

# PROPERTY INSPECTION REPORT

THIS INSPECTION IS A DETAILED LISTING OF AREAS VISUALLY INSPECTED AT:



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**Client**

**Agent**

XX  
XX

**Inspector**  
Mike Wong

Inspected on Saturday, 09 June 2012 at 10:00 AM.

Your Inspection Order number is 2475



**MAHALO!** Thank you for choosing the Home Inspection Team for your property inspection. In order for you to receive the full value of this inspection please read all of the information in your report. Should you have further questions, please contact us and we will be happy to assist you.

**About your inspection.** During the inspection our inspector will not take apart any equipment or structures, move any personal property, apply stress to any object or structure, turn on any major system or component that is off, and/or do any destructive testing. The inspector will operate all accessible plumbing faucets. Areas or items that are hidden or not readily visible are not covered in this report. Some items / areas may not be checked because of one of the following factors: item was disconnected or not accessible, was not visible, exhibited improper or unsafe conditions for inspection, was outside the scope of our inspection, and/or was not inspected due to other factors, stated or otherwise. This report provides an unbiased time limited visual inspection. Your report does not include all items covered in the Real Estate transfer disclosure statement.

**PLEASE NOTE:** Although we may note possible present/past evidence of moisture penetration in your roof, we may not be able to determine precise location (s) or time of incidence of such leaks if any; We do not test the oven self cleaning cycle and temperature differentials. Clothes washers, refrigerators and dish washers are only inspected for visible water leaks.

This report is not a warranty. Our report is not a guarantee or warranty on the condition of the property or its contents. This inspection service only warrants that its inspection service and report will be performed in accordance with scope and standards of practice of the American Society of Home Inspectors (ASHI).

This report assesses the property condition on the date of inspection only.

**Photo Documentation.** Your report includes many photographs. Most of the pictures are general view, to help you understand where the inspector has been, what is looked at, and the condition of the item or area at the time of the inspection. Some of the pictures may be of problem areas, the pictures are to help you better understand what is documented in the report and to help you see areas or items that you normally would not see. Not all problem areas and conditions will be supported with pictures, that will be up to the discretion of the inspector.

#### **Terms Used in this report:**

**Good:** Functioning / operating normally using normal operating controls. Item or area is in working or operating order with no readily visible evidence of a substantial defect at the time of the inspection.

**Fair:** Not completely functioning / operating properly. Item or area exhibits an existing defect or has a high potential for a defect to develop, is near or beyond its normal design life, has a limited service life, and/or does not meet normal condition expectations.

**Poor:** Needs immediate attention - / evaluation repair by qualified professional / may not be operating at the time of the inspection. Item or area shows considerable wear, or has substantial defect, is missing, and/or is not in working or operating order. Safety concern.

**IMPORTANT NOTE:** An item or area rated **Poor** requires immediate repair, replacement or other remedial work, by a qualified professional. It may be considered a safety issue. An item or area rated **Poor**, requires repair, replacement or other remedial work be required now or in the near future. In some cases the inspector may recommend upgrading to current standards, which may or may not be required by some local officials. **Good** item(s) inspected in section require no maintenance and deemed operational.

**General View:** Establishes location / identification.

**GFI or GFCI:** Ground Fault Circuit Interrupter. (Electrical outlet safety device).


**TPRV:** Temperature Pressure Relief Valve. (Water heater safety device).


**PSI:** Pounds per square inch. Measurement used in water pressure.


**NTBS:** Not to building standards

**General Note:** Item(s) that pertain to more than one area of the property!

**Good:** Item is in working or operating order with no readily visible evidence of a substantial defect. **Fair:** Does not meet normal operating expectations/needs repair. **Poor:** Not functioning - recommend evaluation/repair by qualified professional, missing item, or may be a safety concern.

<b>General Info</b>		Good	Fair	Poor	Comments
Date/time of inspection		X			June 9, 201210:00 am
Sq Ft of Home		X			2869 sf.
Present at Inspection		X			Buyer Buyers Agent
Floor type		X			W/W carpet. Ceramic tile. Laminate Vinyl
Walls		X			Double wall construction.
Smoke detector		X	X		None, safety concern. Recommend installation on ceiling or within 12 inches of ceiling in all bedrooms.
Door bell		X			
Main entry door		X			

<b>Living Room</b>		Good	Fair	Poor	Comments
Walls		X			(Drywall). General condition appeared normal.
Doors		X			
Electrical		X			All accessible outlets appeared serviceable.
Ceiling Fan					
Windows		X			
Floor		X			Carpet
Picture	1	X			
Ceiling		X			(Drywall). General condition appeared normal.

<b>Family room</b>		Good	Fair	Poor	Comments
Walls		X			(Drywall). General condition appears normal.
Doors		X			
Electrical		X			All accessible outlets appeared serviceable.
Ceiling Fan		X			
Windows		X			
Floor		X			Ceramic tile.
Picture	1	X			
Ceiling		X			(Drywall). General condition appeared normal.

Good: Item is in working or operating order with no readily visible evidence of a substantial defect. Fair: Does not meet normal operating expectations/needs repair. Poor: Not functioning - recommend evaluation/repair by qualified professional, missing item, or may be a safety concern.







Living Room / Picture



Family room / Picture

Good: Item is in working or operating order with no readily visible evidence of a substantial defect. Fair: Does not meet normal operating expectations/needs repair. Poor: Not functioning - recommend evaluation/repair by qualified professional, missing item, or may be a safety concern.

<b>Dining room</b>		Good	Fair	Poor	Comments
Walls		X			(Drywall). General condition appears normal.
Doors		X			
Electrical		X			All accessible outlets appeared serviceable.
Ceiling Fan					
Windows					
Floor		X			Vinyl
Picture	1	X			
Ceiling		X			(Drywall). General condition appears normal.

<b>Master bedroom</b>		Good	Fair	Poor	Comments
Walls		X			(Drywall). General condition appeared normal.
Door(s)		X			
Sliding Glass Door		X			Note: unknown if safety glass.
Electrical		X			All accessible outlets appeared serviceable.
Ceiling Fan		X			
Smoke Detector					None present, safety concern. Recommend installation on ceiling or within 12 inches of ceiling..
Windows		X			
Ceiling		X			(Drywall). General condition appeared normal.
Floor		X			Laminate
Closet(s)		X			
Picture	1	X			
Balcony	1	X			

Good: Item is in working or operating order with no readily visible evidence of a substantial defect. Fair: Does not meet normal operating expectations/needs repair. Poor: Not functioning - recommend evaluation/repair by qualified professional, missing item, or may be a safety concern.



Dining room / Picture



Master bedroom / Picture


Good: Item is in working or operating order with no readily visible evidence of a substantial defect. Fair: Does not meet normal operating expectations/needs repair. Poor: Not functioning - recommend evaluation/repair by qualified professional, missing item, or may be a safety concern.






Master bedroom / Balcony

Good: Item is in working or operating order with no readily visible evidence of a substantial defect. Fair: Does not meet normal operating expectations/needs repair. Poor: Not functioning - recommend evaluation/repair by qualified professional, missing item, or may be a safety concern.

Bedroom #2 1L LL		Good	Fair	Poor	Comments
Walls		X			(Drywall). General condition appeared normal.
Door(s)		X			
Closet(s)		X			
Electrical		X			All accessible outlets appeared serviceable.
Ceiling Fan		X			
Smoke Detector					None, ntbs, safety concern. Recommend installation on ceiling or within 12 inches of ceiling.
Windows		X			
Ceiling		X			(Drywall). General condition appeared normal.
Floor		X			Laminate
Picture	1	X			

Bedroom #3 Middle LL		Good	Fair	Poor	Comments
Walls		X			
Door(s)		X			
Electrical		X			All accessible outlets appeared serviceable.
Ceiling Fan		X			
Smoke Detector					None, safety concern. Recommend installation on ceiling or within 12 inches of ceiling.
Windows		X			
Ceiling		X			
Floor		X			Laminate
Closet(s)		X			
Picture	1	X			

Good: Item is in working or operating order with no readily visible evidence of a substantial defect. Fair: Does not meet normal operating expectations/needs repair. Poor: Not functioning - recommend evaluation/repair by qualified professional, missing item, or may be a safety concern.







Bedroom #2 1L LL / Picture



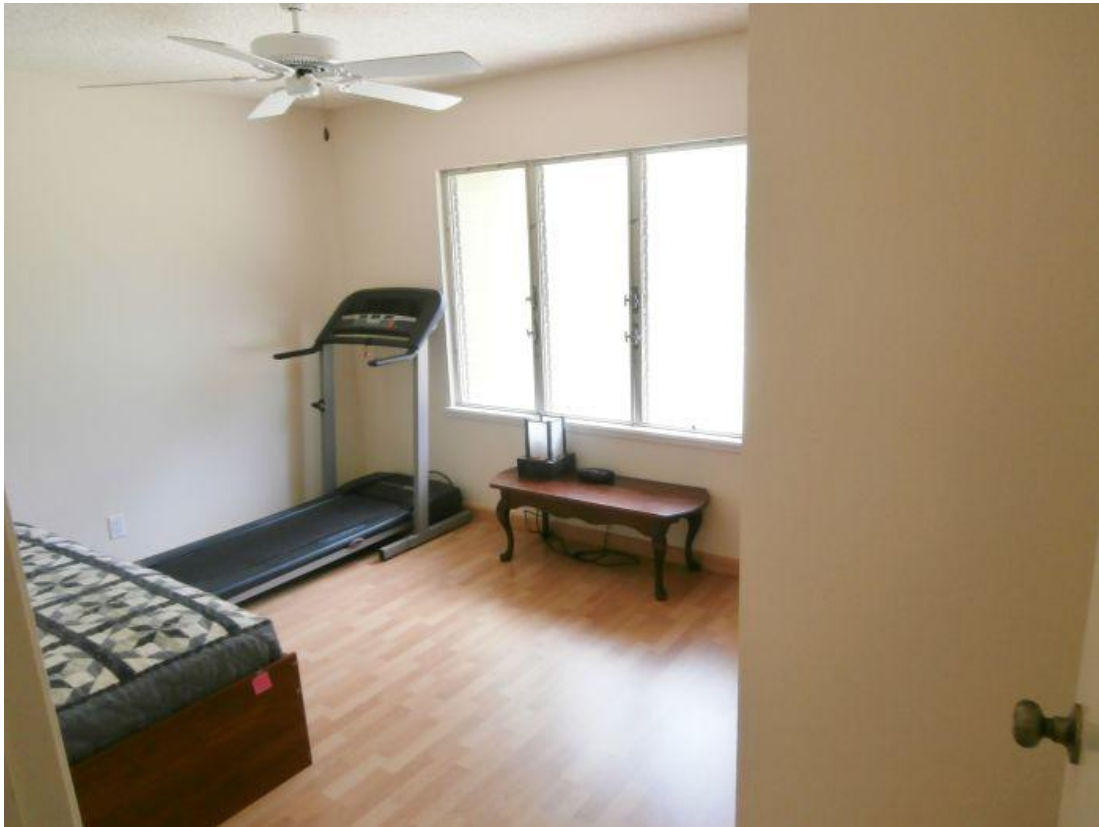
Bedroom #3 Middle LL / Picture

Good: Item is in working or operating order with no readily visible evidence of a substantial defect. Fair: Does not meet normal operating expectations/needs repair. Poor: Not functioning - recommend evaluation/repair by qualified professional, missing item, or may be a safety concern.

<b>Bedroom #4 1R LL</b>		Good	Fair	Poor	Comments
Ceiling		X			(Drywall). General condition appears normal.
Walls		X			(Drywall). General condition appears normal.
Floor		X			Laminate
Window(s)		X			
Door(s)		X			
Sliding Glass Door					
Closet(s)		X			
Electrical		X			All accessible outlets appeared serviceable.
Ceiling Fan		X			
Smoke Detector					None, safety concern. Recommend installation on ceiling or within 12 inches of ceiling.
picture	1	X			

<b>Master bathroom</b>		Good	Fair	Poor	Comments
Walls		X			(Drywall). General condition appears normal.
Door(s)		X			
Cabinets		X			
Sink		X			Note: functional flow at faucet appears normal; Sink appears to drain in a normal manner. No active leak at time of inspection.
Counter top		X			
Bath Tub		X			Note: functional flow at faucet appears normal; Tub appears to drain in a normal manner.
Shower		X			Note: functional flow appears normal; Shower appears to drain in a normal manner. No active leak observed at time of inspection.
Shower Enclosure		X			(Curtain). not evaluated.
Toilet		X			Note: no active leak at time of inspection.
GFI(s)		X			Outlet(s) GFCI protected at sink counter.
Electrical		X			All accessible outlets appeared serviceable.
Window(s)		X			
Ceiling		X			(Drywall). General condition appears normal.
Floor		X			Laminate
Picture	2	X			

Good: Item is in working or operating order with no readily visible evidence of a substantial defect. Fair: Does not meet normal operating expectations/needs repair. Poor: Not functioning - recommend evaluation/repair by qualified professional, missing item, or may be a safety concern.



Bedroom #4 1R LL / picture



Master bathroom / Picture


Good: Item is in working or operating order with no readily visible evidence of a substantial defect. Fair: Does not meet normal operating expectations/needs repair. Poor: Not functioning - recommend evaluation/repair by qualified professional, missing item, or may be a safety concern.



Master bathroom / Picture

Good: Item is in working or operating order with no readily visible evidence of a substantial defect. Fair: Does not meet normal operating expectations/needs repair. Poor: Not functioning - recommend evaluation/repair by qualified professional, missing item, or may be a safety concern.



<b>Bathroom #2 Hall downstairs</b>		Good	Fair	Poor	Comments
Walls		X			(Drywall). General condition appears normal.
Door(s)		X			
Counter Tops		X			
Cabinets		X			
Sink		X			Note: functional flow at faucet appears normal; Sink appears to drain in a normal manner. No active leak at time of inspection.
Bath Tub stopper leaked	1	X	X		Drain stopper leaked. Note: functional flow at faucet appears normal; Tub appears to drain in a normal manner.
Shower/Diverter leaked	1	X	X		Diverter leaked Note: functional flow appears normal; Shower appears to drain in a normal manner. No active leak observed at time of inspection.
Shower Enclosure		X			(Curtain). not evaluated.
Toilet		X			Note: no active leak at time of inspection.
Sink Plumbing		X			No leaks observed at time of inspection. Note: Inspector does not turn shut-off valves under sink.
GFI(s)/Hot Neutral reverse	1	X		X	Outlet tested hot / neutral reversed at sink counter. Recommend evaluation repair by licensed electrician.
Electrical		X		X	GFI Outlet tested hot / neutral reversed at sink counter.
Ceiling		X			(Drywall). General condition appears normal.
Floor		X			Ceramic tile.
Windows		X			
Picture	1	X			

Good: Item is in working or operating order with no readily visible evidence of a substantial defect. Fair: Does not meet normal operating expectations/needs repair. Poor: Not functioning - recommend evaluation/repair by qualified professional, missing item, or may be a safety concern.



Bathroom #2 Hall downstairs / Bath Tub stopper leaked



Bathroom #2 Hall downstairs / Shower/Diverter leaked

Good: Item is in working or operating order with no readily visible evidence of a substantial defect. Fair: Does not meet normal operating expectations/needs repair. Poor: Not functioning - recommend evaluation/repair by qualified professional, missing item, or may be a safety concern.





Bathroom #2 Hall downstairs / GFI(s)/Hot Neutral reverse



Bathroom #2 Hall downstairs / Picture

Good: Item is in working or operating order with no readily visible evidence of a substantial defect. Fair: Does not meet normal operating expectations/needs repair. Poor: Not functioning - recommend evaluation/repair by qualified professional, missing item, or may be a safety concern.

<b>Kitchen</b>		Good	Fair	Poor	Comments
Walls		X			(Drywall). General condition appears normal.
Doors		X			
Counter Tops		X			
Cabinets		X			
Sink		X			Note: functional flow at faucet appears normal; Sink appears to drain in a normal manner. No active leak at time of inspection.
Dishwasher		X			Inspected for leaks only. A full cycle is often not possible during the inspection, therefore we cannot comment on the full extent of its functions or the ability to clean. Note: determining adequacy of washing and drying functions is not part of this inspection.
Disposal		X			Note: no leaks observed at time of inspection.
Cooktop/oven	1	X			
Fan and Hood		X			
Windows		X			
Electrical		X			All accessible outlets appeared serviceable.
GFI(s)					Outlet(s) not GFCI protected. Recommend updating.
Microwave		X			
Ceiling		X			(Drywall). General condition appears normal.
Floor		X			Ceramic tile.
Picture	1	X			

<b>Laundry Room</b>		Good	Fair	Poor	Comments
Laundry Location - picture	1	X			Located in garage.
Walls		X			
Doors					
Dryer Vent	1		X		Unable to view most at time of inspection. Recommend further review. Not connected.
Waste Line	1	X			Limited inspection, viewed at wall box only, unable to view most of waste line.
Electrical		X			120 volt and 240 volt outlets appeared serviceable.
Counter Tops		X			
Cabinets		X			
Laundry Sink		X			Note: no active leak at time of inspection.
Exhaust Fan					
Windows					
Ceiling		X			
Floor		X			Ceramic tile.

Good: Item is in working or operating order with no readily visible evidence of a substantial defect. Fair: Does not meet normal operating expectations/needs repair. Poor: Not functioning - recommend evaluation/repair by qualified professional, missing item, or may be a safety concern.





Kitchen / Cooktop/oven



Kitchen / Picture

Good: Item is in working or operating order with no readily visible evidence of a substantial defect. Fair: Does not meet normal operating expectations/needs repair. Poor: Not functioning - recommend evaluation/repair by qualified professional, missing item, or may be a safety concern.



Laundry Room / Laundry Location - picture




Laundry Room / Dryer Vent


Good: Item is in working or operating order with no readily visible evidence of a substantial defect. Fair: Does not meet normal operating expectations/needs repair. Poor: Not functioning - recommend evaluation/repair by qualified professional, missing item, or may be a safety concern.




Laundry Room / Waste Line

Good: Item is in working or operating order with no readily visible evidence of a substantial defect. Fair: Does not meet normal operating expectations/needs repair. Poor: Not functioning - recommend evaluation/repair by qualified professional, missing item, or may be a safety concern.

Attic		Good	Fair	Poor	Comments
Rafter/framing	2	X			
Insulation					
Attic Ventilation	1	X			
Duct Work					
Attic Electrical		X			
Attic notes		X			Two attics inspected. Both attics not fully accessible due to low construction height and type of construction.
Joist damaged	1	X	X		Floor joist in lower attic appeared insect damaged in lower level attic 10 ft. right of entry.
Insect droppings noted	1	X			Insect droppings noted near damaged joist in lower level attic 10 ft. right of entry.
Damaged cable junction box.	1	X			Left of lower attic entry.

Cooling		Good	Fair	Poor	Comments
A/C Unit Location	2	X			A/C window units located in family room and master bedroom.
Cooling type		X			Window units
Cooling Condition		X			
Temp Differentials		X			
Filter(s)		X			
Thermostat(s)		X			
120 volt		X			

Water Heater		Good	Fair	Poor	Comments
Gallons		X			119 gals.
Condition		X			
Wtr Htr Plumbing	1	X			
T.P.R.V.	1	X			
Water heater solar panels	1	X			Panels located on garage roof.
Base - Platform		X			

Good: Item is in working or operating order with no readily visible evidence of a substantial defect. Fair: Does not meet normal operating expectations/needs repair. Poor: Not functioning - recommend evaluation/repair by qualified professional, missing item, or may be a safety concern.





Attic / Attic Ventilation

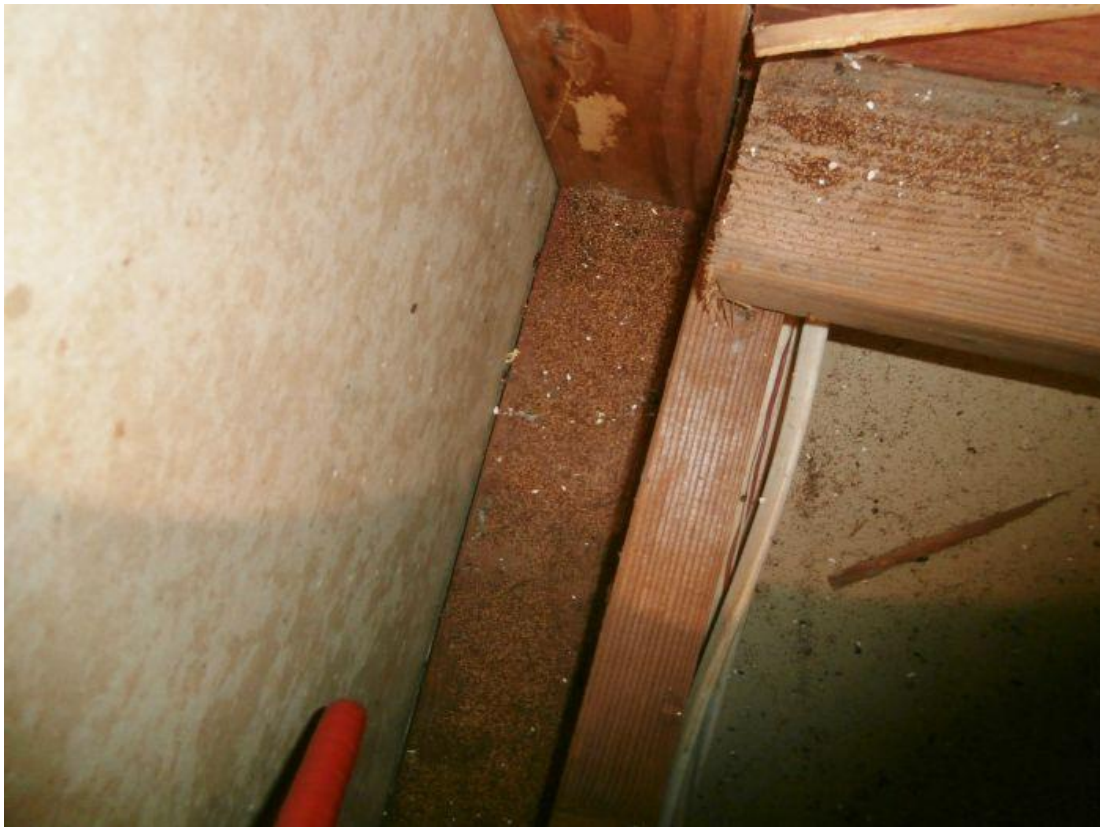


Attic / Joist damaged

Good: Item is in working or operating order with no readily visible evidence of a substantial defect. Fair: Does not meet normal operating expectations/needs repair. Poor: Not functioning - recommend evaluation/repair by qualified professional, missing item, or may be a safety concern.



Attic / Joist damaged



Attic / Insect droppings noted

Good: Item is in working or operating order with no readily visible evidence of a substantial defect. Fair: Does not meet normal operating expectations/needs repair. Poor: Not functioning - recommend evaluation/repair by qualified professional, missing item, or may be a safety concern.





Attic / Damaged cable junction box.



Attic / Rafter/framing

Good: Item is in working or operating order with no readily visible evidence of a substantial defect. Fair: Does not meet normal operating expectations/needs repair. Poor: Not functioning - recommend evaluation/repair by qualified professional, missing item, or may be a safety concern.



Attic / Rafter/framing



Cooling / A/C Unit Location

Good: Item is in working or operating order with no readily visible evidence of a substantial defect. Fair: Does not meet normal operating expectations/needs repair. Poor: Not functioning - recommend evaluation/repair by qualified professional, missing item, or may be a safety concern.





Cooling / A/C Unit Location



Water Heater / Wtr Htr Plumbing

Good: Item is in working or operating order with no readily visible evidence of a substantial defect. Fair: Does not meet normal operating expectations/needs repair. Poor: Not functioning - recommend evaluation/repair by qualified professional, missing item, or may be a safety concern.





Water Heater / T.P.R.V.



Water Heater / Water heater solar panels

Good: Item is in working or operating order with no readily visible evidence of a substantial defect. Fair: Does not meet normal operating expectations/needs repair. Poor: Not functioning - recommend evaluation/repair by qualified professional, missing item, or may be a safety concern.

Roof		Good	Fair	Poor	Comments
Material		X			Asphalt/Composition Shingle.
Condition #1	1	X			
Flashings	1	X			
Roof: Vents and Vent Caps	1	X			Typical maintenance recommended. This usually consists of repair/replacement of any damaged/missing shakes/shingles. This maintenance should help prevent moisture intrusion and be performed on a regular basis.
Roof Drainage	2	X			
Skylight(s)					
Roof General Info		X			Roof was generally accessible, able to be walked.
Roof gable	1	X			

Garage		Good	Fair	Poor	Comments
Garage: Vehicle Door(s)		X			
Vehicle door opener	1	X			
Infrared Sensors	1	X	X		Sensors located too far from floor.
Walls		X			
Window(s)		X			
Door to living space		X			Automatic closer present. Fire rated/solid core.
Exterior Door		X			
Garage Electrical hot/neutral reverse	1	X			Hot/neutral reverse at garage west facing wall outlet. Outlet(s) not GFCI protected.
Ceiling	1	X			
Floor		X			Concrete.
GFI(s)					Outlet(s) not GFCI protected. Recommend updating.
Automatic reverse		X			
Wash basin		X			

Good: Item is in working or operating order with no readily visible evidence of a substantial defect. Fair: Does not meet normal operating expectations/needs repair. Poor: Not functioning - recommend evaluation/repair by qualified professional, missing item, or may be a safety concern.





Roof / Condition #1



Roof / Flashings

Good: Item is in working or operating order with no readily visible evidence of a substantial defect. Fair: Does not meet normal operating expectations/needs repair. Poor: Not functioning - recommend evaluation/repair by qualified professional, missing item, or may be a safety concern.





Roof / Roof: Vents and Vent Caps



Roof / Roof gable

Good: Item is in working or operating order with no readily visible evidence of a substantial defect. Fair: Does not meet normal operating expectations/needs repair. Poor: Not functioning - recommend evaluation/repair by qualified professional, missing item, or may be a safety concern.





Roof / Roof Drainage



Roof / Roof Drainage

Good: Item is in working or operating order with no readily visible evidence of a substantial defect. Fair: Does not meet normal operating expectations/needs repair. Poor: Not functioning - recommend evaluation/repair by qualified professional, missing item, or may be a safety concern.





Garage / Vehicle door opener



Garage / Infrared Sensors

Good: Item is in working or operating order with no readily visible evidence of a substantial defect. Fair: Does not meet normal operating expectations/needs repair. Poor: Not functioning - recommend evaluation/repair by qualified professional, missing item, or may be a safety concern.




Garage / Garage Electrical hot/neutral reverse




Garage / Ceiling

Good: Item is in working or operating order with no readily visible evidence of a substantial defect. Fair: Does not meet normal operating expectations/needs repair. Poor: Not functioning - recommend evaluation/repair by qualified professional, missing item, or may be a safety concern.



Exterior Items		Good	Fair	Poor	Comments
House/garage walls	1	X			Wood composition siding.
Eaves and Fascia		X			
Soffits		X			
Trim		X			
Wall		X			
Cmu walls	1	X			Rear facing retaining wall.
Exterior doors		X			
Door bell		X			
Sliding glass doors		X			Appeared to be safety glass.
Doors		X			
GFI(s)	1				Recommend installation at: exterior outlets.

Grounds		Good	Fair	Poor	Comments
Driveway		X			(Concrete).
Sidewalks		X			(Concrete).
Retaining Walls		X			Rear facing CMU wall appeared serviceable - no bulging/major cracks noted.
Patio Slab - Deck		X			(Concrete).
Grading-Drainage		X			Drainage appears satisfactory.
Balcony		X			
Fence - Walls		X			
Exterior Stairs missing hand rails	1	X	X		Recommend installion of hand rails at exterior rear stairway leading to rear yard perimeter area.
Railings	1		X		Recommend installation of hand rails in rear north facing yard stairway.
Rear property picture	3	X			
Left side property picture	1	X			
Right side property picture	1	X			
Lawn sprinkler/anti siphon valves	3	X			
Recommend trimming foliage	1		X		Recommend trimming foilage away from house sides and roof.

Good: Item is in working or operating order with no readily visible evidence of a substantial defect. Fair: Does not meet normal operating expectations/needs repair. Poor: Not functioning - recommend evaluation/repair by qualified professional, missing item, or may be a safety concern.



Exterior Items / Cmu walls

Good: Item is in working or operating order with no readily visible evidence of a substantial defect. Fair: Does not meet normal operating expectations/needs repair. Poor: Not functioning - recommend evaluation/repair by qualified professional, missing item, or may be a safety concern.



Grounds / Exterior Stairs missing hand rails

Good: Item is in working or operating order with no readily visible evidence of a substantial defect. Fair: Does not meet normal operating expectations/needs repair. Poor: Not functioning - recommend evaluation/repair by qualified professional, missing item, or may be a safety concern.





Grounds / Left side property picture

Good: Item is in working or operating order with no readily visible evidence of a substantial defect. Fair: Does not meet normal operating expectations/needs repair. Poor: Not functioning - recommend evaluation/repair by qualified professional, missing item, or may be a safety concern.





Grounds / Right side property picture

Good: Item is in working or operating order with no readily visible evidence of a substantial defect. Fair: Does not meet normal operating expectations/needs repair. Poor: Not functioning - recommend evaluation/repair by qualified professional, missing item, or may be a safety concern.



Grounds / Recommend trimming foliage

Good: Item is in working or operating order with no readily visible evidence of a substantial defect. Fair: Does not meet normal operating expectations/needs repair. Poor: Not functioning - recommend evaluation/repair by qualified professional, missing item, or may be a safety concern.





Grounds / Rear property picture



Grounds / Rear property picture

Good: Item is in working or operating order with no readily visible evidence of a substantial defect. Fair: Does not meet normal operating expectations/needs repair. Poor: Not functioning - recommend evaluation/repair by qualified professional, missing item, or may be a safety concern.





Grounds / Rear property picture



Grounds / Lawn sprinkler/anti siphon valves


Good: Item is in working or operating order with no readily visible evidence of a substantial defect. Fair: Does not meet normal operating expectations/needs repair. Poor: Not functioning - recommend evaluation/repair by qualified professional, missing item, or may be a safety concern.







Grounds / Lawn sprinkler/anti siphon valves

Good: Item is in working or operating order with no readily visible evidence of a substantial defect. Fair: Does not meet normal operating expectations/needs repair. Poor: Not functioning - recommend evaluation/repair by qualified professional, missing item, or may be a safety concern.

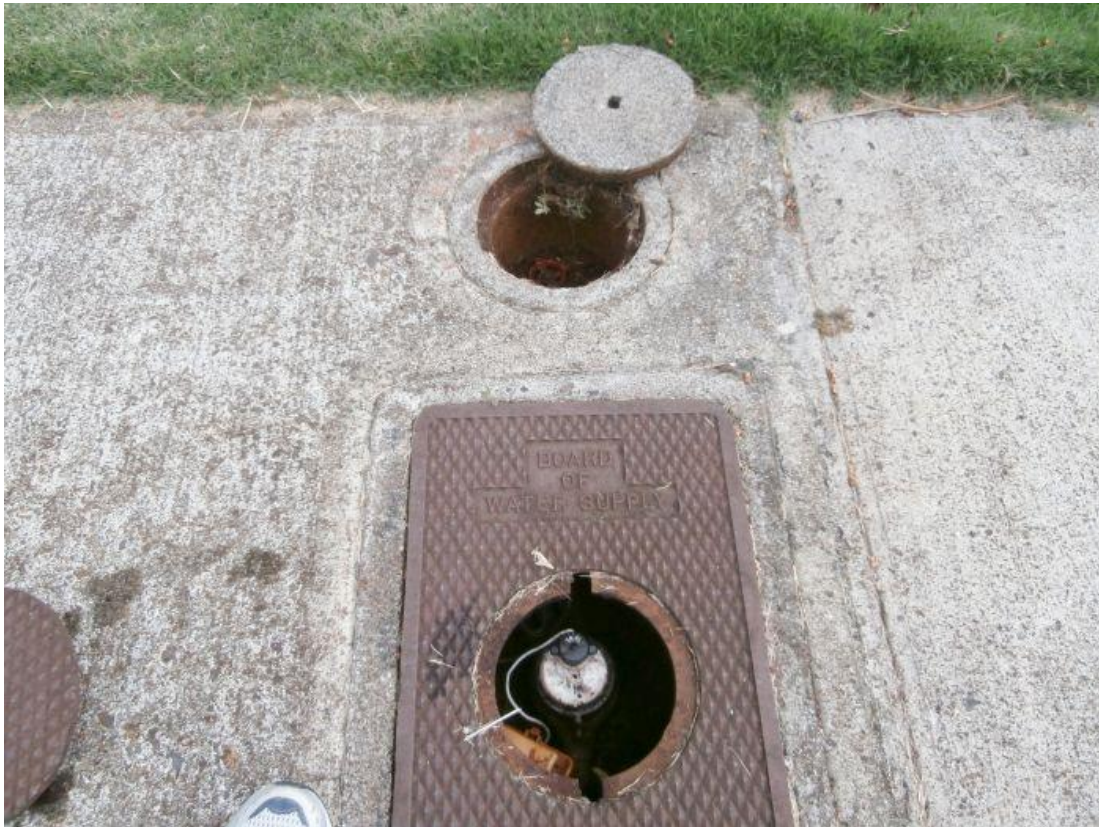
<b>Plumbing</b>		Good	Fair	Poor	Comments
Exterior Plumbing		X			No leaks observed at time of inspection.
Main Water Valve/water meter	1	X			Located near south facing front sidewalk. No leaks observed at time of inspection. Note: inspector does not turn valve.
Main Water Pressure		X			70 PSI. Within normal range of 50 - 80 PSI.
Supply Lines		X			(Copper, where visible). Most supply lines are not visible at the time of the inspection. Our evaluation(s) is based only on what is visible. No leaks observed at the time of the inspection.
Waste Lines		X			(Plastic, where visible). Note: waste lines are not fully visible therefore not inspected; waste lines are not inspected for blockage.
Water pressure valve	1	X			Located east facing garage exterior.
Hose faucets		X			Anti siphon valve present.

<b>Electrical</b>		Good	Fair	Poor	Comments
Entrance Wires		X			Underground, Unable to view.
Amps - Volts		X			120/240 Volts. Main panel rated 125 amps
Meter Location	1	X			Right east facing garage exterior.
Main Panel location	1	X			Right east facing garage exterior.
Main panel Wiring	1	X			
Sub-panel breaker double-lugged.	2	X		X	Two double-lugged circuit breaker. Recommend evaluation repair by licensed electrician.
Ground Location	1	X			Water main at water pressure valve below main panel located at east facing garage exterior.
Sub Panel location	1	X			Bedroom #2 1 left lower level.
Exterior Electrical		X	X		Note: outlet(s) not GFCI protected. Recommend updating.
Electrical Notes		X		X	Hot/neutral reverse at garage west facing wall outlet and GFI located in bathroom #2. Recommend evaluation repair by licensed electrician.
GFI(s)		X	X		Outlet(s) not GFCI protected at garage. exterior and kitchen sink counter area. Recommend updating.
Sub-panel breakers	1	X			

<b>Foundation</b>		Good	Fair	Poor	Comments
Slab on Grade		X			

Good: Item is in working or operating order with no readily visible evidence of a substantial defect. Fair: Does not meet normal operating expectations/needs repair. Poor: Not functioning - recommend evaluation/repair by qualified professional, missing item, or may be a safety concern.





Plumbing / Main Water Valve/water meter



Plumbing / Water pressure valve

Good: Item is in working or operating order with no readily visible evidence of a substantial defect. Fair: Does not meet normal operating expectations/needs repair. Poor: Not functioning - recommend evaluation/repair by qualified professional, missing item, or may be a safety concern.



Electrical / Meter Location



Electrical / Main Panel location

Good: Item is in working or operating order with no readily visible evidence of a substantial defect. Fair: Does not meet normal operating expectations/needs repair. Poor: Not functioning - recommend evaluation/repair by qualified professional, missing item, or may be a safety concern.





Electrical / Main panel Wiring



Electrical / Ground Location

Good: Item is in working or operating order with no readily visible evidence of a substantial defect. Fair: Does not meet normal operating expectations/needs repair. Poor: Not functioning - recommend evaluation/repair by qualified professional, missing item, or may be a safety concern.



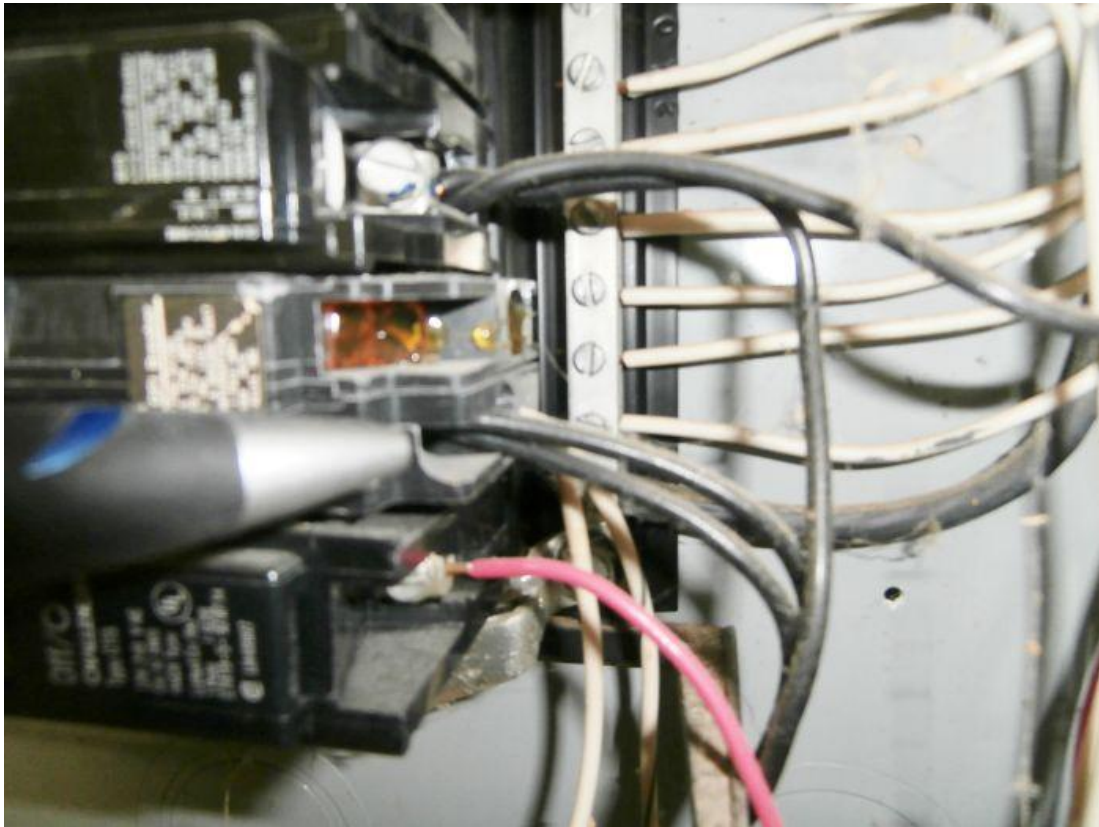


Electrical / Sub Panel location



Electrical / Sub-panel breakers

Good: Item is in working or operating order with no readily visible evidence of a substantial defect. Fair: Does not meet normal operating expectations/needs repair. Poor: Not functioning - recommend evaluation/repair by qualified professional, missing item, or may be a safety concern.



Electrical / Sub-panel breaker double-lugged.



Electrical / Sub-panel breaker double-lugged.

Good: Item is in working or operating order with no readily visible evidence of a substantial defect. Fair: Does not meet normal operating expectations/needs repair. Poor: Not functioning - recommend evaluation/repair by qualified professional, missing item, or may be a safety concern.

End of report.