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(970) 567-7393 Fax (970) 207-1152



Client: John Doe

Schedule Date: 6/3/2009

Report #: Sample

Client Address:

Subject Property:

1100 Pennsylvania Ave

Loveland CO

KEY TO THE INSPECTION REPORT

Report # : Sample

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 : Chris Elliott

Inspection Date: 6/3/2009

Start Time: 5:00 PM

Completion Time 8:00 PM

The weather condition at the time of inspection was:

Rainy/66

Property Information:

The subject property inspected was a (an): Single Family

of units: 0

Approximate age of building: 13 years

Approximate age of roof: N/A

Additions / Alterations to:

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

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

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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

[] Not fully visible [X] Material: Concrete

[] Eroded asphalt * [] Maintenance / sealant needed * [] Evidence of poor drainage * [X] Common cracks *
 [] Major cracks * [] Trip hazards (5) [X] Surface raised * [X] Surface settled * [] Deterioration / Damage (2)
 [] Near end of lifespan (2) [] Not functional (2)

Comments: Driveway appeared serviceable at time of inspection.

02. Sidewalks

Safety Hazard

[] Deterioration / Damage (2)

[] Near end of lifespan (2) [] Not functional (2) [] Not fully visible * [X] Materials: Concrete [X] Common cracks *
 [X] Major cracks * [X] Trip hazards (5) [] Surface raised * [X] Surface settled * [] Poor drainage / improper slope *

Comments: Tripping hazards noted; these should be repaired for safety. (4)

04. Patio

Repairs Recommended

[] Surface raised * [X] Surface settled *

[] Evidence of poor drainage * [] Deterioration / Damage (2) [] Near end of lifespan (2) [] Not functional (2)
 [] Not fully visible * [X] Location(s): front and rear [X] Material: Concrete [X] Common cracks * [] Major cracks (1)
 [] Trip hazards (5)

Comments: The rear concrete slab is improperly sloped, allowing rain water to pond next to the foundation.(2)

05. Patio Cover

Appears Serviceable

[X] Covered roof (see Roof page)

[] Lacks proper attachment (2) [] Deterioration / Damage (2) [] Near end of lifespan (2) [] Not functional (2)
 [] Not fully visible * [] Unsecure attachment (2) [] Earth contact (3) [] Moisture damage (2) (3)
 [] Unable to determine active leakage [X] Location(s): Front [X] Open design

Comments: No additional comments.

06. Decks/Porch

Repairs Recommended

[] Not functional (2) [] Not fully visible

[X] Common cracks * [] Major cracks (2) [] Deck on grade - framing not visible [] Deck appears unsound (1) (2)
 [X] Flashing not visible / improper (2) [] Lacks proper support (2) [] Settled away from structure *
 [] Uneven steps / trip hazard (2) (4) [] Unable to determine active leakage * [] Evidence of poor drainage *
 [X] Railing: present [] Boards / fasteners loose * (5) [] Surface uneven (2) (5) [] Trip hazard (2) (4)
 [X] Location(s): Rear [X] Material: Wood [] Deterioration / Damage (2) [] Near end of lifespan (2)

Comments: Flashings are not visible where the structure attaches to the building. (2) (3) Repair moisture damaged portions of the rear exterior door frame and trim on the deck.(2)

07. Fences & Gates

N/A

[] Loose / rotten: [] Moisture damage [] Leaning

[X] Deterioration / Damage (2) [] Near end of lifespan (2) [] Not functional (2) [X] Broken / missing: «fence»
 [] Gate / latch needs repairs * [] Self closing device is: [X] Not Inspected [X] Material: Wood

Comments: Portions of the fence near the house do need repair(2)

--- End of Category GROUNDS ---

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08. Exterior Stairs

Appears Serviceable

[] Not functional (2) [] Not fully visible

[] Uneven rise / run (2) (4) [] Improper / no landing (2) (4) [X] Railing: present [X] Material: Wood
 [X] Location: Rear [] Moisture stains / damage (2) [] Earth contact * (3) [] Deterioration / Damage (2)
 [] Near end of lifespan (2)

Comments: No additional comments.

09. Exterior Walls

Repairs Recommended

[X] Structure: Wood Frame

[X] Wall Covering: masonite siding and brick [X] Deterioration / Damage [] Near end of lifespan (2)
 [] Not functional (2) [] Not fully visible [X] Common cracks * [] Major cracks (1)
 [] Cracks / openings need repairs (2) [X] Soil contact * (3) [X] Moisture stains / damage (2) (3) [] Damaged / cracked:
 [] Nailing defects *

Comments: Have a qualified siding contractor replace the moisture damaged, wet bottom course of siding at the rear garden level.
 (2) High moisture levels were detected inside the basement at the wood sill plate. Recommend further evaluation and repairs by a qualified professional. (2) Remove mulch and/or soil in contact with any siding.(2)

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

[] Deterioration / damage (2)

[] Near end of lifespan (2) [] Not functional (2) [] Not fully visible * [X] Material: masonite
 [] Moisture stains / damage at: [] Caulking / paint / finish needed * [] Flashing / trim damaged at:

Comments: No additional comments.

11. Chimney(s)

Appears Serviceable

[X] Location: Roof. [] Deterioration / Damage (2)

[] Near end of lifespan (2) [] Not functional (2) [] Not fully visible [X] Material: Metal
 [] Chimney / brick / mortar: [] Flashing is improper / not visible (2) [] Spark screen: [] Raincap recommended *
 [] Cracks and separations noted (2) [] Unlined flue (2) (4) [] Cracks in chimney cap (2) [] Ash dump door is:

Comments: No additional comments.

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

12. Sprinklers

Repairs Recommended

[X] Not inspected * [] Automatic timers not tested *

[] Control box located at: [] Deterioration / Damage (2) [] Near end of lifespan (2) [] Not functional (2)
 [] Valve / head / line not functioning * [] Anti-siphon valve(s) needed * [] Not fully visible
 [] Adjust spray away from: [] Areas of inadequate coverage *

Comments: This company does not inspect sprinkler systems. Repair the leaking sprinkler backflow device at the west exterior.
 (2)

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

13. Hose Faucets

Appears Serviceable

[] Not inspected * [X] Frost Type: Yes

[] Winterized - not tested * [X] Anti-siphon valves: Yes [] Deterioration / Damage (2) [] Near end of lifespan (2)
 [] Not functional (2) [] Inoperative (2) [] Corroded * [] Leaking (2) [] Missing / broken handles *

Comments: No additional comments.

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14. Gutters & Downspouts

Repairs Recommended

Full Partial None Installed

- Drains blocked Debris filled Deterioration / Damage (2) Near end of lifespan (2) Not functional (2)
- Not fully visible Gutter system rusted * Direct discharge away from building * Not draining properly *
- No secondary drain(s) on roof (2) Gutter system leaks (2)

Comments: Clean the debris from gutters, downspouts and extensions for proper drainage away from the foundation.(2) Subsurface drains are not tested as part of the inspection.

*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. **

--- End of Category EXTERIOR ---

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15. Grading**Repairs Recommended**

Level Site Slope: Minor

Improper soil sloped towards foundation * Soil / pavement high at foundation * Earth to wood contact * (3)
 Foliage touches structure * Tree planted close to structure * Overgrown landscape *
 Signs of poor drainage / erosion * Surface drains visible - not inspected *
 Recommend soil slope away from structure. *

Comments: Remove any plants within 3'-0" of the foundation that require water. Add fill dirt at various areas around the foundation to create a positive slope away from foundation. (2) Cut back plants and/or tree branches in contact with roofing, eaves and siding to prevent damage. (2)

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

18. Base. Foundation**Appears Serviceable**

Foundation:Concrete Columns:Steel

Deterioration / Damage (2) Near end of lifespan (2) Not functional (2) (1) Common cracks *
 Major cracks (1) Evidence of foundation movement (1) Foundation is bowed/bulging (1) (2)
 Not fully visible * Basement floor: concrete

Comments: The visible portions appear serviceable.

18a. Basement**Appears Serviceable**

Basement inspection: Entered Basement is: full

Basement stairs appear serviceable Basement stairs are: Moisture stains / moderate moisture (2) (3)
 Excessive moisture (2) Evidence of flooding (2) (3) Insulation type: Insulation installation:
 Sump pump: not installed

Comments: No additional comments.

18b. Floor Structure**Appears Serviceable**

Floor Construction: Joists

Wood Frame: Conventional wood framing Deterioration / Damage (2) Near end of lifespan (2)
 Not functional (2) Sagging / over spanned (2) Improperly cut / over notched (2)
 Missing/improperly installed fasteners (2) Poor bearing (2) Anchor bolts: Installed
 Floor appears serviceable Floor damaged / deteriorated (2) (1) Moisture / water present (2)

Comments: No additional comments.

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

--- End of Category FOUNDATION ---

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19. Shingle / Shake

Appears Serviceable

[X] Location: all roofs

[X] Roof covering is: asphalt shingles [X] Roof inspected by: walking roof [X] Number of layers: 1
 [] Deterioration / Damage (2) [] Near end of lifespan (2) [] Not functional (2) [] Not fully visible *
 [X] Typical maintenance recommended (2) [] Weathering / aging * [] Burnt through (2) [] Cracking (2)
 [] Membrane is: [] Insufficient pitch (2) [] Moss covered * [] Roof materials appear to be improperly installed. (2)
 [] Fasteners are: [] Evidence of prior patching and repairs (2) [X] Roof style: Gable

Comments: The general condition of the roof appears to be serviceable with signs of weathering and aging. Recommend regular maintenance and periodic inspections.

22. Exposed Flashings

Appears Serviceable

[] Deterioration / Damage (2)

[] Skylights appear serviceable [] Near end of lifespan (2) [] Not functional (2) [] Not fully visible *
 [] Separations / improper installation at: [X] Vent caps appear serviceable [] Vents caps are:
 [] Improper flashing at: [] No visible flashing at: [] Skylights are:

Comments: The general condition of the exposed flashings appears serviceable.

*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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23. Main Line

Appears Serviceable

[X] Material: Copper [X] Size: 3/4 in.

[X] Pressure: fair [] Above 80 PSI - adjust, repair, install regulator (2) [] Deterioration / Damage (2)
 [] Near end of lifespan (2) [] Not Functional (2) [X] Main valve location: Basement [] Valve operational
 [X] Valve not tested [] Valve handle is: [] Copper not protected from concrete *
 [] Water softener installed - water condition/quality not tested * [] Leaks at water softener (2) (3)

Comments: The visible portions of the main line appear serviceable. Much of the main line is buried below ground and not visible for inspection.

24. Supply Lines

Appears Serviceable

[X] Material: Copper [] Deterioration / Damage (2)

[] Near end of lifespan (2) [] Not functional (2) [X] Not fully visible [] Corrosion is: [] Leaking at:
 [] Flow restriction is: [] Noise in pipes (2) [] Pipes lack proper support at: [] Cross connection at:
 [] Copper and galvanized pipe contact at: [X] Exposed lines insulated: No [] Evidence of prior repairs at:
 [] Improper materials at:

Comments: No leaks were detected at this time.(*)

*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

[X] Material: Plastic [] Deterioration / Damage (2)

[] Near end of lifespan (2) [] Not functional (2) [X] Not fully visible [] Corrosion is: [] Leaking at:
 [] Insufficient fall for adequate drainage (2) [] Open waste line (2) (4) [] Pipes lack proper support at:
 [] Improper materials at: [] Evidence of prior repairs at:

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

[X] Shutoff valve location: west exterior

[X] Fuel type is: natural gas [] Deterioration / Damage (2) [] Near end of lifespan (2) [] Not functional (2)
 [] Not fully visible [] Pipes not corrosion proofed (2) [] Corrosion is: [] Pipes lack proper support at:
 [] Improper materials at: [] Pipe is not 6" above ground (2) [] Improper union in crawlspace (2)

Comments: Fuel system appears to be in serviceable condition.

*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. **

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27. Water Heater(s)

Appears Serviceable

[X] Location: Basement

[X] Type: Conventional Natural Gas [X] Capacity: 40 gal. [] Deterioration / Damage (2) [] Near end of lifespan (2)
 [] Not functional (2) [] Burner flame appears improper (2) [X] Rust flakes in burner chamber * [] Heater leaks (2)
 [X] Water shut off installed: Yes [] Corrosion on pipes / valves * [] Heater in garage not properly elevated (2) (4)
 [X] TPR valve installed: Yes [] TPR discharge pipe properly installed:
 [] Insufficient clearance from combustibles (2) (5) [] Pilot / system off, could not inspect. *
 [X] Vent flue piping: Appears Serviceable [] Seismic straps: [] Thermal blanket:
 [] Missing catch pan with exterior drain (2) (5) [] Recommend protecting heater from physical damage * (5)
 [X] Combustion air: appears serviceable

Comments: The water heater appeared to be in serviceable condition.

*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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28. Description

Appears Serviceable

 Approximate input BTU's: 75,000

Heating type: forced air unit Fuel type: natural gas Location: basement

Comments: 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

 Deterioration / Damage (2)

Near end of lifespan (2) Not functional (2) Utilities off, could not inspect (2)

Electronic ignition malfunctioned (2) Maintenance recommended (2)

Comments: The heating system 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

 Deterioration / Damage (2)

Near end of lifespan (2) Not functional (2) Not fully visible Lacks clearance from combustibles (2) (4)

Improper rise (2) (4) Improper materials (2) (4) Soot on vent pipe (2) (4)

Vent terminates near window / opening (2) (4) Defective:

Comments: The visible portions appear serviceable.

31. Combustion Air

Appears Serviceable

 Deterioration / Damage (2)

Near end of lifespan (2) Not functional (2) Combustion air: appears serviceable

Combustion and return air are too close or mixing (2) (4) Recommend sealing holes / gaps in platform * (4)

Comments: The combustion air supply appears serviceable.

32. Burners

Appears Serviceable

 Deterioration / Damage (2)

Near end of lifespan (2) Not functional (2) Closed system not visible for inspection

Unusual flame pattern (2) Rust flakes (2) (4) Soot / charring (2) Cracked refractory (2)

Comments: No additional comments.

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

33. Distribution

Repairs Recommended

 Deterioration / Damage (2)

Near end of lifespan (2) Not functional (2) Ducts: Materials: Ducts with registers

Not fully visible Low air flow at: Damaged / missing registers * Insulation missing / damaged *

Zone valve not operating (2) Circulation pump: Radiator:

Comments: Have a qualified HVAC contractor further evaluate and repair the lack of a flexible boot in the vertical return air trunk line in the basement. There is no room for slab expansion.(2) The distribution system appears to be in serviceable condition.

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.**

--- End of Category HEATING ---

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34. Normal Controls

Appears Serviceable

[] Deterioration / Damage (2)

[] Near end of lifespan (2) [] Not functional (2) [] Unable to inspect - utilities off * [X] Thermostat: «thermostat»
 [] Controls need repairs / replacement (2) [] Gauges need repair / replacement (2) [] Switch is missing / broken (2)
 [] Leaks at: [] Corrosion at: [] Expansion tank:

Comments: Heating system controls appear serviceable.

*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

[] Condition: [] Hold down missing *

[] Sound Check Test

Comments: Air filter appears serviceable.

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

38. Air Conditioning

Appears Serviceable

[X] Location: east exterior

[X] Type: Central Air Conditioning [] Deterioration / Damage (2) [] Near end of lifespan (2) [] Not functional (2)
 [] Air temp below 65 degrees Fahrenheit Unable to inspect operation due to temperatu [] Condenser not level (2)
 [] Condenser coil: [] Temperature differential is incorrect (2)

Comments: Cooling system appears serviceable.

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

[X] Refrigerant charge (not inspected) [] Electrical disconnect not present (2) [] Grounding improper / not provided (2)
 [] Electrical conduit: [] Heat pump auxillary heat not functional (2)

Comments: Power to unit and electrical disconnect appear serviceable.

38b. Condensate

Appears Serviceable

[X] Condensate line: appears serviceable

[X] Termination location: appears serviceable

Comments: No additional comments.

38c. Refrigerant Lines

Repairs Recommended

[X] Refrigerant lines: appears serviceable

[] Insulation installed on lines [X] Insulation: damaged * * [] Ice on lines (2) [] Lines not fully visible
 [] Lines leak at:

Comments: The insulation on the refrigerant lines is damaged. Replace with new foam rubber insulation to prevent icing(2)

--- End of Category HEAT2/COOL ---

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39. Service

Appears Serviceable

[X] Service Type: Underground

- [] Number of conductors: [X] Voltage: 240 V / 120 V [X] Amps: 100 [] Amps not determined
 [] Deterioration / Damage (2) [] Near end of lifespan (2) [] Not functional (2) [] No drip loop on service line (2)
 [] Damaged connections at: [] Frayed wires (2) (4) [] Improper splice(s) (2) [] Tap on main wires (2)
 [] Conductors too close to: [] Wires touch trees, contact utility company (2) (4) [X] Main panel ground present
 [] Main panel ground loose / disconnected at: [X] Main disconnect inspected at: west exterior
 [] More than six breakers with no main disconnect (2)

Comments: The service appeared to be in serviceable condition.

40. Main Panel

Appears Serviceable

[X] Location: Garage

- [] Power off at main - no inspection performed. (2) Power was off at time of inspect [] Deterioration / Damage (2)
 [] Near end of lifespan (2) [] Not functional (2)

Comments: Main electric panel appears serviceable.

*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: Aluminum

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

Comments: No additional comments.

43. Panel Notes

Appears Serviceable

- [X] Overcurrent protection devices inspected - type: «OCPD» [] Deterioration / Damage (2) [] Near end of lifespan (2)
 [] Not functional (2) [] Improper wiring (2) (4) [] Breaker off - have reason verified (2)(4)
 [] Multiple wires connected to a single wire rated breaker (20 (4) [] Scorching (2) (4) [] Corrosion (2) (4)
 [] Overfusing (fuse/breaker too large for wire) at panel (2) (4)
 [] Neutral and ground wires connected (2) (4) «abc»(2) (4) [] Direct tap (2) (4)
 [] Panel bond is not provided at panel (2) (4) «abc» [X] Antioxidant not visible on aluminum wire connections *
 [] Missing bushings / clamps (2) (4) [] Missing 240-volt handle ties at panel (2) (4)
 [] Breakers / fuses damaged (2) (4) [] Unprotected openings (2) [] Circuits are not labeled * (5)

Comments: The panel(s) appeared to be in serviceable condition.

44. Wiring Notes

Safety Hazard

- [] Representative sample of fixtures, switches and outlets appear serviceable.
 [X] Furnishings prevent testing of some outlets and switches. *
 [X] Three-prong outlets did not test properly at: rear porch outlet(2) (4) [] Reverse polarity at:
 [] Evidence of overheating at: [] Loose or damaged outlet / switch at: [] Missing / damaged cover plate at:
 [] Non-exterior rated box / cover at: [] Non-exterior rated wire at: [] Extension cord used as permanent wiring at:
 [] Improper wiring at: [] Exposed splices at: [] Junction box covers missing at: [] GFCI(s) responded to test at:
 [] GFCI(s) recommended at: [X] Doorbell: Operational [] Fixture:

Comments: Have a qualified electrician repair the reversed polarity outlet on the rear deck.(4) All bathroom, kitchen, and garage outlets were tested and have proper GFCI protection at this time. The representative sample of switches and outlets tested appeared to be serviceable.

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

45. Entry Doors

Appears Serviceable

[] Deterioration / Damage *

[] Near end of lifespan * [] Not functional * [X] Hardware operational: Yes [] Damaged door jamb. *
 [X] Weather stripping: appears serviceable

Comments: No additional comments.

46. Interior Doors

Appears Serviceable

[] Deterioration / Damage *

[] Near end of lifespan * [] Not functional * [] Need adjustment at: [] Door(s) rub at: [] Door won't latch at:
 [X] Hardware operational: [] Hardware missing at: [] Hardware needs repair at:
 [] Several frames are not square - may indicate structural movement (1) (2)

Comments: Doors appear to be serviceable.

47. Exterior Doors

Repairs Recommended

[X] Deterioration / Damage * [] Near end of lifespan *

[] Not functional * [] Door(s) need adjustment at: [] Door difficult to operate at:
 [X] Tempered glass insignia visible at applicable locations [] Tempered glass insignia not visible at:
 [] Unable to determine if glass is tempered - further evaluation needed. (2) [X] Latching hardware is operational
 [] Hardware not operational at: [] Sliding door tracks: [] Screen doors are:

Comments: Repair moisture damaged portions of the wood jamb at bottom of the north door to deck.(2)

48. Windows

Appears Serviceable

[X] Type: single hung and sliding [X] Material: Vinyl

[] Deterioration / Damage (2) [] Near end of lifespan (2) [] Not functional (2) [] Window difficult to operate at:
 [] Window cracked at: [] Window broken at: [X] Screens are: not inspected *
 [] Evidence of failed seals in dual-glazed windows. (2)
 [] Security bars - non-openable type (see comments) (4) (5) Security bars on windows
 [] Security bars - openable type (see comments) (5) The security bars opening mechan
 [X] Tempered glass insignia visible at applicable locations [] Tempered glass insignia not visible at:
 [] Caulking / glazing compound deteriorated *

Comments: All windows were tested and appear serviceable at this time.

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

49. Interior Walls

Appears Serviceable

[X] Drywall [] Plaster [] Paneling [] Wallpaper

[] Deterioration / Damage (2) [] Stains at: [] Repairs needed at:
 [X] Furnishings prevent full inspection-check carefully on your final walk-through
 [] Recommend evaluation by an engineer (1) [] Other: [X] Common cracks * [] Major cracks (1) [] Nail pops *
 [] Stains appear to be:

Comments: The general condition of the interior walls appears serviceable. Furnishings prevent full view and access to walls, windows, floors, etc. Do a careful check on your final walk-through. Contact inspector with any questions or concerns prior to close of transaction.

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

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

50. Ceilings

Appears Serviceable

[X] Drywall [] Acoustic Spray [] Plaster [] Wood

[] Open Beam [] Deterioration / Damage * [] Ceiling height low at: [X] Common cracks * [] Major cracks (1)
 [] Nail pops* [] Stains at: [] Stains appear to be: [] Repairs needed at:
 [] Recommend evaluation by an engineer (1)

Comments: No additional comments.

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

51. Floors

Appears Serviceable

[X] Carpet [X] Vinyl [] Wood [X] Tile [] Other:

[] Deterioration / Damage (2) [] Uneven floor at: [] Trip hazard at: [] Floor is: [] Stains at:
 [] Stains appear to be: [] Cracked floor tile at:

Comments: No additional comments.

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.**

--- End of Category INTERIOR ---

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

52. Fireplace(s)

Appears Serviceable

[X] Location: living room [X] Type: Prefabricated

- [] Deterioration / Damaged (2) (4) [] Near end of lifespan (2) (5) [] Not functional (2) (4)
 [] Deteriorated mortar (2) [] Cracked / loose brick (2) [] Lacks clearance to combustibles (2) (5)
 [X] Gas piping: appears serviceable [X] Gas valve: appears serviceable [] Damper: [] Hearth extension:
 [] Doors / screens: [X] Blower / fan operation: No [] Damper clamp needed:

Comments: No additional comments.

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*

53a. Ceiling Fans

Appears Serviceable

[] Not operational (2) [] Vibrates / wobbles *

- [] Improperly supported * (5) [] Improperly wired (2) (4)

Comments: No additional comments.

54. Smoke Detector

Appears Serviceable

[X] Located in bedrooms: Yes

- [X] Located in kitchen: No [X] Located in living/family room: Yes [X] Located on each floor: Yes [] Indicator lights on
 [] Did not operate test button Testing smoke detectors is beyond the scope of this [X] Responded to test button(s)
 [] Suggest additional detectors in appropriate locations. (5) [] Did not respond to test button at:
 [X] Located in basement: Yes

Comments: Install a carbon monoxide detector in any hallway leading to a bedroom per current standards and the manufacturers specifications. (5)

55. Laundry

Appears Serviceable

[X] Location: Service area

- [] Unable to access - not inspected * [] Piping conditions warrant repair (2) [X] Electrical outlet grounded (120 volt)
 [] Electrical outlet not operational (2) [] Electrical outlet miswired (2) (4) [X] 240 volt dryer outlet present
 [] 240 volt outlet operational: [] Gas piping present [] Gas shut-off valve present
 [] Improper appliance connector (2) [X] Proper dryer vent provided [] Dryer vents: [X] Laundry sink present: No
 [] Faucet appears serviceable [] Faucet is: [] Drain appears serviceable [] Plumbing under sink is:
 [] Hot / cold reversed (4) [] Leaks at: [] Improper drain piping (2) [X] Piping (supply & waste) serviceable
 [] Washer standpipe not tested *

Comments: Laundry area appears serviceable.

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

56. Attic General

Repairs Recommended

[X] Roof Frame: Truss [X] Ceiling Frame: Truss

- [X] Attic: Full [X] Access location: Garage [X] How Inspected: Entered - full access [] Deterioration / Damage (2)
 [] Near end of lifespan (2) [] Not functional (2) [X] Stains are: small * [] Leaks visible (2)
 [] Unable to determine active leakage (2) [] Sagging framing (2) (1) [] Broken framing (2) (1)
 [] Trusses damaged / modified (1) [] Missing wind resistant fasteners (2)

Comments: Re-connect or extend the bathroom exhaust vent fan duct to atmosphere, NOT into the attic space. (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

56a. Ventilation & Insulation

Appears Serviceable

Vents provided Ventilation: appears serviceable

Screens: Power ventilator present Power ventilator operational Insulation type: Rockwool
 Poor coverage * Compressed * Wrong side up * Insulation covers: Air/vapor retarder present

Comments: Ventilation and insulation appear serviceable.

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

--- End of Category INTERIOR-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

57. Floor

Appears Serviceable

[] Deterioration / Damage *

[] Near end of lifespan (2) [] Not functional (2) [X] Common cracks * [] Major cracks (1) [X] Surface raised *
 [] Surface settled * [] Trip hazard (5) [] Not fully visible * [] Covered with flammable material * (5)

Comments: The garage floor appears serviceable.

58. Firewall/Ceiling

Safety Hazard

[X] Deterioration / Damage (2) (5)

[] Near end of lifespan (2) [] Not functional (2) (4) [] Stains appear: [] Attic ladder breaches firewall:

Comments: There are holes in the firewall. (2) (4) Remove the pet door, patch and tape the drywall to maintain the required fire rating.(4)

59. Ventilation

Appears Serviceable

Comments: No additional comments.

60. Door to Living Space

Appears Serviceable

[X] Type: Fire rated [] Deterioration / Damage *

[] Near end of lifespan * [] Not functional (5) [] Pet door interrupts integrity of fire door (2) (4)
 [X] Self-closer operational: Yes [X] Self-latching: Yes [] Door lacks threshold / weatherstrip * (5)

Comments: The door to living space in the garage appears serviceable.

61. Exterior Door

Appears Serviceable

[] Deterioration / Damage * (3)

[] Near end of lifespan * [] Not functional * [X] Hardware operational: Yes [] Door needs adjustment / repairs:
 [] Damaged door jamb * [] Door lacks threshold / weatherstrip *

Comments: No additional comments.

62. Vehicle Door

Appears Serviceable

[X] Type: Roll-up [] Deterioration / Damage (2)

[] Near end of lifespan (2) [] Not functional (2) [] Deteriorated wood at door jambs (2) (3)
 [] Tension rods loose / missing * [] Door warped * [] Door difficult to operate (2) [] Door out of balance (2) (4)
 [] Hinges loose / damaged (2) (4) [X] Safety springs installed [] Broken spring / safety wire (2) (4)
 [] Door(s) locked, couldn't test * [] Rollers / track damaged (2) [] No safety-type springs installed (2) (4)

Comments: The vehicle door(s) appears serviceable.

63. Automatic Opener

Appears Serviceable

[] Deteriorated / Damaged * (5)

[] Near end of lifespan * (5) [] Not functional * (5) [X] Number of units: 1 [] Unit(s) poorly secured *
 [] Unit(s) disconnected - not inspected *Recommend operation of unit and its safety [] Service recommended *
 [] Makes unusual noise when operated * [X] Automatic reverse operated [] Automatic reverse not inspected *
 [X] Electronic sensors present [] Electronic sensors appear serviceable

Comments: Automatic opener appears serviceable.

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

64. Electrical

Appears Serviceable

Deterioration / Damage (2) (4)

- Near end of lifespan (2) (4) Not functional (2) (4) Not fully visible Improper wiring (2) (4)
- Exposed wiring subject to damage * (4) Extension cords used as permanent wiring (2) (4) Open splices (2) (4)
- Junction boxes missing covers * (4) GFCI recommended (2) (4) GFCI defective (2) (4)
- Some outlets not accessible * Outlets not functional (2) Cover plates missing * (4)

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

--- End of Category GARAGE ---

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

66. Kitchen Sink(s)

Appears Serviceable

 Deterioration / Damage *

- Near end of lifespan * Not functional (2) Dishes blocked access to sink - could not inspect *
 Hot / cold reversed * (4) Minor wear Heavy wear * Slow draining * Faucet appears serviceable
 Faucet is: Plumbing under sink appears serviceable Plumbing under sink is: Leaks at:
 Improper piping (2) Moisture stains below sink * (3) Moisture damage below sink (2) (3)
 Unable to access - not inspected Defective spray wand (2)

Comments: No additional comments.

67. Kitchen (general)

Appears Serviceable

 Cabinets appear serviceable

- Counters appear serviceable Floors appear serviceable Counter type: Laminate Damaged / Deteriorated *
 Near end of lifespan * Not functional *

Comments: No additional comments.

68. Disposal

Appears Serviceable

 Deterioration / Damage *

- Near end of lifespan * Not functional * Not fully visible Blades appear to be frozen (2)
 Unit makes unusual noise (2) Splash guard damaged / missing * Wiring appears serviceable
 Improper wiring (2) (4) Wire clamp missing at disposal * Switch in hazardous location (2) (5)
 Exposed wire splices (2) (4) Junction box missing cover * (4)

Comments: No additional comments.

69. Range/Cooktop

Appears Serviceable

 Number of ovens: 1 Fuel type: electric

- Deterioration / Damage (2) No inspection - utilities off *Recommend utilities be turned on and all applicab
 Burner(s) not functional * Oven door appears serviceable Door damaged (2)
 Door does not close properly (2) Cracked glass (2) Door gasket: appears serviceable
 Clock / timer not tested Separate cooktop: Burner / element not functional * Gas shut-off valve(s):
 Ventilation hood: appears serviceable Ventilation fan filter: Near end of lifespan (2)
 Not functional (2)

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

 Dishwasher is not part of inspection

- Deterioration / Damage (2) Near end of lifespan (2) Not functional (2) Soap dish inoperative (2)
 Washer arm frozen (2) Unit not properly secured * Door seal: appears serviceable
 Door doesn't close / open properly (2) Drain line installed: with high-loop method Leaking noted at:

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

 Special features not inspected

- Trash compactor: Microwave: Appears Serviceable Water purification:
 Other features present but not inspected:

Comments: No additional comments.

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

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. Toilet

Appears Serviceable

 Toilet is loose on floor * (3) Tank is loose *

Recommend new wax seal * Cracked: Water runs continuously * Rust / corrosion at:
 Does not flush properly * Deterioration / Damage * Near end of lifespan * Not functional *

Comments: Toilet appears serviceable.

73. Sink

Appears Serviceable

 Deterioratoin / Damage *

Near end of lifespan * Not functional * [X] Faucet appears serviceable Faucet is:
 Hot / cold reversed * (4) [X] Plumbing under sink appears serviceable Plumbing under sink is: Leaks at:
 Improper plumbing (2) Moisture stains below sink * (3) Moisture damage below sink (2) (3)
 Unable to access - not inspected * [X] Counter & Cabinet appear serviceable Counter is: Cabinet is:
 Grout / caulking needed *

Comments: No additional comments.

74. Vent/Heat

Appears Serviceable

 Exhaust fan: appears serviceable

Ventilation: appears serviceable Window: Moisture damage at window (2) (3)

Comments: No additional comments.

75. Bathtub

Appears Serviceable

 Damaged / Deteriorated (2) (3)

Near end of lifespan (2) (3) Not functional (2) [X] Faucet appears serviceable Faucet is:
 Hot / cold reversed (2) (4) [X] Drain appears serviceable Drain is: Moisture damage on walls (2) (3)
 Moisture damage on floor (2) (3) [X] Hydromassage style tub: appears serviceable Hydromassage tub pump acces
 Hydromassage tub GFCI protected

Comments: All jets worked well at this time.

76. Shower

Repairs Recommended

 Deterioration / Damage (2) (3)

Near end of lifespan (2) (3) Not functional (2) Water valve & shower head appear serviceable
 Water valve is: leaking Shower head is: [X] Drain appears serviceable Drain is:
 Hot / cold reversed (2) (4) Shower diverter is: Low water volume (2) Moisture damaged walls (2) (3)
 Moisture damaged floor (2) (3) Damaged tile (2) (3) Deteriorated grout (2) (3)
 Enclosure appears serviceable Glass does not appear to be tempered (2) (4)
 Unable to determine if glass is tempered (2) (4) No enclosure - shower curtain Enclosure is:
 Enclosure needs repairs *

Comments: REpair the leaking shower head(2)

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. Toilet

Repairs Recommended

Toilet is loose on floor * (3) Tank is loose *

Recommend new wax seal * Cracked: Water runs continuously * Rust / corrosion at:
 Does not flush properly * Deterioration / Damage * Near end of lifespan * Not functional *

Comments: Have a plumber tighten down the loose toilet.(2)

73. Sink

Appears Serviceable

Deterioratoin / Damage *

Near end of lifespan * Not functional * Faucet appears serviceable Faucet is:
 Hot / cold reversed * (4) Plumbing under sink appears serviceable Plumbing under sink is: Leaks at:
 Improper plumbing (2) Moisture stains below sink * (3) Moisture damage below sink (2) (3)
 Unable to access - not inspected * Counter & Cabinet appear serviceable Counter is: Cabinet is:
 Grout / caulking needed *

Comments: No additional comments.

74. Vent/Heat

Appears Serviceable

Exhaust fan: appears serviceable

Ventilation: appears serviceable Window: appears serviceable Moisture damage at window (2) (3)

Comments: No additional comments.

75. Bathtub

Appears Serviceable

Damaged / Deteriorated (2) (3)

Near end of lifespan (2) (3) Not functional (2) Faucet appears serviceable Faucet is:
 Hot / cold reversed (2) (4) Drain appears serviceable Drain is: Moisture damage on walls (2) (3)
 Moisture damage on floor (2) (3) Hydromassage style tub: Hydromassage tub pump accessible
 Hydromassage tub GFCI protected

Comments: No additional comments.

76. Shower

Appears Serviceable

Deterioration / Damage (2) (3)

Near end of lifespan (2) (3) Not functional (2) Water valve & shower head appear serviceable
 Water valve is: Shower head is: Drain appears serviceable Drain is: Hot / cold reversed (2) (4)
 Shower diverter is: Low water volume (2) Moisture damaged walls (2) (3) Moisture damaged floor (2) (3)
 Damaged tile (2) (3) Deteriorated grout (2) (3) Enclosure appears serviceable
 Glass does not appear to be tempered (2) (4) Unable to determine if glass is tempered (2) (4)
 No enclosure - shower curtain Enclosure is: Enclosure needs repairs *

Comments: No additional comments.

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

--- End of Category HALL BATHROOM ---

Client: John Doe
Date: 6/3/2009

Property: 1100 Pennsylvania Ave
Loveland CO



front elevation



Clean the debris from gutters and downspouts and extensions



No missing shingles at this time



Seal all penetrations to prevent moisture/insect intrusion

Client: John Doe
Date: 6/3/2009

Property: 1100 Pennsylvania Ave
Loveland CO



Monitor this east side A/C compressor for further settling.



Repair the damaged A/C line insulation at the exterior unit.



Add fill dirt as needed to create a positive slope away from foundation.



Install proper flashing at the deck ledger/wall interface to prevent moisture damage.

Client: John Doe
Date: 6/3/2009

Property: 1100 Pennsylvania Ave
Loveland CO



Replace the moisture damaged bottom course of masonite siding at the north exterior.



The main gas shutoff



The main electrical disconnect



Cut back plants in contact with fibrous siding.

Client: John Doe
Date: 6/3/2009

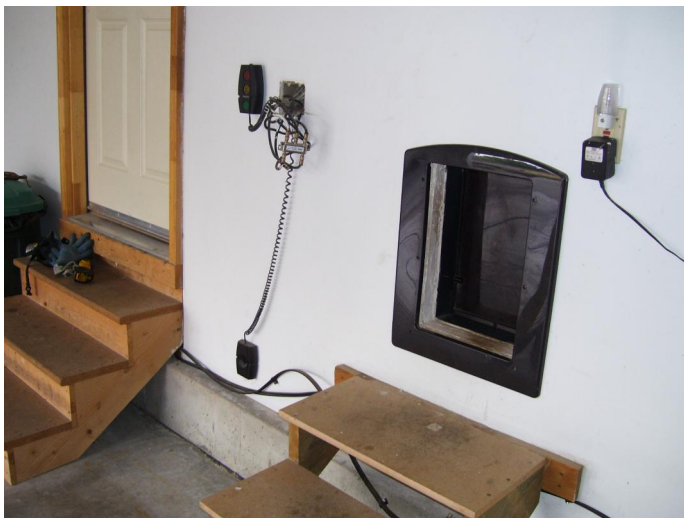
Property: 1100 Pennsylvania Ave
Loveland CO



Repair the active leak at the exterior sprinkler backflow device



Clean out the gutter downspout extensions for proper roof drainage away from foundation.



Remove the pet door and patch drywall to maintain the required fire rating.



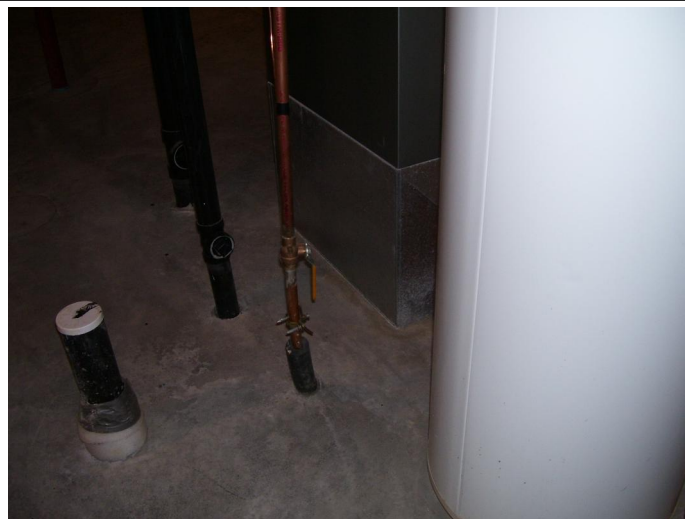
Have an electrician correct the reversed polarity at the rear deck outlet

Client: John Doe
Date: 6/3/2009

Property: 1100 Pennsylvania Ave
Loveland CO



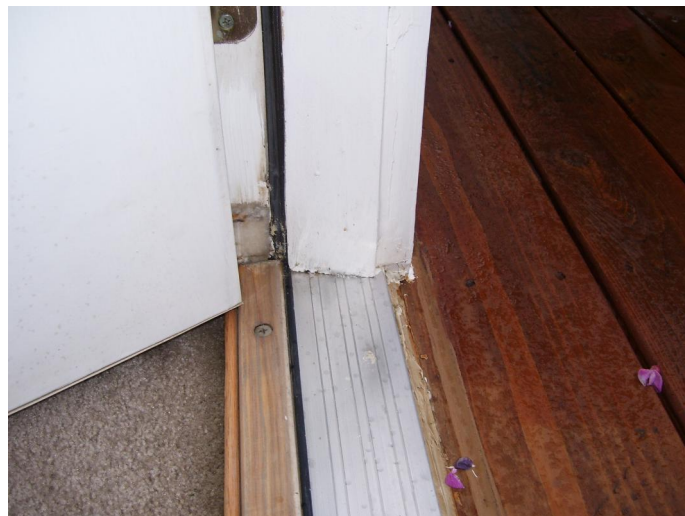
The furnace appears serviceable at this time



The main water shutoff in the basement



Install an expandable boot in this basement furnace truck line per current standards.



Repair moisture damaged wood trim and jamb at the rear exterior door

Client: John Doe
Date: 6/3/2009

Property: 1100 Pennsylvania Ave
Loveland CO



Re-connect this bath fan exhaust duct in the attic space



Well insulated attic space

Client: John Doe

Property: 1100 Pennsylvania Ave

Date: 06/03/09

Loveland CO

GROUNDS**Sidewalks -- Safety Hazard**

Tripping hazards noted; these should be repaired for safety. (4)

Patio -- Repairs Recommended

The rear concrete slab is improperly sloped, allowing rain water to pond next to the foundation.(2)

Decks/Porch -- Repairs Recommended

Flashings are not visible where the structure attaches to the building. (2) (3)

damaged portions of the rear exterior door frame and trim on the deck.(2)

EXTERIOR**Exterior Walls -- Repairs Recommended**

Have a qualified siding contractor replace the moisture damaged, wet bottom course of siding at the rear garden level. (2) High moisture levels were detected inside the basement at the wood sill plate.

in contact with any siding.(2)

Sprinklers -- Repairs Recommended

This company does not inspect sprinkler systems.

west exterior.(2)

Gutters & Downspouts -- Repairs Recommended

Clean the debris from gutters, downspouts and extensions for proper drainage away from the foundation.(2)

FOUNDATION**Grading -- Repairs Recommended**

Remove any plants within 3'-0" of the foundation that require water.

Client: John Doe

Property: 1100 Pennsylvania Ave

Date: 06/03/09

Loveland CO

around the foundation to create a positive slope away from foundation. (2)

tree branches in contact with roofing, eaves and siding to prevent damage. (2)

HEATING

Distribution -- Repairs Recommended

Have a qualified HVAC contractor further evaluate and repair the lack of a flexible boot in the vertical return air trunk line in the basement. There is no room for slab expansion.(2)

appears to be in serviceable condition.

HEAT2/COOL

Refrigerant Lines -- Repairs Recommended

The insulation on the refrigerant lines is damaged. Replace with new foam rubber insulation to prevent icing(2)

ELECTRICAL

Wiring Notes -- Safety Hazard

Have a qualified electrician repair the reversed polarity outlet on the rear deck.(4)

kitchen, and garage outlets were tested and have proper GFCI protection at this time.

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

INTERIOR

Exterior Doors -- Repairs Recommended

Repair moisture damaged portions of the wood jamb at bottom of the north door to deck.(2)

INTERIOR-2

Attic General -- Repairs Recommended

Re-connect or extend the bathroom exhaust vent fan duct to atmosphere, NOT into the attic space. (2)

GARAGE

Firewall/Ceiling -- Safety Hazard

There are holes in the firewall. (2) (4) Remove the pet door, patch and tape the drywall to maintain the required fire rating.(4)

Client: John Doe

Property: 1100 Pennsylvania Ave

Date: 06/03/09

Loveland CO

MASTER BATHROOM**Shower -- Repairs Recommended**

REpair the leaking shower head(2)

HALL BATHROOM**Toilet -- Repairs Recommended**

Have a plumber tighten down the loose toilet.(2)