



Steel City Home Inspections

Gilbert, AZ

(480) 797-8501 Fax (480) 503-3945



Client: ,

Schedule Date: 00/00/00

Report #: RE21707

Client Address:

Subject Property:

KEY TO THE INSPECTION REPORT

Report # : RE21707

The "Matrix" Report lists the systems and components inspected by this company. Items not found in this report are considered beyond the scope of this inspection, and should not be considered inspected at this time. When "APPEARS SERVICEABLE" is checked it means that we did not observe conditions that would lead us to believe problems existed with this system or component. The item is capable of being used. Some serviceable items may, however, show wear and tear. Other conditions are checked, if applicable, in the body of the report.

SIGNIFICANTLY DEFICIENT SYSTEMS OR COMPONENTS will be identified as: Not functional / unsafe / worn / near end of lifespan. When in the inspector's opinion, an item is "significantly deficient", the reason will be checked within the body of the report. PLEASE READ THE ENTIRE REPORT FOR ALL ITEMS CHECKED.

NOTICE: This report contains technical information that may not be readily understandable to the lay person. Therefore, a verbal consultation with the inspector is a mandatory part of this inspection. If you choose not to consult with the inspector, this inspection company cannot be held liable for your understanding or misunderstanding of this report's contents. If you were not present during this inspection please call the office to arrange for your verbal consultation.

KEY TO THE INSPECTION REPORT

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

(1) Items that have a (1) next to them. The Bracketed Numbers are defined as follows

- (1) Recommend evaluation by a qualified licensed structural engineer / geotechnical engineer.**
- (2) Recommend further review and repairs as needed by a qualified licensed contractor or specialty tradesman dealing with that item or system.**
- (3) Recommend further review for the presence of any wood destroying pests or organisms by qualified Pest Inspector.**
- (4) This item is a safety hazard - correction is needed.**
- (5) Recommend upgrading for safety enhancement. This building may have been constructed before current safety standards were developed.**

NOTICE: AN ABRIDGED VERSION OF THIS KEY IS PRINTED AT THE TOP OF EACH PAGE. If you do not understand how to read this report please contact our office.

I have read and understand the Key to the Matrix Inspection Report.

Client's Initials _____ Representative/Agent's Initials _____

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

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

INSPECTOR : Kurt Dembaugh

Inspection Date: 00/00/00

Start Time: 12:00 noon

Completion Time 4:00 pm

The weather condition at the time of inspection was:

Sunny

Property Information:

The subject propoerty inspected was a (an): Single Family # of units:

Approximate age of building: [age] 53 yrs. stated by Inspector's observation

Approximate age of roof: { No [Approx. Roof Age] step found } { No [Approx. Roof Age] step found }

Additions / Alterations to: Bedroom; Bathroom; Patio; Garage

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

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

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

KEY: (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed
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01. Driveway

Appears Serviceable

[X] Material:Concrete

Comments: Driveway appeared serviceable at time of inspection.

02. Sidewalks

Appears Serviceable

[X] Materials:Concrete

Comments: No additional comments.

03. Grading

Improvements Recomm

[X] Slope:Minor [X] Foliage touches structure *

Comments: Vegetation was in contact with the exterior walls. The vegetation should be trimmed away to prevent damage to the building. * (3) Palm branches that are touching electrical lines in the back yard should be trimmed away to prevent damage. ***
 See Picture 03 on Photos Page ***

04. Slab-on-Grade

Appears Serviceable

[X] Foundation and Floor - Concrete

[X] Perimeter visibility:Partially visible [X] Slab not visible due to floor coverings [X] Common cracks *

Comments: No additional comments.

05. Patio

N/A

06. Decks/Porch

Appears Serviceable

[X] Location(s):Front, Rear

[X] Material:Pavers, Concrete

Comments: No additional comments.

07. Fences & Gates

Appears Serviceable

[X] Material:Masonry, Wrought Iron

Comments: No additional comments.

08. Exterior Walls

Appears Serviceable

[X] Structure:Wood Frame, Block

[X] Wall Covering:Stucco Stone [X] Common cracks *

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

09. Chimney(s)

Improvements Recomm

[X] Location:Dinning Room [X] Material:Brick, Concrete

[X] Spark screen:missing (2) (4) [X] Raincap recommended *

Comments: Recommend the installation of a rain cap with approved spark arrestor. * *** See Picture 09 on Photos Page ***

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

10. Trim

Appears Serviceable

[X] Material:Wood

Comments: No additional comments.

11. Gutters & Downspouts

Improvements Recomm

[X] Partial [X] Direct discharge away from building *

Comments: Recommend gutter downspout terminations be routed away from the building. * *** See Picture 11 on Photos Page ***

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

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12. Sprinklers

Monitor

[X] Not inspected *

Comments: This company does not inspect sprinklers; they are beyond the scope of the inspection. We recommend the owner demonstrate their operation, explain timer operations/settings, etc., to all interested parties prior to the end of the contingency.

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

13. Hose Faucets

Appears Serviceable

[X] Anti-siphon valves:Yes

Comments: No additional comments.

14. Crawlspace

N/A

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

15. Exterior Stairs

N/A

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

16. Retaining Walls

N/A

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

17. Raised Foundation

N/A

17a. Floor Structure

N/A

17b. Base. Foundation

N/A

17c. Basement

N/A

--- End of Category STRUCTURE / EXTERIOR ---

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20. Tile Roof

N/A

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

20a. Shingle / Shake

Monitor

[X] Location:Main [X] Roof style:Hip

[X] Roof covering is:asphalt shingles [X] Roof inspected by:walking roof [X] Number of layers:1
 [X] Deterioration / Damage (2)

Comments: Missing and damaged shingles were noted at time of inspection, by chimney area. (2) *** See Picture 20a on Photos
 Page ***

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

21. Built-up / Low slope

Monitor

[X] Location:Back Patio [X] Roof style:Low slope

[X] Roof covering is:rolled composition [X] Roof inspected by:walking roof [X] Deterioration / Damage (2)
 [X] Near end of lifespan (2) [X] Blistering (2)

Comments: Roofing materials appear to be nearing the end of their useful service life. (2) The roof covering showed signs of blistering and prior patches at the time of the inspection. (2) *** See Picture 21 on Photos Page ***

21a. Roof ventilation

Appears Serviceable

[X] Vents provided [X] Ventilation:appears serviceable

Comments: No additional comments.

21b. Patio Cover

N/A

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

22. Exposed Flashings

Appears Serviceable

Comments: No additional comments.

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

22a. Roof Notes

N/A

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

--- End of Category ROOF ---

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39. Service

Appears Serviceable

[X] Service Type:Overhead [X] Voltage:240 V / 120 V

[X] Amps not determined [X] Improper splice(s) (2) [X] Main panel ground present
 [X] Main disconnect inspected at:Main Panel (meter)

Comments: No additional comments.

40. Main Panel

Appears Serviceable

[X] Location:Left side of home

Comments: No additional comments.

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

41. Conductors

Appears Serviceable

[X] Service wire type:Copper

[X] Branch wire type:Braided aluminum, Copper [X] Wiring method:Non-metallic sheathed cable

Comments: No additional comments.

42. Sub-panels

Appears Serviceable

[X] Location B:Garage

Comments: No additional comments.

43. Panel Notes

Repairs Recommended

[X] Overcurrent protection devices inspected - type:Breakers [X] Improper wiring (2) (4)
 [X] Multiple wires connected to a single wire rated breaker (20) (4)

Comments: Improper wiring at: Main panel splices /pigtailes in main panel, starting to degrade. (2) (4) Improper wiring at: Main panel multiple wires connected to a single breaker. (2) (4) Recommend further evaluation and repairs by a qualified professional. (2) (4) *** See Picture 43 on Photos Page ***

44. Wiring Notes

Repairs Recommended

Comments: Unprotected openings at: Main panel. (2) (4) *** See Picture 44 on Photos Page ***

--- End of Category ELECTRICAL ---

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

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23. Main Line

Repairs Recommended

Material:Copper Size:1/2 in.

Pressure:> 100 PSI Above 80 PSI - adjust, repair, install regulator (2) Main valve location:Front

Comments: Water pressure is high; no pressure regulator visible. Recommend installation of a properly adjusted and maintained pressure regulator. (2)

24. Supply Lines

N/A

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

25. Waste Lines

Appears Serviceable

Material:Plastic

Comments: Waste lines and vent systems appeared serviceable at time of inspection.

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

26. Fuel System

Appears Serviceable

Shutoff valve location:Front, Left side

Fuel type is:natural gas

Comments: No additional comments.

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

27. Water Heater(s)

Monitor

Location:Exterior Closet, Garage

Type:Conventional Natural Gas Capacity:40 gal., 50 gal. Corrosion on pipes / valves *

Comments: The water pipes are corroded; (2) *** See Picture 27 on Photos Page ***

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

--- End of Category PLUMBING ---

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45. Floor Appears Serviceable

Comments: No additional comments.

46. Firewall/Ceiling Appears Serviceable

Comments: No additional comments.

46a. Interior Walls Appears Serviceable Drywall Nail pops *

Comments: No additional comments.

46b. Ceilings Appears Serviceable Drywall

Comments: No additional comments.

46c. Windows N/A

47. Ventilation Appears Serviceable

Comments: No additional comments.

48. Door to Living Space Repairs Recommended Type:Fire rated Self-closer operational:No

Self-latching:Yes

Comments: The self-closer on the door to living space was non-operational. * (5) Recommend further evaluation and repairs. (2)

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

49. Exterior Door N/A

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

50. Vehicle Door Monitor Type:Roll-up Deterioration / Damage (2)

Comments: The damage to the vehicle door was minor. One or more of the door panels is damaged on the right side. (2) *** See Picture 50 on Photos Page ***

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

51. Automatic Opener Appears Serviceable Automatic reverse operated

Electronic sensors present Electronic sensors appear serviceable

Comments: Missing covers for lights

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

52. Electrical Appears Serviceable

Comments: The representative sample of switches and outlets tested appeared to be serviceable.

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

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53. Comments

N/A

54. Basement

N/A

--- End of Category GARAGE ---

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

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18. Attic General

Appears Serviceable

Roof Frame:Truss and conventional framing

Attic:Partial Access location:Closet, Garage How Inspected:Entered - partial access

Comments: The attic appeared to be in serviceable condition at the time of the inspection.

18a. Supply Lines

N/A

18b. Waste Lines

N/A

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

18c. Wiring Notes

Appears Serviceable

Comments: No additional comments.

19. Insulation

Appears Serviceable

Insulation type:Fiberglass blown

Comments: No additional comments.

--- End of Category ATTIC ---

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33. Distribution

Appears Serviceable

[X] Materials:Ducts with registers

Comments: No additional comments.

Notice: Asbestos materials have been commonly used in heating systems. Determining the presence of asbestos can ONLY be performed by laboratory testing and is beyond the scope of this inspection.**

34. Normal Controls

Appears Serviceable

[X] Thermostat:appears serviceable

Comments: No additional comments.

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

35. Air Filters

Appears Serviceable

[X] Condition:Appears serviceable

Comments: No additional comments.

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

36. Heating Notes

N/A

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

37. Evaporative Cooler

N/A

38. Air Conditioning

Monitor

[X] Location:Rear [X] Type:Central Air Conditioning

[X] Deterioration / Damage (2)

Comments: This is a 2 ton unit. The evaporator coil appears to be showing signs of age and damaged, it is still functioning well but it would wise to have regular checkups. (2)

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

38a. Power

Appears Serviceable

[X] Power:240 volt [X] Electrical disconnect present

Comments: No additional comments.

38b. Condensate

Appears Serviceable

[X] Condensate line:appears serviceable

[X] Termination location:appears serviceable

Comments: No additional comments.

38c. Refrigerant Lines

Appears Serviceable

[X] Refrigerant lines:appears serviceable

[X] Insulation installed on lines [X] Insulation:deteriorated *

Comments: No additional comments.

38d. Cooling Comments

N/A

--- End of Category COOLING ---

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33.2. Distribution

Appears Serviceable

[X] Materials:Ducts with registers

Comments: No additional comments.

Notice: Asbestos materials have been commonly used in heating systems. Determining the presence of asbestos can ONLY be performed by laboratory testing and is beyond the scope of this inspection.**

34.2. Normal Controls

Appears Serviceable

[X] Thermostat:appears serviceable

Comments: No additional comments.

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

35.2. Air Filters

Appears Serviceable

[X] Condition:Appears serviceable

Comments: No additional comments.

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

36.2. Heating Notes

N/A

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

37.2. Evaporative Cooler

N/A

38.2. Air Conditioning

Monitor

[X] Location:Rear [X] Type:Central Air Conditioning

[X] Deterioration / Damage (2)

Comments: This is a 4 ton unit. The evaporator coil appears to be showing signs of age and damaged, it is still functioning well but it would wise to have regular checkups. (2) *** See Picture 38.2 on Photos Page ***

38a.2. Power

Appears Serviceable

[X] Power:240 volt [X] Electrical disconnect present

[X] Electrical disconnect not present (2)

Comments: No additional comments.

38b.2. Condensate

Appears Serviceable

[X] Condensate line:appears serviceable

[X] Termination location:appears serviceable

Comments: No additional comments.

38c.2. Refrigerant Lines

Appears Serviceable

[X] Refrigerant lines:appears serviceable

[X] Insulation installed on lines [X] Insulation:deteriorated *

Comments: No additional comments.

38d.2. Cooling Comments

N/A

--- End of Category COOLING #2 ---

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

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33.3. Distribution

Appears Serviceable

[X] Materials:Ducts with registers

Comments: No additional comments.

Notice: Asbestos materials have been commonly used in heating systems. Determining the presence of asbestos can ONLY be performed by laboratory testing and is beyond the scope of this inspection.**

34.3. Normal Controls

Appears Serviceable

[X] Thermostat:appears serviceable

Comments: No additional comments.

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

35.3. Air Filters

Appears Serviceable

[X] Condition:Appears serviceable

Comments: No additional comments.

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

36.3. Heating Notes

N/A

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

37.3. Evaporative Cooler

N/A

38.3. Air Conditioning

Appears Serviceable

[X] Location:Left side [X] Type:Central Air Conditioning

Comments: This is a 3 1/2 ton unit that is in good condition.

38a.3. Power

Appears Serviceable

[X] Power:240 volt [X] Electrical disconnect present

Comments: No additional comments.

38b.3. Condensate

Appears Serviceable

[X] Condensate line:appears serviceable

[X] Termination location:appears serviceable

Comments: No additional comments.

38c.3. Refrigerant Lines

Appears Serviceable

[X] Refrigerant lines:appears serviceable

[X] Insulation installed on lines [X] Insulation:appears serviceable

Comments: No additional comments.

38d.3. Cooling Comments

N/A

--- End of Category COOLING #3 ---

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

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28. Description

Appears Serviceable

 Heating type:forced air unit Fuel type:natural gas Location:garage, exterior closetComments: No additional comments.

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

29. Condition

Appears Serviceable

Comments: The heating systems appeared to be operational at time of inspection.

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

30. Venting

Appears Serviceable

Comments: The furnace venting systems appeared to be in serviceable condition.**31. Combustion Air**

Appears Serviceable

 Combustion air:appears serviceableComments: The combustion air supply appears serviceable.**32. Burners**

Appears Serviceable

Comments: Burners appear serviceable.

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

--- End of Category HEATING 1 2 3 ---

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

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66. Laundry

Appears Serviceable

[X] Location:Laundry room

[X] Piping (supply & waste) serviceable [X] Washer standpipe not tested * [X] Electrical outlet grounded (120 volt)
 [X] 240 volt dryer outlet present [X] Gas piping present [X] Gas shut-off valve present [X] Proper dryer vent provided
 [X] Dryer vents:vertically, recommend cleaning (4) [X] Laundry sink present:Yes [X] Faucet appears serviceable
 [X] Drain appears serviceable [X] Plumbing under sink is:appears serviceable

Comments: No additional comments.

67. Interior Walls

Appears Serviceable

[X] Drywall

Comments: No additional comments.

67a. Ceilings

Appears Serviceable

[X] Drywall

Comments: No additional comments.

67b. Floors

Appears Serviceable

[X] Wood

Comments: No additional comments.

67c. Interior Doors

Appears Serviceable

[X] Type:Wood-Hollow Core

Comments: No additional comments.

67cc. Windows

N/A

67d. Kitchen (general)

Appears Serviceable

[X] Counter type:Granite [X] Cabinets appear serviceable

[X] Counters appear serviceable [X] Floors appear serviceable

Comments: No additional comments.

67e. Kitchen Sink(s)

Appears Serviceable

[X] Faucet appears serviceable

Comments: No additional comments.

67f. Supply Lines

Appears Serviceable

[X] Material:Braided stainless steel polymer

Comments: No additional comments.

67g. Waste Lines

Appears Serviceable

[X] Material:Braided stainless steel polymer

Comments: Waste lines and vent systems appeared serviceable at time of inspection.

68. Electrical

Appears Serviceable

Comments: The representative sample of switches and outlets tested appeared to be serviceable.

68a. Disposal

Appears Serviceable

Comments: Disposal appears to be in serviceable condition.

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

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

69. Range/Cooktop

Appears Serviceable

[X] Number of ovens:2

[X] Fuel type:natural gas, electric [X] Oven door appears serviceable [X] Separate cooktop:appears serviceable
 [X] Gas shut-off valve(s):appears serviceable [X] Ventilation hood:appears serviceable

Comments: No additional comments.*Notice: Self and/or continuous cleaning operations, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection.* Appliances are not moved.****70. Dishwasher**

Appears Serviceable

Comments: No additional comments.*Notice: Determining the adequacy of washing and drying functions of dishwashers is not part of this inspection.****71. Special Features**

Appears Serviceable

[X] Water purification:Appears Serviceable

Comments: No additional comments.*Notice: Refrigerators, freezers and built-in ice maker are not part of this inspection.****--- End of Category KITCHEN ---**

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

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

55. Entry Doors

Appears Serviceable

[X] Type:Wood-Solid Core

Comments: No additional comments.

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

55a. Exterior Doors

Appears Serviceable

[X] Type:French Doors

Comments: No additional comments.

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

56. Interior Walls

Appears Serviceable

[X] Drywall

Comments: No additional comments.**57. Ceilings**

Appears Serviceable

[X] Drywall

Comments: No additional comments.**58. Windows**

Repairs Recommended

[X] Type:Dual-pane [X] Material:Mixed

[X] Window cracked at:living room

Comments: Cracked/broken glass at: living room. *** See Picture 58 on Photos Page *****59. Floors**

Appears Serviceable

[X] Wood

Comments: No additional comments.**60. Electrical**

Appears Serviceable

Comments: The representative sample of switches and outlets tested appeared to be serviceable.**61. Ceiling Fans**

N/A

62. Fireplace(s)**Safety Hazard**

[X] Location:Dinning room [X] Type:Masonry - lined

[X] Deterioration / Damaged (2) (4) [X] Deteriorated mortar (2) [X] Cracked / loose brick (2)

[X] Gas piping:appears serviceable [X] Gas valve:appears serviceable [X] Damper:appears serviceable

[X] Hearth extension:appears serviceable [X] Doors / screens:appear serviceable

Comments: There are cracked fire bricks in the fireplace. (2) The mortar joints between the fire brick are deteriorated. (2) Recommend further evaluation and repairs by a qualified professional. (4) *** See Picture 62 on Photos Page ***

63. Interior Stairs

N/A

64. Interior Doors

Appears Serviceable

[X] Type:French Doors, Wood-Hollow Core

Comments: No additional comments.

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

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

65. Interior Features

N/A

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

65a. Smoke Detector

Appears Serviceable

Located in living/family room:Yes

Comments: Testing smoke detectors is beyond the scope of this inspection. Recommend client test per manufacture's specifications.

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

65b. Wet Bar

N/A

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

--- End of Category LIVING / FAMILY DINNING ROOMS ---

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

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

72. Room Location

N/A

Comments: North east side

72a. Interior Walls

Appears Serviceable

[X] Drywall

Comments: No additional comments.

72aa. Ceilings

Appears Serviceable

[X] Drywall

Comments: No additional comments.

72b. Floors

Appears Serviceable

[X] Tile

Comments: No additional comments.

72c. Windows

Appears Serviceable

[X] Type: Dual-pane, Dual-pane [X] Material: Mixed

Comments: No additional comments.

72d. Interior Doors

Appears Serviceable

[X] Type: Wood-Hollow Core

Comments: No additional comments.

72e. Bathroom Cabinets

Appears Serviceable

[X] Counter type: Stone [X] Cabinets appear serviceable

[X] Counters appear serviceable

Comments: No additional comments.

73. Sink

Appears Serviceable

[X] Faucet appears serviceable

[X] Plumbing under sink appears serviceable

Comments: No additional comments.

73a. Supply Lines

Appears Serviceable

[X] Material: Braided stainless steel polymer

Comments: No additional comments.

73b. Waste Lines

Appears Serviceable

[X] Material: Plastic

Comments: Waste lines and vent systems appeared serviceable at time of inspection.

74. Electrical

Appears Serviceable

Comments: The representative sample of switches and outlets tested appeared to be serviceable.

74a. Vent/Heat

Appears Serviceable

[X] Exhaust fan: appears serviceable

[X] Ventilation: appears serviceable [X] Window: appears serviceable

Comments: No additional comments.

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

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

75. Toilet

Appears Serviceable

Comments: No additional comments.

75a. Bathtub

Appears Serviceable

Faucet appears serviceable

Drain appears serviceable

Comments: No additional comments.

76. Shower

Appears Serviceable

Water valve & shower head appear serviceable

Shower head is:appears serviceable

Comments: No additional comments.

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

--- End of Category MASTER BATHROOM ---

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

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

72.2. Room Location

N/A

Comments: South east sideSouth west side

72a.2. Interior Walls

Appears Serviceable

[X] Drywall

Comments: No additional comments.

72aa.2. Ceilings

Appears Serviceable

[X] Drywall

Comments: No additional comments.

72b.2. Floors

Appears Serviceable

[X] Tile

Comments: No additional comments.

72c.2. Windows

Appears Serviceable

[X] Type:Blocks [X] Material:Glass

Comments: No additional comments.

72d.2. Interior Doors

Appears Serviceable

[X] Type:Wood-Hollow Core

Comments: No additional comments.

72e.2. Bathroom Cabinets

Appears Serviceable

[X] Counter type:Stone [X] Cabinets appear serviceable

[X] Counters appear serviceable [X] Floors appear serviceable

Comments: No additional comments.

73.2. Sink

Appears Serviceable

[X] Faucet appears serviceable

[X] Plumbing under sink appears serviceable

Comments: No additional comments.

73a.2. Supply Lines

Improvements Recomm

[X] Material:Braided stainless steel polymer

[X] Flow restriction is:minor *

Comments: Low flow and major loss of water flow when multiple fixtures are used simultaneously. (2)

73b.2. Waste Lines

Appears Serviceable

[X] Material:Plastic

Comments: No additional comments.

74.2. Electrical

Appears Serviceable

Comments: The representative sample of switches and outlets tested appeared to be serviceable.

74a.2. Vent/Heat

Appears Serviceable

[X] Exhaust fan:appears serviceable

Comments: No additional comments.

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

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

75.2. Toilet	Appears Serviceable
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Comments: No additional comments.

75a.2. Bathtub	N/A
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76.2. Shower	Appears Serviceable	[X] Water valve & shower head appear serviceable
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Comments: No additional comments.

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

--- End of Category BATHROOM #2 ---

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

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

72.3. Room Location

N/A

Comments: West side**72a.3. Interior Walls**

Appears Serviceable

 DrywallComments: No additional comments.**72aa.3. Ceilings**

Appears Serviceable

 DrywallComments: No additional comments.**72b.3. Floors**

Appears Serviceable

 TileComments: No additional comments.**72c.3. Windows**

Appears Serviceable

 Type:Blocks Material:GlassComments: No additional comments.**72d.3. Interior Doors**

Appears Serviceable

 Type:Wood-Hollow CoreComments: No additional comments.**72e.3. Bathroom Cabinets**

Appears Serviceable

 Counter type:Stone Cabinets appear serviceable Counters appear serviceable Floors appear serviceableComments: No additional comments.**73.3. Sink**

Appears Serviceable

 Faucet appears serviceableComments: No additional comments.**73a.3. Supply Lines**

Appears Serviceable

 Material:Braided stainless steel polymerComments: No additional comments.**73b.3. Waste Lines**

Appears Serviceable

 Material:PlasticComments: No additional comments.**74.3. Electrical**

Improvements Recomm

Comments: Light above shower should have a plastic protection plate over it to keep moisture and water from entering. *** See Picture 74.3 on Photos Page *****74a.3. Vent/Heat**

Appears Serviceable

 Exhaust fan:appears serviceable Ventilation:appears serviceableComments: No additional comments.

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

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

75.3. Toilet

Appears Serviceable

Comments: No additional comments.

75a.3. Bathtub

Appears Serviceable

Faucet appears serviceable

Drain appears serviceable

Comments: No additional comments.

76.3. Shower

Appears Serviceable

Water valve & shower head appear serviceable

Shower diverter is:appears serviceable

Comments: No additional comments.

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

--- End of Category BATHROOM #3 ---

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

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

72.4. Room Location

N/A

Comments: North east side Outside Outside on back patio

72a.4. Interior Walls

Appears Serviceable

[X] Drywall

Comments: No additional comments.

72aa.4. Ceilings

Appears Serviceable

[X] Drywall

Comments: No additional comments.

72b.4. Floors

Improvements Recomm

[X] Tile

Comments: Base border has come loose from wall. *** See Picture 72b.4 on Photos Page ***

72c.4. Windows

N/A

72d.4. Interior Doors

Appears Serviceable

[X] Type:Wood-Hollow Core

Comments: No additional comments.

72e.4. Bathroom Cabinets

N/A

73.4. Sink

N/A

73a.4. Supply Lines

Appears Serviceable

[X] Material: Braided stainless steel polymer

Comments: No additional comments.

73b.4. Waste Lines

N/A

74.4. Electrical

Appears Serviceable

Comments: The representative sample of switches and outlets tested appeared to be serviceable.

74a.4. Vent/Heat

Appears Serviceable

Comments: No additional comments.

75.4. Toilet

Appears Serviceable

Comments: No additional comments.

75a.4. Bathtub

N/A

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

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

76.4. Shower

N/A

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

--- End of Category BATHROOM #4 ---

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

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

77. Room Location

<no ratings>

Comments: North east side

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

78. Interior Doors

Appears Serviceable

 Type:French Doors, Wood-Hollow CoreComments: No additional comments.**79. Windows**

Appears Serviceable

 Type:Dual-pane Material:MixedComments: No additional comments.**80. Interior Walls**

Appears Serviceable

 DrywallComments: No additional comments.**81. Ceilings**

Appears Serviceable

 DrywallComments: No additional comments.**82. Floors**

Appears Serviceable

 WoodComments: No additional comments.**83. Electrical**

Appears Serviceable

Comments: The representative sample of switches and outlets tested appeared to be serviceable.**84. Ceiling Fans**

N/A

85. Smoke Detector

Appears Serviceable

 Located in bedrooms:YesComments: Testing smoke detectors is beyond the scope of this inspection. Recommend client test per manufacture's specifications.**86. Fireplace(s)**

N/A

--- End of Category MASTER BEDROOM ---

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

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

77.2. Room Location

<no ratings>

Comments: South east side

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

78.2. Interior Doors

Appears Serviceable

 Type:Wood-Hollow CoreComments: No additional comments.**79.2. Windows**

Appears Serviceable

 Type:Dual-pane Material:MixedComments: No additional comments.**80.2. Interior Walls**

Appears Serviceable

 DrywallComments: No additional comments.**81.2. Ceilings**

Appears Serviceable

 DrywallComments: No additional comments.**82.2. Floors**

Appears Serviceable

 TileComments: No additional comments.**83.2. Electrical**

Appears Serviceable

Comments: The representative sample of switches and outlets tested appeared to be serviceable.**84.2. Ceiling Fans**

N/A

85.2. Smoke Detector

Appears Serviceable

Comments: Testing smoke detectors is beyond the scope of this inspection. Recommend client test per manufacture's specifications.**86.2. Fireplace(s)**

N/A

--- End of Category PLAY ROOM ---

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

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

77.3. Room Location

<no ratings>

Comments: No additional comments.

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

78.3. Interior Doors

Appears Serviceable

[X] Type:Wood-Hollow Core

Comments: No additional comments.

79.3. Windows

Appears Serviceable

[X] Type:Dual-pane [X] Material:Mixed

Comments: No additional comments.

80.3. Interior Walls

Appears Serviceable

[X] Drywall

Comments: No additional comments.

81.3. Ceilings

Appears Serviceable

[X] Drywall

Comments: No additional comments.

82.3. Floors

Appears Serviceable

[X] Wood

Comments: No additional comments.

83.3. Electrical

Appears Serviceable

Comments: The representative sample of switches and outlets tested appeared to be serviceable.

84.3. Ceiling Fans

N/A

85.3. Smoke Detector

Appears Serviceable

[X] Located in bedrooms:Yes

Comments: Testing smoke detectors is beyond the scope of this inspection. Recommend client test per manufacture's specifications.

86.3. Fireplace(s)

N/A

--- End of Category BEDROOM #2 ---

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

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

77.4. Room Location

<no ratings>

Comments: North east side

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

78.4. Interior Doors

Appears Serviceable

 Type:Wood-Hollow CoreComments: No additional comments.**79.4. Windows**

Appears Serviceable

 Type:Dual-pane Material:MixedComments: No additional comments.**80.4. Interior Walls**

Appears Serviceable

 DrywallComments: No additional comments.**81.4. Ceilings**

Appears Serviceable

 DrywallComments: No additional comments.**82.4. Floors**

Appears Serviceable

 WoodComments: No additional comments.**83.4. Electrical**

Appears Serviceable

Comments: The representative sample of switches and outlets tested appeared to be serviceable.**84.4. Ceiling Fans**

N/A

85.4. Smoke Detector

Appears Serviceable

 Located in bedrooms:YesComments: Testing smoke detectors is beyond the scope of this inspection. Recommend client test per manufacture's specifications.**86.4. Fireplace(s)**

N/A

--- End of Category BEDROOM #3 ---

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

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

77.5. Room Location

<no ratings>

Comments: South east side

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

78.5. Interior Doors

Appears Serviceable

 Type:Wood-Hollow CoreComments: No additional comments.**79.5. Windows**

Appears Serviceable

 Type:Dual-pane Material:MixedComments: No additional comments.**80.5. Interior Walls**

Appears Serviceable

 DrywallComments: No additional comments.**81.5. Ceilings**

Appears Serviceable

 DrywallComments: No additional comments.**82.5. Floors**

Appears Serviceable

 WoodComments: No additional comments.**83.5. Electrical**

Appears Serviceable

Comments: The representative sample of switches and outlets tested appeared to be serviceable.**84.5. Ceiling Fans**

N/A

85.5. Smoke Detector

Appears Serviceable

 Located in bedrooms:Yes

Comments: Testing smoke detectors is beyond the scope of this inspection. Recommend client test per manufacture's specifications. Testing smoke detectors is beyond the scope of this inspection. Recommend client test per manufacture's specifications.

86.5. Fireplace(s)

N/A

--- End of Category BEDROOM #4 ---

