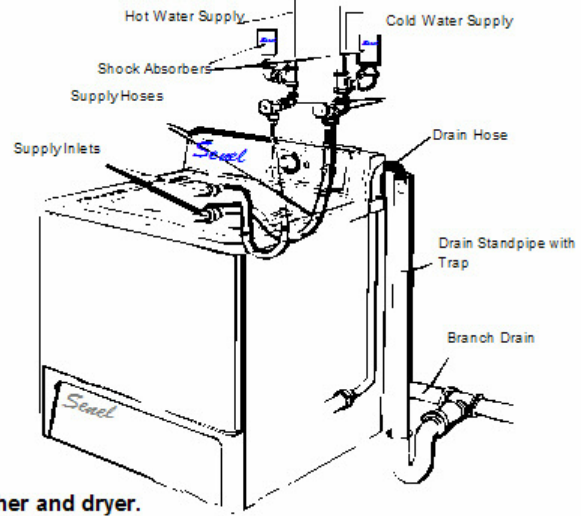


Dry Well

You may need to terminate drain pipes in a rock filled dry well. To do so, dig a hole 4 feet across and 4 to 6 feet deep. Locate this hole at least 10 feet from the house. Run drain lines into the well near the top. Back fill with rock coarse gravel, and cover with garden soil.



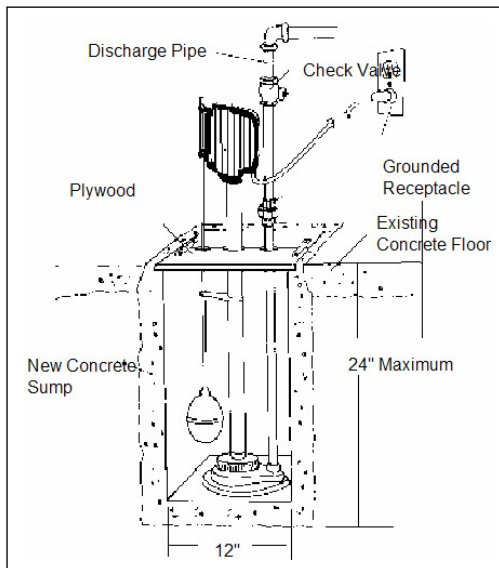
Please Note: We do not test washer and dryer.



Dryer

Washing Machine

Laundry	Present	Not Present	Remarks: Exterior door advisable to replace, indoor quality.	
			Location: Off garage.	
Electric	<input checked="" type="checkbox"/>	<input type="checkbox"/>	110 V <input checked="" type="checkbox"/> 220 V <input type="checkbox"/>	
Water	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Gas	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Ventilation (for dryer)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Corrugated <input checked="" type="checkbox"/> Rigid <input type="checkbox"/>	
Drainage	Drainage <input checked="" type="checkbox"/> Sink <input type="checkbox"/>			
Floor	Carpet <input type="checkbox"/> Hardwood <input type="checkbox"/> Ceramic/Marble Tiles <input checked="" type="checkbox"/> Vinyl Sheet/Tiles <input type="checkbox"/> Concrete <input type="checkbox"/> Other: Cracked tiles noted.			



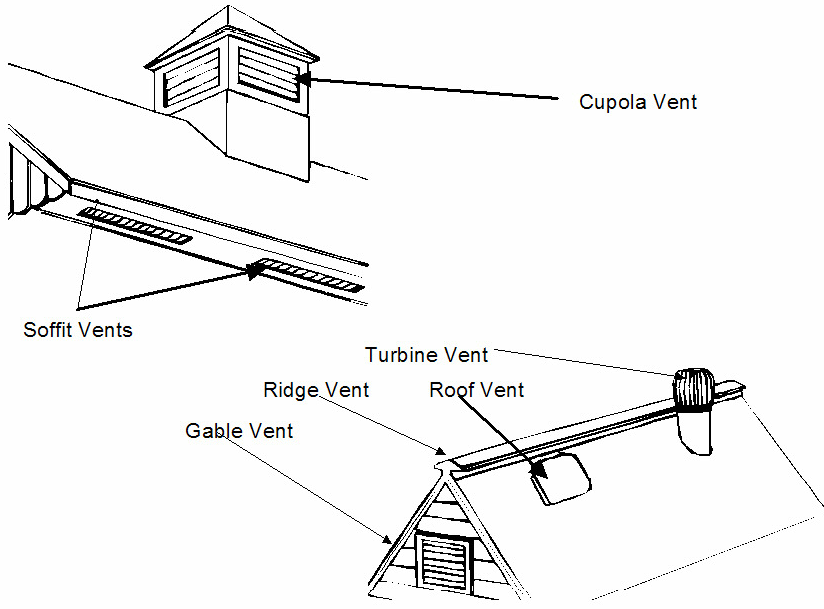
Sump Pump

Present Not Present Service Advisable

Remarks:

Sump Pump

Control ground water, rainwater, or gray water, water from washing machine, bathroom sink, shower, or bathtub with a sump pump. The waste water runs into concrete or plastic-lined sump pit. The pump starts automatically when water reaches a certain level in the pit. In some cases, when water is uncontaminated underground seepage, you may terminate the outlet pipe in a dry well, or in a street gutter.

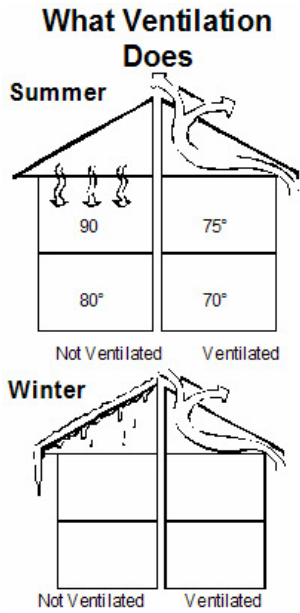


Attic:		
	Present	Not Present
Attic	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Attic Fan	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Entry Location:
Bedroom closet.

Remarks:

Ventilation:	Present	Not Present	
Garage Vent/Screens	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Attic Vent/Screens	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Turbines	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Underhouse	<input type="checkbox"/>	<input type="checkbox"/>	Not applicable (concrete slab foundation).



How Vents Work:

Vents provide an access between interior and exterior spaces. Their effectiveness depends on the movement of air, whether from natural breezes, fans, or convective currents produced by warm air rising and being replaced by cooler air. The most effective vents utilize cross ventilation.

Ventilation Standards:

Codes and standard practices vary, but you should figure on 1 square foot of free vent area for every 150 square feet of attic.

Insulation:	Present	Not Present	Not Applicable	Missing / Loose	Mixed Insulation	Not Accessible	
Attic	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Type: Blown <input type="checkbox"/> Batt <input type="checkbox"/> Cellulose <input type="checkbox"/> Cotton <input type="checkbox"/> Fiberglass <input checked="" type="checkbox"/> Rockwool <input type="checkbox"/>
Cathedral Ceiling	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Approximate Amount: R-19
Wall	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Floor	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
							Remarks:

Attic



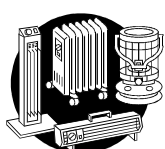
View of attic.



View of attic.

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Heating & Air Conditioning System 	Manufacturer: Weather King.	
	Remarks: Consultation with HVAC contractor regarding corrections and annual maintenance before turning on the unit is advisable. Manufactured in 1989.	
	Present	Not Present
Heating System	<input checked="" type="checkbox"/> Present <input type="checkbox"/> Not Present	Solar <input type="checkbox"/> Boiler <input type="checkbox"/> Furnace <input checked="" type="checkbox"/> Central <input checked="" type="checkbox"/> Heat Pump <input type="checkbox"/> Floor Unit <input type="checkbox"/> Wall Unit <input type="checkbox"/>
Air Conditioning	<input checked="" type="checkbox"/> Present <input type="checkbox"/> Not Present	Central <input checked="" type="checkbox"/> Wall Unit <input type="checkbox"/> Window Unit <input type="checkbox"/> Swamp Cooler <input type="checkbox"/> Heat Pump <input type="checkbox"/>
Energy Source	Gas <input checked="" type="checkbox"/> Electric <input checked="" type="checkbox"/> Oil <input type="checkbox"/> Solar <input type="checkbox"/> Hot Water <input type="checkbox"/>	
Operating Controls	Manual <input type="checkbox"/> Automatic <input type="checkbox"/> None <input type="checkbox"/> Electronic Thermostat <input type="checkbox"/>	
Air Plenum	Present <input checked="" type="checkbox"/> Not Present <input type="checkbox"/> Air Leak <input type="checkbox"/> Loose Taping <input type="checkbox"/>	
Fan/Blower	Present <input checked="" type="checkbox"/> Not Present <input type="checkbox"/> Dirty <input type="checkbox"/>	
Duct System	Present <input checked="" type="checkbox"/> Not Present <input type="checkbox"/> Loose <input type="checkbox"/> Damaged <input type="checkbox"/>	
Moisture Drain	Present <input type="checkbox"/> Not Present <input checked="" type="checkbox"/> Leak <input type="checkbox"/>	
Location:	Garage <input type="checkbox"/> Attic <input type="checkbox"/> Hall Closet <input type="checkbox"/> Roof <input type="checkbox"/> Others:	
Register (F °)		Difference (F °): N/A
Return Air (F °)		N/A
Venting		
Filter	Missing <input type="checkbox"/> , installation advisable. Replacement Advisable <input type="checkbox"/> Dirty <input type="checkbox"/> Damaged <input type="checkbox"/> Service Advisable <input type="checkbox"/>	
Condenser	Manufacturer: N/A	
Approximate BTU: 80,000 _____ Note: System needs to be recalculated if square footage of property is different than original.		

1. We do not light pilots. If pilots are off, a full inspection is not possible. Due to the limited visibility and accessibility of floor heating units, only a limited partial inspection is possible. It is suggested that the heating system be activated and fully inspected prior to the close of escrow. Also, the Gas Company will inspect the gas system before turning on the gas service.
2. Radiant heating systems, electronic air cleaners, de-humidifiers, and heat exchangers are beyond the scope of this inspection.
3. Asbestos materials have been commonly used in heating system. Determining the presence of asbestos can only be performed by laboratory testing and is beyond the scope of this inspection.
4. It is advisable to replace any semi-rigid aluminum gas feeding tube noted above with an approved flexible metal connector.

HVAC System

Electric Radiant Heating

Homes equipped with electric radiant heating have no furnace, ducts, flue, or chimney. The source of heat is electricity flowing throughout resistance wiring, which can be installed in the ceiling between two layers of wallboard or beneath the plaster. We do not inspect the radiant heating systems.

Heat Pump

This is a combination heating and cooling system that operates like a central air conditioner, with a reverse cycle for heating. An electric pump circulates refrigerant throughout a compressor, condenser, evaporator, and tubing. As the refrigerant circulates, it changes from a liquid to a gas and then back again. When it changes into gas, it absorbs heat, and when it changes into liquid, it releases heat. Depending on which direction it is flowing, the heat pump absorbs heat from one side and releases it on the other. This works well for cooling in the summer, but in cold weather it does not find enough heat outside the structure to absorb.

Wall Heaters

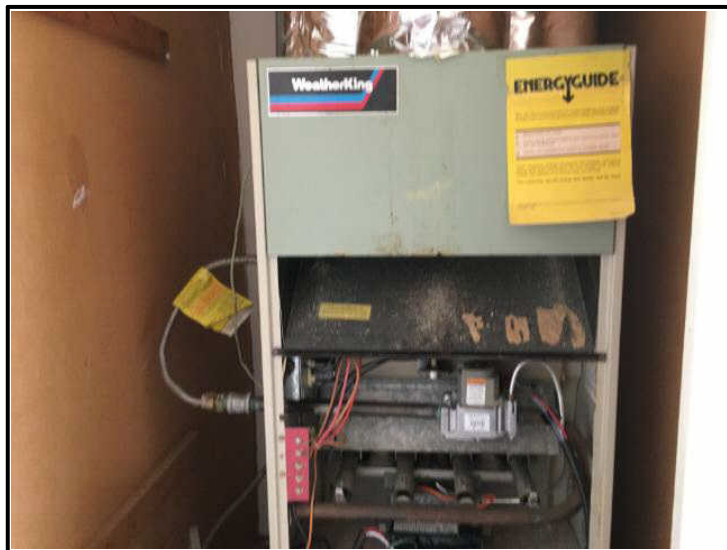
A small heater, using either gas or electricity, can be mounted on a wall to heat an individual room. Gas heaters cannot be installed in a bedroom unless they have a sealed air intake from the outside. Otherwise they may deplete the oxygen supply in the room. Unvented heaters should always be turned off before bedtime and should be used with care in all rooms.

Forced Air Heating

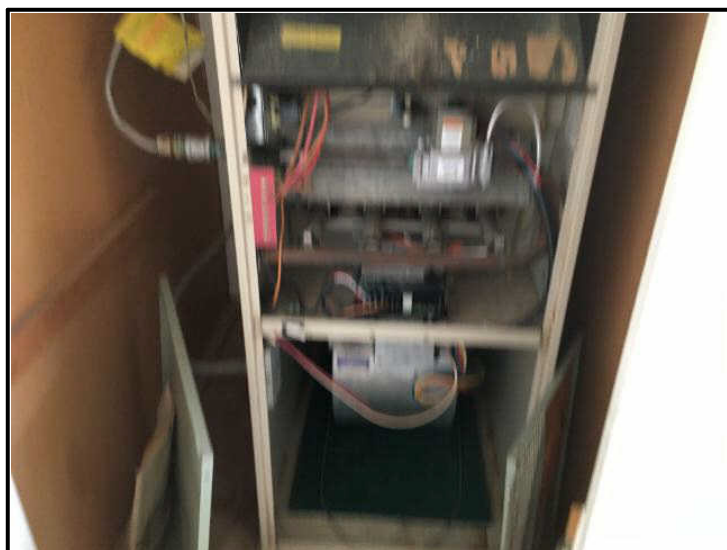
A central furnace burns oil, gas, coal, or wood to heat air that is circulated throughout the structure by a system of metal ducts. All combustion fumes are vented through a flue or chimney that is separate from the duct system.

Floor Unit

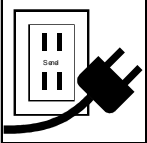
We cannot completely diagnose a floor unit. It needs to be inspected by the Gas Company.



View of HVAC unit.



View of HVAC unit.

Electrical System	Operational	Not Operational	Remarks: Consultation with licensed electrician contractor regarding corrections is advisable. 
Service to Main	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Underground <input type="checkbox"/> Overhead <input checked="" type="checkbox"/>
Service Panel Amp.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	100 Amp main panel 100 Amp main disconnect
Circuit Protection	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Breakers <input checked="" type="checkbox"/> Cartridge <input type="checkbox"/> Fuse <input type="checkbox"/> Mixed breaker brands <input type="checkbox"/> Push-in style.
G.F.C.I.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	None, installation advisable. <input type="checkbox"/> Missing in garage, installation advisable.
Supply Voltage	120 Volt <input type="checkbox"/> 240 Volt <input type="checkbox"/> Others:		
Wiring	Copper <input checked="" type="checkbox"/> Aluminum* <input type="checkbox"/> Copper Clad <input type="checkbox"/>		
Ground	Cable <input checked="" type="checkbox"/> Bar <input checked="" type="checkbox"/>		
Main Disconnect Operational <input type="checkbox"/> None <input type="checkbox"/> Not tested** <input checked="" type="checkbox"/>		Manufacturer: General Electric.	
Breakers Damaged <input type="checkbox"/> Loose <input type="checkbox"/> All breakers are labeled Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> , labeling advisable. Open breaker slot Yes <input type="checkbox"/> , covering advisable. No <input checked="" type="checkbox"/>		FPE Stab-Lok / Zinsco: Present <input type="checkbox"/> Not Present <input checked="" type="checkbox"/>	
Dead front panel Present <input checked="" type="checkbox"/> Missing panel <input type="checkbox"/> Rusted <input type="checkbox"/> Missing screws <input type="checkbox"/>			

Please Note:

1. Extension cords cannot be used as part of hardwiring.
2. The supply voltage and service panel amperage varies depending on when the dwelling was built. Some areas require a minimum of 100 Amps. You can check with your local building department for the minimum amperage in your area.
3. Any two-prong outlet noted on this report is not checked by the inspector.
4. * It is advisable to have aluminum wiring and connections checked by a licensed electrician to decrease the risk of fire and increase performance.
5. ** In certain situations, we do not test main power disconnect switch due to the existence or possibility of existence of modern home equipment like computerized sprinkler systems, theft and/or fire alarm systems, timer-computer operated audio-video equipment, home business appliances and kitchen-laundry appliances.
6. The presence of mixed breaker brands has been known to cause problems; therefore, it is recommended to be evaluated by a licensed electrician.

Electrical System



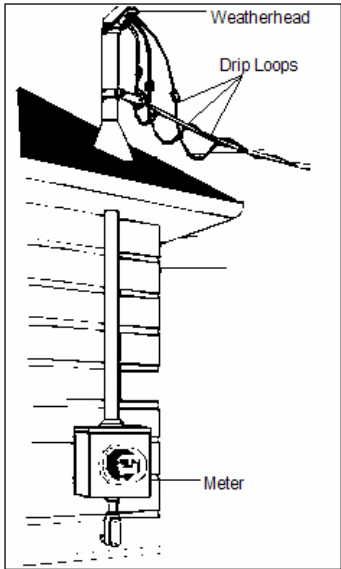
View of electric meter.



View of electric panel. Advisable to label all breakers.

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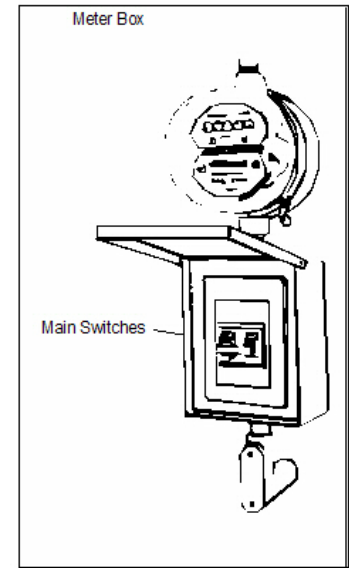
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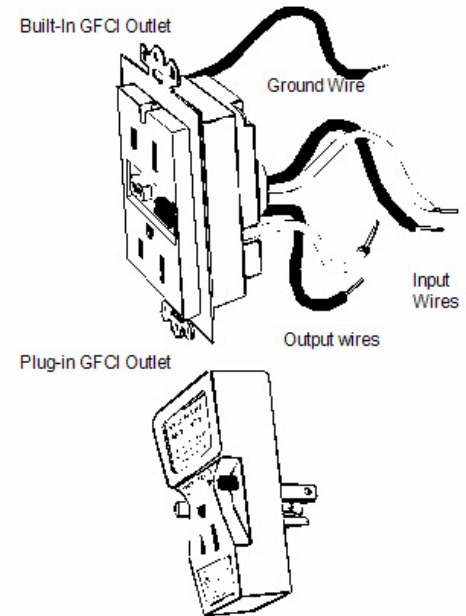
HOW YOU GET ELECTRICITY

Electricity enters the home through wires hung from a power pole or buried underground. Most homes are served by three wires: two “hot” wire of 120 volts each and one “neutral” wire that provides a return path to complete the electrical circuit. Such a system has 120 volts for normal household needs and the capability of 240 volts for heavy duty appliances. Older homes that have two wires (one hot and one neutral) have only 120-volt capability. At the head of the electrical system is the meter. It is connected to the hot wires and measures incoming electricity. Next is the main disconnect, which allows you to turn off the entire electrical system. It might be a pull down lever, a pullout fuse block, or a large circuit breaker; it is located in a separate box by the meter or in the service panel. Local codes specify the location so that an emergency crew can find it quickly.



GROUND FAULT CIRCUIT INTERRUPTERS (G.F.C.I.)

The building code now requires that all outlets located in the bathroom, outdoors, and in the garage be protected by a GFCI device. Check your local code. It is possible that there are additional locations that are required to have these devices. A GFCI is for people protection, it constantly monitors the circuit for any voltage leaks that might cause shock, and it shuts off the outlet or circuit that it is protecting. You can reset it by pushing a button on the device. There are three ways that you can protect outlets; with a portable device that plugs into an ordinary outlet, with a built-in outlet, and with a circuit breaker that protects the entire circuit.



NOTE TO BUYER:

Safety should be considered, with the installation of a ground fault circuit interrupter protection outlet for any outlet, garage outlet, or exterior outlets within six-feet of any water source. Please note that this is not a building requirement at the time that some particular homes were constructed, but are standard in a new construction. Computer equipment should always be plugged into a grounded outlet.

SAFETY AND COMMON SENSE

The grounding system should never be considered a blanket insurance policy against electrical hazards, particularly when you are doing electrical wiring. The best backup system is caution and common sense. These safety rules are the most important techniques of any electrical work:

The Circuit: Always deaden the circuit you are working on. Trip the breaker you are working on. Then padlock the box shut or post a sign on it to warn others that you are working on the circuit.

The Wires: Before touching any wires, make sure that they are dead by checking with a voltage tester.

Tools: When working with electricity, use plastic or rubber-handled tools.

Damp Floors: Never stand on a wet or damp floor while working with electricity. Instead, stand on a rubber mat or dry boards.

Touching Pipes: Never touch any plumbing or gas pipes when working with electricity.

Ladders: Avoid using aluminum ladders near overhead entrance wires.

Rubber Gloves: Wear rubber gloves when working in the service box. A slip or a bare finger could put you in contact with a hot wire.

Service Panel: Make sure the service panel is securely screwed to the wall. It could slip unexpectedly and catch you unaware.

Fuses: Never use a fuse with an amperage rating higher than that specified for the circuit

Plugs: Always pull the plug, not the cord, out of an electrical socket. Teach children to do the same.

Extension Wires: Avoid running extension cords across doorways or other traffic corridors.

Grounded Fixtures: Never touch faucets or other grounded fixtures while holding an electric razor, hair dryer, or other appliance.

G.F.C.I.-Protected Outlets: When using power tools outdoors or on concrete floors in contact with the earth, always make sure the electrical outlet is G.F.C.I.-protected.

Voltage Tester: After completing any electrical work, turn on the power and use a voltage tester to check your work. Buy two or three of them and keep them handy.

Remarks:
Rusted pipes noted, can be painted with epoxy spray.

Gas Service

On	<input checked="" type="checkbox"/>
Off	<input type="checkbox"/>
No Meter	<input type="checkbox"/>

Please Note:
Before your walkthrough, we recommend you to contact the Gas Company to check all gas appliances for leaks and/or other gas-related problems, including cracks in the firebox. We make no representation or warranty on any gas-related issues. Please call your local Gas Company. It is a FREE service that the Gas Company provides to us.

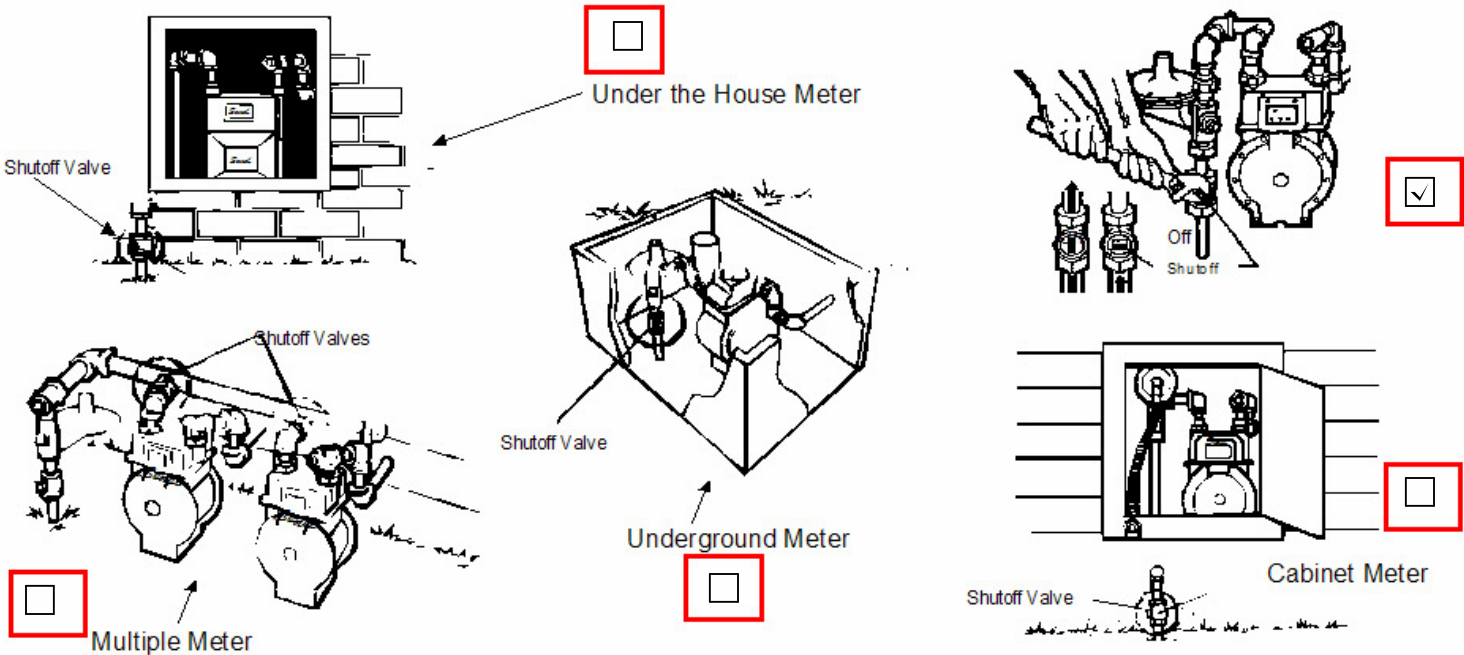
How To Shut Off The Gas In Emergencies
Before: * Know where your gas meter is located before an emergency occurs.
 * Have a wrench stored in a specific location where it will be available.
 * If you smell or hear gas escaping after an earthquake or any emergency, turn off your gas at the meter as shown.
After: * Contact your Gas Company to have your service restored.

Emergency shut-off wrench:
 Present Not Present

Automatic earthquake shut-off switch:
 Installed Not installed

We recommend the installation of an **automatic earthquake shut-off switch** and the availability of a dedicated **emergency shut-off wrench**, as a precaution in case of emergencies only.

If these items are not present at the property, it will not be reflected on summary page.

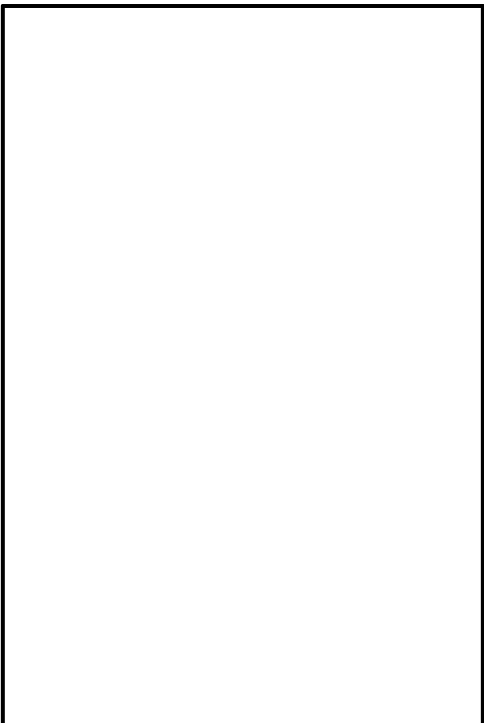



Gas Service



View of gas meter. Rusty pipes noted.

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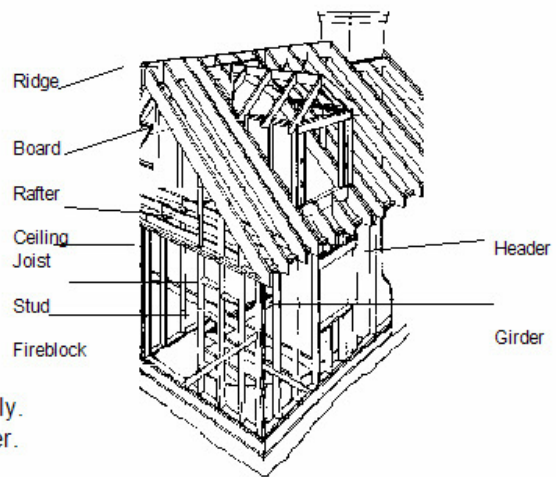
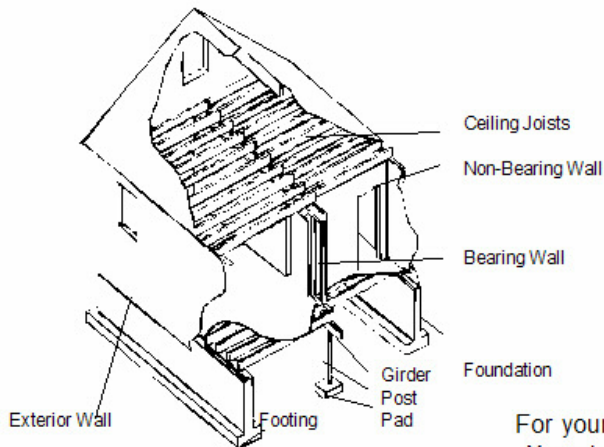
<p>Structural Framing Cursory Inspection Only</p>	<p>Comments (if applicable): Cracked wood at garage ceiling, service advisable.</p> 
Rafters *	Not Detected <input checked="" type="checkbox"/> Detected <input type="checkbox"/> , Service Advisable Not Applicable <input type="checkbox"/>
Ceiling Joist *	Not Detected <input checked="" type="checkbox"/> Detected <input type="checkbox"/> , Service Advisable Not Applicable <input type="checkbox"/>
Floor Joist *	Not Detected <input type="checkbox"/> Detected <input type="checkbox"/> , Service Advisable Not Applicable <input checked="" type="checkbox"/>
Walls *	Not Detected <input checked="" type="checkbox"/> Detected <input type="checkbox"/> , Service Advisable Not Applicable <input type="checkbox"/>
Girders *	Not Detected <input type="checkbox"/> Detected <input type="checkbox"/> , Service Advisable Not Applicable <input checked="" type="checkbox"/>
Posts *	Not Detected <input type="checkbox"/> Detected <input type="checkbox"/> , Service Advisable Not Applicable <input checked="" type="checkbox"/>

Interior doors: Doors that stick, bind, or will not close properly can be adjusted or trimmed to fit. Sometimes, however, when doors are out of square and other related conditions are present, it may be an indication of movement in the structure of foundation. If these notes are made, a qualified professional should be consulted.

* Visual inspection for sagging and/or cracks

Please Note:

1. In the inspection, the words, "Detected" and "Not Detected" will be used to indicate if sagging and/or cracks are detected.
2. We do not represent ourselves to be structured engineers. This is only a cursory inspection.



For your reference only.
Your home may differ.

Understanding Structure

A dwelling must withstand a variety of forces or loads: the **dead load** of the building materials; the **live loads** of the people in the dwelling and their possessions; **shear loads**, the effects of earthquakes, soil movement, wind and the like, which try to twist or rack a building. Loads are transferred downward, more or less equally, by the framing members. This is accomplished primarily by the exterior walls resting on a perimeter foundation and by interior **bearing walls**, often supported by a secondary foundation of girder posts, and pads. **Nonbearing walls**, as their name denotes, are not intended to bear anything but their own weight. **Headers** (or lintels) are bearing beams that carry loads across openings in walls. A **partition** is any interior wall, bearing or not. A **girder** (also called a carrying timber or beam) runs the length of the dwelling, with joists perpendicular to it. A **main bearing wall** often runs directly above the girder. Bearing walls down the middle of the dwelling are also likely to be supporting pairs of joists for the floors above. That is, most joists are not continuous from exterior wall to exterior wall – they end over bearing walls and are nailed to companion joists running from the opposite direction.

**** For Informational Purposes Only ****

**U.B.C. 1988, Section 1210.
Smoke Detectors**

1. General. Dwelling units, hotels or lodging house guest rooms that are used for sleeping purposes shall be provided with smoke detectors. Detectors shall be installed in accordance with the approved manufacturer's instructions.

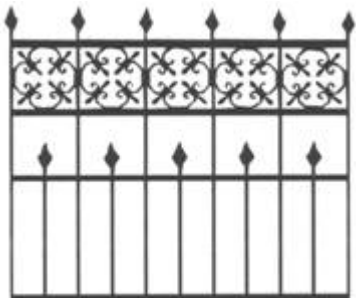
2. Additions. Alterations or repairs to Group R Occupancies. Smoke detectors shall be installed in accordance with Subsections 3, 4, and 5 of this section when the valuation of an addition, alteration or repair to a Group R Occupancy exceeds \$1,000.00 and a permit is required, or when one or more sleeping rooms are added or created in existing Group R Occupancies.

3. Power Source. In new construction, required smoke detectors shall receive their primary power from the building wiring when such wiring is served from a commercial source. Wiring shall be permanent and without a disconnecting switch other than those required for over current protection. Smoke detectors may be battery operated when installed in existing buildings, or in building without commercial power, or in buildings that undergo alterations, repairs, or additions regulated by Subsection 2 of this inspection.

4. Location within dwelling units. In dwelling units, detectors shall be mounted on the ceiling or wall at a point centrally located in the corridor or area giving access to each separate sleeping area. When the dwelling unit has more than one story and in dwellings with basements, a detector shall be installed on each story and in the basement. In dwelling units where a story or basement is split into two or more levels, the smoke detector shall be installed on the upper level, except that when the lower level contains a sleeping area, a detector shall be installed on each level. When sleeping rooms are on an upper level, the detector shall be installed on the ceiling of the upper level in close proximity to the stairway. In dwelling units where the ceiling height of a room open to the hallway serving the bedrooms exceeds that of the hallway by 24 inches or more, smoke detectors shall be installed in the hallway and in the adjacent room. Detector shall sound an alarm audible in all sleeping areas of the dwelling unit in which they are located.

5. Location in efficiency dwelling units and hotels. In efficiency dwelling units, hotel suites and in hotel sleeping rooms, detectors shall be located on the ceiling or wall of the main room or hotel sleeping room. When sleeping rooms within an efficiency dwelling unit or hotel suite are on an upper level, the detector shall be placed at the ceiling of the upper level in close proximity to the stairway. When actuated, the detector shall sound an alarm audible within the sleeping area of the dwelling.

* **Panic Hardware** is a door-latching assembly incorporating an unlatching device, the activating portion of which extends across at least one half the width of the door leaf on which it is installed. When installed, it shall comply with the requirements of U.B.C. Standard No. 33-4. The activating member shall be mounted at a height of not less than 30 inches nor more than 44 inches above the floor. The unlatching force shall not exceed 15 pounds when applied in the direction of exit travel.



Fire and Safety

Smoke Detectors

Operational Poor Missing

It is advisable to install one smoke detector for each bedroom and adjacent hallway.
It is advisable to install a carbon monoxide detector.
It is advisable to check batteries and re-check detectors at when moving in and thereafter every eleven months.

Fire Sprinkler System

Present Not Present

Alarm Systems

Present Not Present

You can install most alarm systems yourself if you have basic wiring skills, but get professional advice from several sources before you buy and install the system. Many insurance companies reduce their premiums with the installation of a security alarm.

Safety Glass

Operational Missing None

Building and safety requires the use of specialty glass in skylights, overhead windows, glass doors, shower doors, and windows within 18" of the floor. Safety usually specifies one of the three types of glass; tempered glass, laminated safety glass, and wire glass.

Security Bars

None Operational Service Advisable

RESIDENTIAL EARTHQUAKE HAZARDS REPORT

	Not Visible	Yes	No	Doesn't Apply
1. Is the water heater properly strapped to resist falling during an earthquake?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Is the dwelling anchored or bolted to the foundation?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. If the dwelling has cripple walls:				
Are the exterior cripple walls braced?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If the exterior foundation consists of unconnected concrete piers and posts, have they been strengthened?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. If the exterior foundation, walls of the dwelling, or part of it is made of un-reinforced masonry, has it been strengthened?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. If the dwelling is built on a hillside, answer the following:				
Are the exterior tall foundation walls braced?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Were the tall posts or columns either built to resist earthquakes or have they been strengthened?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. If the dwelling has a living area over the garage, was the wall around the garage door opening either built to resist earthquakes or has it been strengthened?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

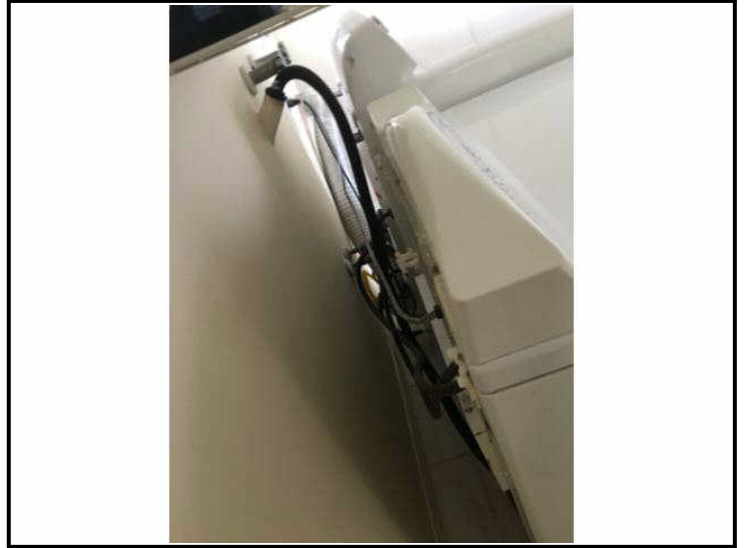
If any of the questions are answered "No" the dwelling is likely to have earthquake weakness.

This page is being provided to our clients as a service from *Senel Inspection, Inc.*

Additional Pictures and Remarks



View of laundry units.



View of laundry hook-ups.

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Index

1. Cover	14A. Bathroom 4	29. Laundry Room
2. Information	15. Den, Bar	31. Attic, Ventilation, Insulation
3. Limited Warranty	16. Family Room,	32. Heating, Air Conditioning
4. Invoice	17. Living Room, Playroom or Enclosed Patio	34. Electrical System
5. Exterior	18. Kitchen	35. Electrical Information
6. Garage	19. Pool	36. Gas Service
7. Entry Hall, Hallway	20. Foundation & Footings	37. Structural Framing
8. Master Bedroom	21A. Chimney, Fireplace	38. Fire and Safety
9. Master Bathroom	22. Gutters & Downspouts, Solar System	39. Earthquake Report
10. Bedrooms 1-2	23. Water Heater	40-A, B. Index, Summary
11. Bedrooms 3-4	24. Roof	41. Additional Pictures, Remarks
11A. Bedrooms 5-6	26. Water Service	42. Recall/Mold Information
12. Bathroom 1	27. Water & Traps Information	43. Radon Information
13. Bathroom 2	28. Drains Information	44. Electric Magnetic Field
14. Bathroom 3		45. Walkthrough Check List

**If your report is missing any of the above pages,
it is possible that your dwelling does not have the item that was covered on it.**

This report is prepared for the buyer who signed the contract, discussed all the possibilities in writing and verbally with the inspector, and paid for this service. This same report might not cover or reach a second person's or party's expectations. Senel Inspection, Inc. will not be responsible for a second party who uses this report. If an agent ordered the inspection and signed the contract on behalf of a buyer, that buyer will be the second party (even if the buyer's name was not provided to Senel Inspection, Inc.).

This inspection report is not valid without a signed inspection agreement and full payment to Senel Inspection, Inc.

If you have any questions, please feel free to call *Senel Inspection* at 1-800-339-6988 prior to close of escrow.

Summary Notes: Page 1

It is advisable to:

- * Refer to termite inspection report (if present) for damaged, decayed, and moistured wood. Pertains also to interior wood such as baseboards, thresholds, trim, cabinets and wood floors.
- * Replace any missing or non-functional light bulbs and any missing light fixture covers.
- * Secure any loose cables or wires (at all locations, including the crawlspace, attic, and garage).
- * Replace any worn or damaged gaskets, pertaining to water faucets and spigots; cross reference home inspection report with final walkthrough; refer to Disclosure Statement for detail, and repair and/or replace all the items disclosed before escrow closes.
- * Ask for all instructional and operational booklets and obtain all warranties with the names of contractors who have done work on the property.
- * Test all controls for pools, spas, timers, alarms, smoke detectors, thermostats, and appliances.

This inspection report is based on a a visual, noninvasive, physical examination of the essential components of a residential dwelling. Because this dwelling will likely be one of your most significant investments in life, it is advisable to obtain additional advice. This includes a:

- * Termite inspection
- * Asbestos inspection
- * Mold inspection
- * Indoor air quality alergen test
- * Radon inspection

Summary Notes: Page 2

5. Exterior:

- Bell Button/Chime- Not operational. Service advisable.
- Fence/Blockwalls- Damaged, dry rotted wood fence, replacement advisable.
- Patio/Awning- Cracked and separated from house slab, service advisable.
- Eaves- Consultation advisable with a licensed termite inspector in regards to dry rot, fungus, open joints and other termite related items before the close of escrow.
- Fascia/Soffits- Consultation advisable with a licensed termite inspector in regards to dry rot, fungus, open joints and other termite related items before the close of escrow.

6. Garage:

- Door Opener(s)- Missing covers, service advisable.
- Outlets/Switches- GFCI missing, installation advisable.
- Access Door- Weatherized, water damage, replacement advisable.
- Fire Door- Not fire rated, service advisable.
- Fire Wall- Repairs advisable.
- Ceiling- Open frame. Crack wood noted, service advisable.
- Ventilation- None. Installation advisable.

7. Entry Hall:

- Door- Not operational. Service advisable.

7. Hallway:

- Carbon Monoxide Detector- Not present. Installation advisable.
- Smoke Detector- Not present. Installation advisable.

8. Master Bedroom:

- Smoke Detector- Not present. Installation advisable.

9. Master Bathroom:

- Window(s)- Not properly sliding, mold like growth noted, service advisable.

10. Bedroom #1:

- Smoke Detector- Not present. Installation advisable.

10. Bedroom #2:

- Smoke Detector- Not present. Installation advisable.

12. Bathroom #1:

- Exhaust Fan- Cleaning advisable.
- Windows- Difficult to operate, service advisable.
- Tub Faucet- Advisable to re-install and seal diverter flange.
- Traps & Drains- Missing trap in tub, service advisable.
- Tub- Advisable to seal spout.

Summary Notes: Page 3

17. Living Room:

Windows- Safety glass not used, service advisable.

18. Kitchen:

Switches & Outlets- GFCI missing, installation advisable.

Dishwasher- Not operational. Service advisable.

Hood/Vent Line- Advisable to clean oil.

20. Foundation and Footings:

Perimeter of the Foundation Walls- Moisture noted, mold inspection advisable, chalking/powdering noted. Service advisable.

Foundation cracks in garage (see Garage photos).

21-A. Chimney:

Start-up with HVAC contractor is advisable.

Spark Arrester/Chimney Cap- Missing, installation advisable.

Flashing- Service advisable.

Moisture Resistance- Cap installation advisable.

21-A. Fireplace:

Smoke Chamber- Cleaning advisable. Firebox/Grate- Cleaning advisable.

22. Gutters and Downspouts:

Gutters- Dirty. Replacement advisable.

Downspouts- Replacement advisable.

23. Water Heater:

Water Heater- Unit has exceeded its life expectancy. Service advisable.

T.P. Valve/Overflow Pipe- Rusted. Service advisable.

Plumbing- Corrosion noted. Service advisable.

Ventilation Pipe- Not properly installed. Service advisable.

Consultation with licensed plumbing contractor regarding replacement is advisable.

24. Roof:

Composition- Cracked, loose caps, missing caps, worn caps, curling, leak, mold inspection advisable, loose, worn, losing granules, missing. Service advisable.

Rusted flashings.

Composition roof installed over wood shingles.

Consultation with licensed roofing contractor regarding replacement of the roof or repair with 3 year minimum roof certificate is advisable.

Summary Notes: Page 4

26. Water Service:

- Consultation with licensed plumbing contractor regarding corrections and installations is advisable.
- Water shut-off buried in soil, service advisable.
- Anti-Siphon Device- Not present. Installation advisable.
- Pressure Regulator- Not present. Installation advisable.

29. Laundry:

- Exterior door advisable to replace, indoor quality.

32. Heating & Air Conditioning System: Manufactured in 1989.

- Consultation with HVAC contractor regarding corrections and annual maintenance before turning on the unit is advisable.

34. Electrical System:

- GFCI- Missing in garage, installation advisable.
- Breakers- Missing labels. Service advisable.
- Consultation with licensed electrician contractor regarding corrections is advisable.

37. Structural Framing:

- Cracked wood at garage ceiling, service advisable.

38. Fire and Safety:

- Smoke Detectors- It is advisable to install one smoke detector for each bedroom and adjacent hallway.

45. Checklist:

- It is advisable to follow all instructions on page 45.

RECALLS

Appliances make life easier in all aspects of the day, more so in the home. However, these appliances we so depend on are the creation of people and ideas that aren't always perfect. Even the best companies can make an honest mistake, and produce a defective appliance. It is important for everyone to be aware of the condition of the appliances they trust so much.

As much as we would like to run every client's appliance model number through a gigantic database, to ensure they have not been recalled, we can't. What is worse is that even IF we could, it would not serve our clients as much as we would like because a product we scan today may be recalled next week. For this reason we advise all of our clients to periodically cross-reference their appliances on **www.recalls.gov**. This will assist in not only the proper operation of the products, but the avoidance of harm to the residents.

If you have any questions concerning how to use this websites recall search engine, please feel free to contact our offices at (800) 339-6988. A customer service representative will be able to assist you.

MOLD IN THE RESIDENCE

In the recent years, public awareness of mold in the residence has increased dramatically. Mold is a very versatile and resilient organism that requires very little to survive, this is partly why it is so difficult to effectively remove mold from a residence. The problems imposed by mold vary from person to person. While the majority of the general public will not suffer any health related issues unless exposed to large quantities of mold, a small contingency is fatally allergic to mold. This fact alone makes mold appear on the level of fatal disease. While we do not feel this is necessarily the case, we have no way of knowing the medical background of our esteemed clients, and therefore must assume that mold is a topic of interest for them.

Our reports make a commentary note of "mold-like substance present", usually accompanied by a recommendation to have a mold inspection. In no way does this mean that you have a toxic mold spore, or that you have a mold growth issue, the statement simply means that the inspector located a mold-like substance. It would be impossible for our inspector to be able to determine what strand of mold, if any, is present in any given residence without lab testing of mold-like samples. We note this observation to insure that all of our clients are aware of possible growth in a residence. This is the advise our company has been given by the Environmental Protection Agency (EPA), which advise ALL traces of mold growth to be immediately remediated, whether they be toxic or not. More information can be found on this topic at **www.epa.gov/mold**.

For a CRMI-certified residential mold inspector, you may contact Mold in California, Inc. at (888) 847-4848. www.moldincalifornia.com

EMF: Electric Magnetic Fields

Scientific Studies

According to a BioInitiative Working Group report released on August 31, 2007, scientific evidence shows evidence that power line EMF exposure is responsible for hundreds of new cases of childhood leukemia every year.

The Center for Disease Control (CDC) and the National Institute for Occupational Safety and Health (NIOSH) warn that scientific studies have shown increased cancer rates among workers exposed to high magnetic fields.

Six studies recently involved workers wearing EMF monitors. Five of the studies found significantly higher cancer reats for men with an average workday exposure above 4 milligauss.

Recommendations

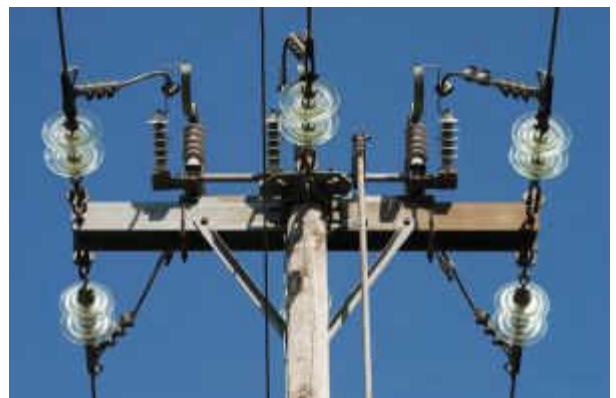
Call your electric company for a free EMF evaluation. Southern California Edison may be reached at (800) 200-4723. Make sure to get (in writing) where the technician(s) measure and the measurement readings. If possible, take pictures of the technician(s) performing the measurements in case of any future problems.

Based on scientific studies, the Environmental Protection Agency (EPA) warned "There is reason for concern" and advises "prudent avoidance."

The National Institute for Environmental Health Sciences (NIEHS) recommends continued education on ways of reducing exposures.

The National Institute for Occupational Safety and Health makes the following recommendations for businesses (of course, these are also wise recommendations for homes):

- * Inform workers and employers about possible hazards of magnetic field
- * Increase the worker's distance from the EMF source
- * Use low-EMF designs wherever possible
- * Reduce EMF exposure times



Check List and Reminders for walkthrough inspection prior to close of escrow

Any number of changes may occur at a property between a home inspection and the close of escrow. Therefore, it is essential to have a final walkthrough inspection just before the close of escrow. Below are the essentials for a proper final walkthrough inspection. If you would like a home inspector to accompany you on the final walkthrough, one may be contracted for an additional fee.

- Observe the areas or items that were not accessible during the professional inspection (obscured by furniture or stored items)
- Test any equipment that was not tested because utilities were not on or it was turned off.
- Determine if repairs have been completed that were noted in the report and covered by the working order clause of the real estate contract. Get warranties, if applicable.
- Look for any sign of roof leaks or water penetration. Weather damages may occur between the time of the inspection and the time of closing.
- Check all appliances to determine if they are in working order. Look for signs of leaks. Check garbage disposal, run dishwasher through a normal cycle. Check icemaker or ice and water dispensers, if applicable.
- Run water in drains, check for hot water, flush the toilets and check for leaks. Check under vanities as well.
- Check the heating/air conditioning equipment. Listen for abnormal sounds from the outside and inside of the units if applicable. Run system on the heat and cool cycles. Check airflow and temperature in all rooms. Never run an air conditioning unit, if the outside temperature is below 60 degrees F.
- Check electrical light switches and outlets. Trip GFCI test buttons.
- Check intercoms, burglar alarms, doorbells, lawn sprinkler timers, water heater, etc.
- Look for damage caused by inclement weather, tree limbs, hail, etc., or from a disgruntled owner or tenant.
- Look for signs of settlement or structural problem in walls, driveways, garage floors or patios.
- Check the water level in pools and listen for unusual noises from motor or equipment.
- Check windows, doors, screens, and screened enclosures.

EXTERIOR

- Roof / Fascia / Soffits
- Windows / Doors
- Stairs / Steps / Railings
- Decks / Porches / Patios
- Pool / Spa / Equipment
- Wood decay / Termite damage
- Sprinkler System / Timer

BATHROOM(S)

- Plumbing for leaks
- Toilet operation
- Floor around tub / shower
- Tub-Shower / Faucets / Tiles
- Sink / Cabinets / Faucets
- Floor around toilet

GARAGE

- Door operation
- Floors / Walls
- Electric Opener

APPLIANCES

- Range / Oven
- Dishwasher
- Refrigerator / Freezer
- Ice / Water Dispensers
- Disposal / Compactor
- Washer and Dryer
- Microwave Oven

INTERIOR

- Water stains
- Wall / Ceiling damage
- Settlement
- Decay / Rot
- Termite evidence
- Baseboards

ELECTRICAL

- Light Switches
- Doorbells
- Exterior Lighting

KITCHEN

- Plumbing for leaks
- Cabinets
- Countertop / Sink
- Floor

AIR CONDITIONER

- Operation of main system
- Thermostat(s)
- Room-by-room cooling

HEATING SYSTEM

- Operation of main system
- Thermostat(s)
- Room-by-room heating

WINDOWS AND DOORS

- Screens
- Handles / Cranks
- Window Sills
- Operation of each