

Lovelace Property Inspection Services, Inc.

P.O. Box 704

Anderson, IN. 46015

(765) 649.0398 Fax (765) 649.0492 License# HI00500335



Schedule Date : Friday, August 18, 2006

Client: Walter C Robbins

**Report #: 081806B
Subject Property**

**Address:
City/State/Zip:**

**2608 S. Manhattan Ave.
Muncie, IN 47302**

Buyers

Agent : JANICE SONGER
Office : CARPENTER REALTORS
Address : #1 Jackson St.
City/State/Zip : Anderson IN 46016

Work Phone: 765-640-2080
Fax #: 765-640-0922

Sellers

Agent : FOR SALE BY OWNER
Office :
Address :
City/State/Zip :

Work Phone: -
Fax #: -

Page 1 PICTURES PAGE

Report # :081806B

Client: Walter C Robbins

Schedule Date : Friday, August 18, 2006

Subject Property

2608 S. Manhattan Ave.
Muncie, IN 47302

Picture 1



Rear porch has settled towards foundation.

Picture 2



Roof penetrations have been mastic (tar) covered. One sewage vent appears to be cracked and may be leaking. Recommend repair to sewage vent boot to prevent leaking.

Lovelace Property Inspection Services, Inc.

Client: Walter C Robbins

Schedule Date : Friday, August 18, 2006

Subject Property

2608 S. Manhattan Ave.
Muncie, IN 47302

Picture 3



Clothes dryer is venting into garage. Hot, moist air has potential to cause some mold growth on garage walls, however no signs of mold / fungus growth at time of inspection.

Picture 4



Exposed wire noted under kitchen for what appears to be removed garbage disposal. If disposal is not replaced, recommend protecting end of wire in junction box.

Page 3 PICTURES PAGE

Report # :081806B

Client: Walter C Robbins

Schedule Date : Friday, August 18, 2006

Subject Property

2608 S. Manhattan Ave.
Muncie, IN 47302

Picture 5



Dryer cord is connected to romex wire due to distance from outlet. Romex wire is susceptible to damage.

Picture 6



Minor crack noted at bedroom window.

Lovelace Property Inspection Services, Inc.

Client: Walter C Robbins

Schedule Date : Friday, August 18, 2006

Subject Property

2608 S. Manhattan Ave.
Muncie, IN 47302

Picture 7



Junction box is missing cover plate noted in attic.
Recommend protecting open junction box with cover plate.

Picture 8



Bathroom exhaust fan is venting into attic. Recommend venting to exterior or near roof vent.

Client: Walter C Robbins

Schedule Date : Friday, August 18, 2006

Subject Property

2608 S. Manhattan Ave.
Muncie, IN 47302

Picture 9



Floor joists and beam are made of steel and appeared serviceable at time of inspection. Unable to fully inspect foundation block due to insulation coverage.

Picture 10



Plumbing waste lines are ABS (plastic), copper and cast iron. Some metal plumbing is showing minor rust and corrosion. No leaking noted to plumbing lines at time of inspection.

Page 6 PICTURES PAGE

Report # :081806B

Client: Walter C Robbins

Schedule Date : Friday, August 18, 2006

Subject Property

2608 S. Manhattan Ave.
Muncie, IN 47302

Picture 11



HVAC supply ducts are fed into crawlspace with no individual ducts connected to floor registers. This type duct system allows crawlspace to be conditioned and reduces potential moisture problems. Conditioned air rises through floor registers.

Picture 12



HVAC supply ducts are fed into crawlspace with no individual ducts connected to floor registers. This type duct system allows crawlspace to be conditioned and reduces potential moisture problems. Conditioned air rises through floor registers.

Lovelace Property Inspection Services, Inc.

COMPILED COMMENTS REPORT

This compiled Comments report is provided as a courtesy for quick access to the information within the inspection report. It is not intended as a substitute for reading the inspection report.

Client: Walter C Robbins

Report #: 081806B

1. Driveway GROUNDS **Page 2**

2. Sidewalks

3. Retaining Walls

4. Patio

5. Patio Cover

6. Decks/Porches

Rear porch has settled towards foundation. SEE PHOTO 1.

7. Fences & Gates

8. Exterior Stairs EXTERIOR **Page 3**

9. Exterior Walls

10. Trim /Eaves, Soffits & Facia

11. Chimney

12. Sprinklers

13. Hose Faucets

14. Gutters & Downspouts

15. Lot Drainage / Grading FOUNDATION **Page 4**

16. Slab on Grade, 17. Raised Foundation, 18. Basement

Unable to fully inspect foundation block due to insulation coverage. SEE PHOTO 9. No crawlspace vents, crawlspace is sealed and conditioned to reduce moisture problems.

Wood Frame: Floor Joist

Floor joists and beam are made of steel and appeared serviceable at time of inspection. SEE PHOTO 9.

18. Basement

19. Main Roof ROOF **Page 5**

20. Second Roof

21. Third Roof

22. Exposed Flashing

Roof penetrations have been mastic (tar) covered. One sewage vent appears to be cracked and may be leaking. Recommend repair to sewage vent boot to prevent leaking. SEE PHOTO 2.

23. Main Water Line PLUMBING **Page 6**

24. Water Supply Lines

25. Waste Lines

Plumbing waste lines are ABS (plastic), copper and cast iron. Some metal plumbing is showing minor rust and corrosion.

Plumbing waste lines are ABS (plastic), copper and cast iron. Some metal plumbing is showing minor rust and corrosion.

SEE PHOTOS 10

26.Fuel System

27.Water Heater(s)

DATE PLATE: 1996 BRADFORD WHITE. Recommend unit having a catch pan with an exterior routed drain line.

28.Description

HEATING

Page 7

29.Condition

System was last serviced on 8/31/2005.

30.Venting

31.Combustion Air

33.Burners

34.Distribution

HVAC supply ducts are fed into crawlspace with no individual ducts connected to floor registers. This type duct system allows crawlspace to be conditioned and reduces potential moisture problems. Conditioned air rises through floor registers. SEE PHOTOS 11 & 12.

34.Normal Controls

HEATING Continued & AIR Page 8

35.Air Filters

Filter is located at return vent.

37.& 38.Evaporative Cooler/Air Conditioner

36.Heating Notes

37.& 38.Evaporative Cooler/Air Conditioner

Temperature differential was acceptable at time of inspection.

39.Electric Service

ELECTRICAL Page 9

42.& 43.Sub-Panel, Panel Notes

44.Wiring Notes

House has some older two conductor wiring with non-grounded two prong & three prong outlets. Junction box is missing cover plate noted in attic. Recommend protecting open junction box with cover plate. SEE PHOTO 7. Exposed wire noted under kitchen for what appears to be removed garbage disposal. SEE PHOTO 4.

45.Entry Doors

INTERIOR Page 10

46.& 47.Interior & Exterior Doors

48.Windows

Minor crack noted at bedroom window. SEE PHOTO 6.

49.Interior Walls

50.Ceilings

51.Floors

52.Fireplace

53.Interior Features

INTERIOR Continued Page 11

54.Smoke Detectors

Smoke detectors are noted, however not part of this inspection.

55.Laundry

Clothes dryer is venting into garage. Hot, moist air has potential to cause some mold growth on garage walls, however no

signs of mold / fungus growth at time of inspection. SEE PHOTO 3. Dryer cord is connected to romex wire due to distance from outlet. Romex wire is susceptible to damage. SEE PHOTO 5.

56.Attic

Bathroom exhaust fan is venting into attic. Recommend venting to exterior or near roof vent. SEE PHOTO 8. Soffit and gable vents noted.

Ventilation

57.Floor

GARAGE

Page 12

Garage walls and floor not fully visible due to personal belongings.

58.Firewall/Ceiling

Garage walls and floor not fully visible due to personal belongings.

59.Ventilation

60.Door to Living Space

61.Exterior Door

62.Vehicle Door

63.Automatic Opener

64.Electrical

COMMENTS

66.& 67.Kitchen Sink(s), General Features

KITCHEN

Page 13

68.Garbage Disposal

69.Range / Oven / Cooktop

70.Dishwasher

71.Special Features

72.Toilet

BATHROOMS

Page 14

73.Sink

Sink faucet handle leaks when used.

74.Ventilation / Heat

Bathroom exhaust fan is venting into attic. Recommend venting to exterior or near roof vent. SEE PHOTO 8.

75.Bathtub

Bathtub faucet has slow drip.

76.Shower

KEY TO THE INSPECTION REPORT

Report #:081806B

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 "APPEAR 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 report. If you choose not to consult with the inspector, this inspection company cannot be held liable for your understanding or misunderstanding of this report's contents. If you were not present during this inspection please call the office to arrange for your verbal consultation.

NOTICE: THIS WRITTEN REPORT AND ALL COMMUNICATION BETWEEN CLIENT AND INSPECTOR CONCERNING INSPECTION AND ANY ADDITIONAL SERVICES THEREAFTER ARE VOID IF LIMITED LIABILITY CONTRACT IS NOT SIGNED BY CLIENT.

KEY TO THE INSPECTION REPORT

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

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

- (1) Recommended evaluation by a qualified licensed structural engineer / 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.

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

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

I agree to read the special "NOTICES" in each section of the report for further information concerning the limitations of this inspection.

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

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

INSPECTOR : Scott Lovelace

Inspection Date: Aug/18/2006, Friday

Start Time: 12:00 pm

Completion Time: 2:00 pm

The weather condition at the time of inspection was Hot

Approximate temperature during inspection 85.0 House faces West

Property Information:

The subject property inspected was a (an): Single Family. # of units1....

Approximate age of building: unknown

Stated by:

Approximate age of roof: unknown

Stated by:

Additions / Alterations to:

Stated by:

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

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

Page 2 GROUNDS

Report # : 081806B

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

1 Driveway

 N/A Asphalt Concrete Other

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

Comments:

2 Sidewalks

 N/A Concrete Brick Paver / Tile Other

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

Comments:

3 Retaining Walls

 N/A

LOCATION(S):

 Concrete Stucco Deterioration

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

Comments:

4 Patio

 N/A

LOCATION(S): Rear

 Concrete Brick Other

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

Comments:

5 Patio Cover

 N/A

LOCATION(S):

 Earth contact (3) Open Design Covered Roof (refer to Roof Page)*

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

Comments:

6 Decks / Porch

 N/A WOOD Waterproofed Coating Concrete Other

LOCATION(S): A Front

B Rear

C

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

Comments: Rear porch has settled towards foundation. SEE PHOTO 1.

7 Fences & Gates

 N/A NOT INSPECTED Wood Chain Link Other

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

Comments:

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

8 Exterior Stairs N/A

Type:

Location: A

B

C

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

Comments:**9 Exterior Walls** N/AStructure: WOOD FRAME

Wall Covering is: Vinyl, Metal Siding, Brick Veneer

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

Comments:

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

10 Trim / Eaves,Facia,Soffits N/A WOOD METAL VINYL Other

Eaves, soffits, facia & trim appears serviceable Not Functional* Unsafe* Worn* Near end of lifespan*
 Moisture stains at Not fully visible* N/A
 Flashings / Trim : Not visible at :

Comments:**11 Chimney(s)** N/A

Location: A

B

C

D

 METAL FLUE WOOD FRAME

Appears serviceable Not Functional* Unsafe* Worn* Near end of lifespan* Not fully visible*
 Chimney / brick / mortar is: Settlement (2) Flashing is
 Spark screen present Spark screen: Raincap / screen recommended *
 Cracks/separations/sealing needed a Unlined flue (2) Cracks in chimney cap *
 Ash dump / door is: Damage / deterioration / defect *

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 N/A Not inspected* Heavy corrosion/wear* Control box location

Appears serviceable Not Functional* Unsafe* Worn* Near end of lifespan* Not fully visible
 Valve Head Line Anti-siphon valves needed *
 Adjust spray away from Areas of inadequate spray coverage * Adjust heads *

Comments:

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

13 Hose Faucets N/A Faucets are

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

Comments:**14 Gutters & Downspouts** N/A Full Partial None Installed

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

Comments:

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.*

Page 4 FOUNDATION

Report # : 081806B

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

15 Grading

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

Drainage of site/slope of soil at foundation is proper based upon visual observation Not fully visible*
 Improper soil slope toward foundation* Soil / pavement is high at foundation* Earth-to-wood contact visible* (3)
 Plants touch Trees planted close to structure * Overgrown landscaping*
 Surface drains noted, not tested - underground pipes cannot be judged* Signs of poor drainage / erosion*

Comments:

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

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

Foundation: Poured Concrete Masonry Block Brick Stone Piers Wood Not Visible* None
 Columns: Concrete Steel Wood Masonry Brick Brick Not Visible* None
 Entered crawl space No access* Partial access* Viewed from access opening only*
 Door Cover : OK Damaged* Missing* Crawlspace Basement
Foundations: Visible Partially visible* Not visible at* all sides.
 Appears serviceable Not Functional* Unsafe* Worn* Near end of lifespan* Not fully visible
 No cracks found N/A Further evaluation needed (1)
 No moisture present N/A Exposed footing*
 Unable to inspect some foundation walls due to insulation coverage*
 Slab not visible due to
 Cracks Settlement

Ventilation: Serviceable N/A Vents

Comments: Unable to fully inspect foundation block due to insulation coverage. SEE PHOTO 9. No crawlspace vents, crawlspace is sealed and conditioned to reduce moisture problems.

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

Floor Construction: JOISTS TRUSSES CONCRETE NOT VISIBLE OTHERWood Frame: CONVENTIONAL WOOD FRAMING TRUSS OTHER STEEL

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

Framing is Missing framing Moisture
 Damaged Missing Earth-to-wood contact (2) (3)
 Joists Beams Post Columns Debris under house*
 Concrete floors: Shear panels Evidence of
 Anchor bolts Probing where deterioration is suspected revealed Engineer recommended (1)
 Insulation Material is fiberglass

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

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

Comments: Floor joists and beam are made of steel and appeared serviceable at time of inspection. SEE PHOTO 9.

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

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

Comments:

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

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

Roof style: Main Roof	Gable	Second Roof	Third Roof
How inspected:	<input checked="" type="checkbox"/> Walked <input type="checkbox"/> Viewed from ladder*	<input type="checkbox"/> Viewed from ground* <input checked="" type="checkbox"/> With binoculars* <input type="checkbox"/> Inspection is limited*	
	<input type="checkbox"/> Not fully visible due to: <input type="checkbox"/> Height <input type="checkbox"/> Weather <input type="checkbox"/> Snow <input type="checkbox"/> Type <input type="checkbox"/> Debris <input type="checkbox"/> Other		

19 Main Roof N/A**Roof Covering is: Asphalt Composition Shingle**

of layers: 2

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

Comments:**20 Second Roof** N/A**Roof Covering is:**

of layers:

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

Comments:

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

21 Third Roof N/A**Roof Covering is:**

of layers:

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

Comments:**Roof Notes** N/A**NOTICE:**Comments:

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

22 Exposed Flashings N/A**Flashings appears serviceable**

Separation (s) / improper at: Roof* Wall* Drip edge* Vent Pipes* Skylight* Other *
 Vent caps appear serviceable Needs repair* Missing caps* Rusty flashing* Mastic covered*
 Damaged flashing* Improper flashing at: No visible flashing at:
 Skylight(s) appear serviceable Cracked (2) Damaged (2) Defect (2) Non professional skylight*

Comments: Roof penetrations have been mastic (tar) covered. One sewage vent appears to be cracked and may be leaking. Recommend repair to sewage vent boot to prevent leaking. SEE PHOTO 2.

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

Page 6 PLUMBING

Report # : 081806B

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

23 Main Line N/A **Main pipe is Copper** **Size: 3/4"** **Pressure: OK** AM PM

Appears serviceable Not Functional* Unsafe* Worn* Near end of lifespan* Not fully visible*
 Main valve location: in furnace closet Not located* Operational Not operational (2) Not inspected*
 Handle is Excessive corrosion on valve (2) Copper pipe not protected from concrete*
 Water softener installed-(water condition/quality is not tested*) Leaks at main valve (2) Leaks at water conditioner (2)

Comments:

24 Supply Lines N/A **Supply lines are Copper**

Appear serviceable Not Functional* Unsafe* Worn* Near end of lifespan* Not fully visible*
 Supply pipes show Leaking noted at:
 Water flow appears serviceable Noise in pipes (2)
 Pipes lack support at: Cross connection(s) present at: Evidence of
 Copper and galvanized pipe contact visible (2) Insulated: N/A Yes No

Comments:

Notice: Underground pipes or pipes inside wall cannot be judged for sizing, 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. Contact the manufacturer or an expert for further information and evaluations.*

25 Waste Lines N/A **Waste lines are Cast Iron, Galvanized & ABS (plastic)**

Appear serviceable Not Functional* Unsafe* Worn* Near end of lifespan* Not fully visible*
 Waste pipes show minor corrosion* Pipes lack proper support at:
 Plumbing Vents & Traps are serviceable All vents/traps not fully visible* Leaking noted at:
 Insufficient fall for adequate drainage (2) Open waste line (2) Trap not visible at: laundry (2)

Comments: Plumbing waste lines are ABS (plastic), copper and cast iron. Some metal plumbing is showing minor rust and corrosion. No leaking noted to plumbing lines at time of inspection. SEE PHOTO 10.

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

26 Fuel System N/A **Shut Valve Location: Rear** **Fuel type is Natural Gas**

Appears serviceable Not Functional* Unsafe* Worn* Near end of lifespan* Not fully visible*
 Pipes not Pipe is corroded (2) Pipe is under strain (2)
 Improper piping at: Exposed plastic pipe (2) Pipe is not 6" above ground (2)
 No shutoff valve at: Improper union at: Pipes lack proper support (2)

Comments:

Notice: Underground piping & fuel tanks cannot be judged. Pipes inside walls or pipes concealed from view cannot be judged and the inspector does no perform tests for gas leaks or pipe size.*

27 Water Heaters N/A **Location A Furnace Closet** **Type Gas** **Capacity 30 Gallons**

Location B **Type**

Capacity

Appears serviceable Not Functional* Unsafe* Worn* Near end of lifespan* Not fully visible*
 Rust flakes in burner chamber* Burner flame appears improper (2) Heater leaks
 Water shutoff valve installed (no test) Corrosion on pipes* Heater in garage is not on 18" raised platform* (5)
 Temperature Pressure Relief Valve installed (no test) Combustion air is serviceable
 Insufficient clearance to combustible material (2) Pilot / system off -- could not inspect*
 Vent flue piping is serviceable Vent flue piping
 Seismic straps appear serviceable Seismic straps Thermal blanket
 Unit needs a catch pan with an exterior routed drain line* Recommend protecting heater from physical damage*
 Enclosure Firewall

Comments: DATE PLATE: 1996 BRADFORD WHITE. Recommend unit having a catch pan with an exterior routed drain line.

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.*

Page 7 HEATING

Report # : 081806B

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

28 Description	<input type="checkbox"/> N/A	Approximate BTU's	Unit A	Unit B	Unit C
Location A	Furnace Closet	Location B		Location C	
Heating Type:	Forced air	Heating Type:		Heating Type:	
Fuel Type:	Natural gas	Fuel Type:		Fuel Type:	

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	<input type="checkbox"/> N/A	<input type="checkbox"/> Not inspected*	
<input checked="" type="checkbox"/> System(s) appear serviceable		<input type="checkbox"/> Did not respond to normal controls (2)	
<input type="checkbox"/> Not Functional	<input type="checkbox"/> Unsafe	<input type="checkbox"/> Worn	<input type="checkbox"/> Near end of lifespan
<input type="checkbox"/> System(s)		<input type="checkbox"/> Damage	<input type="checkbox"/> Deterioration
<u>Comments:</u>	System was last serviced on 8/31/2005.		

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	<input type="checkbox"/> N/A	<input type="checkbox"/> Backventing (2)	<input type="checkbox"/> Unable to fully inspect vent pipe*
<input checked="" type="checkbox"/> Appears serviceable		<input type="checkbox"/> Damage (2)	<input type="checkbox"/> Not accessible*
<input type="checkbox"/> Vent lacks clearance from combustibles (2)(4)		<input type="checkbox"/> Improper vent rise	<input type="checkbox"/> Improper elbow angle
<input type="checkbox"/> Improper materials used for vent pipe		<input type="checkbox"/> Defective	
<input type="checkbox"/> Soot/Rust on			
<input type="checkbox"/> Vent terminates near window/opening (2)			
<u>Comments:</u>			

31 Combustion Air	<input type="checkbox"/> N/A	<input type="checkbox"/> Air supply	
<input checked="" type="checkbox"/> Appears serviceable		<input type="checkbox"/> Damage* <input type="checkbox"/> Deteriorated* <input type="checkbox"/> Defects*	
<input type="checkbox"/> Combustion and return air sources are too close or mixing (2)			
<input type="checkbox"/> Recommend sealing platform at			
<u>Comments:</u>			

32 Burners	<input type="checkbox"/> N/A	<input type="checkbox"/> Closed system / unable to inspect*	
<input checked="" type="checkbox"/> Burner flame appears typical		<input type="checkbox"/> Unusual flame pattern (2)	
<input type="checkbox"/> Rust flakes in burn chamber (2)		<input type="checkbox"/> Damaged	<input type="checkbox"/> Chamber
<u>Comments:</u>			

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	<input type="checkbox"/> N/A	Type: Ducts & Registers	
<input checked="" type="checkbox"/> Appears serviceable		<input type="checkbox"/> Ducts:	
<input type="checkbox"/> Register(s)		<input type="checkbox"/> Not fully visible*	<input type="checkbox"/> Low air volume (2)
<input type="checkbox"/> Zone valve did not operate		<input type="checkbox"/> Asbestos-like materials (4)	<input type="checkbox"/> Insulation
<input type="checkbox"/> Radiator inoperative (2)		<input type="checkbox"/> Circulating pump	
<input type="checkbox"/> Leaks on radiator (2)		<input type="checkbox"/> Radiator cold (2)	<input type="checkbox"/> Convector inoperative (2)
<input type="checkbox"/> Leaks on convector (2)		<input type="checkbox"/> Leaks on convector (2)	<input type="checkbox"/> Convector cold (2)
<input type="checkbox"/> Leaks on fitting (2)		<input type="checkbox"/> Leaks on fitting (2)	
<u>Comments:</u>	HVAC supply ducts are fed into crawlspace with no individual ducts connected to floor registers. This type duct system allows crawlspace to be conditioned and reduces potential moisture problems. Conditioned air rises through floor registers. SEE PHOTOS 11 & 12.		

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.*

© I.T.A. Copyright 1993/2000

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

34 Normal Controls N/A

Appears serviceable

Controls need

Leaks at:

Unable to inspect* Utilities off*

Thermostat

Damage* Deterioration* Defects*

Gauges need

Corrosion at:

Switch is

Expansion tank

Comments:

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

35 Air Filter N/A Missing* Wrong size* Unable to inspect*

Appears serviceable Suggest changing Cleaning filter* monthly* No filter hold-down*

Comments: Filter is located at return vent.

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

36 Heating Notes N/A Recommend complete system evaluation (2) Unable to locate heat in all rooms*

Suggest cleaning & servicing yearly*

Heater makes unusual noise during operation, further evaluation needed (2)

High Low

Air leaks at:

Condensate lines:

Fuel tank leak (2) (4)

Undercut doors off carpet*

Leakage at:

Termination location:

Comments:

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

37 Cooler & 38 Air N/A

Location(s) Unit A Closet & Rear

B

C

Type: Split system

Power: 120volt 240volt One speed fan only*

Appears operational Not Functional* Unsafe* Worn* Near end of lifespan* Not fully visible*

Unit makes unusual noise during operation (2)

Unit is not level*

Pads

Unit

Float valve Pump not functioning* Leaking noted*

Comments: Temperature differential was acceptable at time of inspection.

No power - unable to test*

Warm air only (2)

Air temp below 65 degrees - unable to test system(s)* (operation could cause damage) One speed fan only*

Not level(2) Makes unusual noise(2)

Air temperature differential is incorrect (2)

Coil is damaged (2)

Recommend servicing system and checking refrigerant leve

POWER: 120 Volts 240 Volts

Electrical disconnect present Gas* (not inspected)

No electrical disconnect provided at unit (2)

Improper conduit (2)

Proper grounding not provided at unit (2)

No conduit (2)

Junction box Cover cover missing & loose*

Heat pump auxiliary heat not functional(2)

CONDENSATE: N/A Condensate line installed

Line not fully visible*

Termination location: to exterior

No trap in line*

Condensate lines:

REFRIGERANT LINES: N/A

Insulation installed on-lines

Ice on unit (2)

Insulation damaged*

Insulation deteriorated*

Ice on lines (2)

Lines not fully visible

Leaks at:

Line(s) appear damaged (2)

Comments

N/A

DATA PLATE: 1991 CARRIER

Comments:

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

© I.T.A Copyright 1993/2000

Page 9 ELECTRICAL

Report # : 081806B

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

39 Service	<input type="checkbox"/> N/A	<input type="checkbox"/> Overhead	<input checked="" type="checkbox"/> Underground	<input checked="" type="checkbox"/> Number of conductors 3	
		<input type="checkbox"/> 120V*	<input checked="" type="checkbox"/> 240V	<input checked="" type="checkbox"/> AMPS 100	<input type="checkbox"/> AMPS NOT DETERMINED
<input checked="" type="checkbox"/> Appears serviceable <input type="checkbox"/> Defects* <input type="checkbox"/> Deterioration* <input type="checkbox"/> Unsafe* <input type="checkbox"/> Near end of lifespan* <input type="checkbox"/> Loose connections at <input type="checkbox"/> Frayed wires (2) <input type="checkbox"/> Improper splices on main wires (2) <input type="checkbox"/> Conductors too close to <input checked="" type="checkbox"/> Ground present <input type="checkbox"/> Ground loose at: <input type="checkbox"/> Ground clamp not visible* <input type="checkbox"/> Ground system not visible* <input checked="" type="checkbox"/> Main disconnect inspected at: Main Panel					
<input type="checkbox"/> Damaged connections at <input type="checkbox"/> Improper tap on main wires (2) <input type="checkbox"/> Wires touch trees* Contact utility company(4) <input type="checkbox"/> Ground <input type="checkbox"/> More than six breakers with no main shutoff (2) <input type="checkbox"/> No drip loop on service wires (2)					

Comments:

40 Main Panel	<input type="checkbox"/> N/A	#A - Location Garage	<input checked="" type="checkbox"/> Panel rating 100	<input type="checkbox"/> Not verified
<input type="checkbox"/> Power is off at main.No inspection performed* Recommend further evaluation*				
<input checked="" type="checkbox"/> Appears serviceable <input type="checkbox"/> Defects* <input type="checkbox"/> Deterioration* <input type="checkbox"/> Unsafe* <input type="checkbox"/> Near end of lifespan* <input type="checkbox"/> Not accessible*				

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	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Service Wire: Aluminum	<input checked="" type="checkbox"/> Branch Wire: Copper
		<input checked="" type="checkbox"/> Wiring Methods: Non-Metallic Cable	

42 Sub-panel(s)	<input checked="" type="checkbox"/> N/A	#B-Location	#C-Location	#D-Location
		<input type="checkbox"/> Panel >>	<input type="checkbox"/> is locked-could not inspect.* Further evaluation is needed*	
		<input type="checkbox"/> Panel >>	<input type="checkbox"/> is inaccessible-could not inspect.* Further evaluation is needed*	

43 Panel Notes	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Wiring Methods:	<input checked="" type="checkbox"/> Breakers	<input type="checkbox"/> Fuses
-----------------------	------------------------------	---	--	--------------------------------

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

Comments:

44 Wiring Notes	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Sample of switches and outlets tested appear to be serviceable
------------------------	------------------------------	--

		<input checked="" type="checkbox"/> Grounding and polarity of receptacles within 6' of plumbing fixtures
--	--	--

<input checked="" type="checkbox"/> Appears serviceable (tested)	<input type="checkbox"/> Furnishings prevent testing of all outlets and switches*
---	---

<input checked="" type="checkbox"/> Three prong outlets did not test properly grounded (2)(4) a various areas	
---	--

<input type="checkbox"/> Reverse polarity (2)(4) at:	<input type="checkbox"/> Evidence of
--	--------------------------------------

<input type="checkbox"/> Outlet not operational (2)(4) at:	<input type="checkbox"/> Light not operational *(2)(4) at
--	---

<input type="checkbox"/> Outlets <input type="checkbox"/> Switches Loose outlets at: (2)	<input type="checkbox"/> Open neutral (2)(4) at
--	---

<input type="checkbox"/> Not exterior rated	<input type="checkbox"/> Missing cover plates *(2)(4) at:
---	---

<input checked="" type="checkbox"/> Exposed wiring needs protection (2)(4) at: kitchen cabinet	<input type="checkbox"/> Damaged cover plates *(2)(4) at
--	--

<input checked="" type="checkbox"/> Box cover missing *(4) at: Attic	<input type="checkbox"/> Exposed splices (2)(4) at:
--	---

<input type="checkbox"/> Improper wiring (2)(4) at:	<input type="checkbox"/> Extension cord used as wiring (2)(4) at:
---	---

<input checked="" type="checkbox"/> 'GFCI(s) responded to test	<input type="checkbox"/> 'GFCI' not operational (2)(4) at:
--	--

<input checked="" type="checkbox"/> 'GFCI', (a safety device for outlets near water) recommended at: (5) kitchen, garage & exterior	
---	--

<input type="checkbox"/> Closet light is subject to damage at:*	<input type="checkbox"/> Closet light is subject to hazard at:*
---	---

<input checked="" type="checkbox"/> Doorbell worked	<input type="checkbox"/> Fixture
---	----------------------------------

Comments: House has some older two conductor wiring with non-grounded two prong & three prong outlets. Junction box is missing cover plate noted in attic. Recommend protecting open junction box with cover plate. SEE PHOTO 7. Exposed wire noted under kitchen for what appears to be removed garbage disposal. SEE PHOTO 4.

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 DOORS (Entry) N/A Appears serviceable Damage* Deterioration* Defects*

Hardware operational Doorbell Door jamb Weather stripping

Comments:

46 & 47 DOORS (Interior & Exterior) N/A Several frames are not square - may indicate movement (1)

Appears serviceable Damaged jamb* Needs adjustment at:

Hardware is operational Missing* Loose* Not operational*

Door(s) rub at:

Damaged at:

Tempered glass Not tempered (5) Unable to determine tempered glass*

Tracks serviceable Deteriorated track(s) at: Door won't latch at:

Screen doors not checked* Screens

Comments:

48 Windows N/A Type: Aluminum Sliding

Security bars

Sample tested appears serviceable Window

Window Broken*

Window Stains*

Screens Damage*

Comments: Minor crack noted at bedroom window. SEE PHOTO 6.

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

49 Interior Walls N/A Drywall Plaster Paneling N/A

General condition serviceable Wall had common cracks at: various areas

Wall Wall

Furnishings prevent full inspection - do a careful check on your final walk-through Recommend evaluation by engineer (1)

Comments:

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

50 Ceilings N/A Drywall Acoustic Spray Plaster N/A

General condition serviceable Ceiling(s) had common cracks at: various areas

Ceiling(s)

Ceiling(s)

Comments:

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

51 Floors N/A Carpet Vinyl Wood Tile N/A

General condition serviceable Damage * Deterioration *

Cracked tiles at: Damaged* Uneven area at:

Furnishings prevent full inspection-do a careful final walk-through* Loose carpet noted* Floor squeaks noted*

Comments:

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

52 Fireplace(s) N/A Location(s) A B C

Type

INSERT (have checked by removal*)

Fireplace(s) Not Functional* Unsafe* Worn* Near end of lifespan*

Fireplace(s) Fireplace(s)

Fireplace(s)

Gas was

Gas at fireplace

Fans/blowers at fireplace

Gas at fireplace

Gas at fireplace

Remove or block damper open if gas log is used*

Comments:

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

© I.T.A Copyright 1993/2000

Page 11 INTERIOR Continued

Report # : 081806B

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

53 Interior Features	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Ceiling fan(s) operational	<input type="checkbox"/> Fan (s)
<input type="checkbox"/> Interior stairs appear serviceable		<input type="checkbox"/> Uneven	<input type="checkbox"/> Stairway is
<input type="checkbox"/> Stair handrails appear serviceable		<input type="checkbox"/> Railing is	<input type="checkbox"/> Openings in rails too wide* (5)
<input type="checkbox"/> Wet bar faucet appears serviceable		<input type="checkbox"/> Faucet is not operational (2)	<input type="checkbox"/> Faucet leaks (2) <input type="checkbox"/> Cold water only
<input type="checkbox"/> Counter appears serviceable		<input type="checkbox"/> Damage to	<input type="checkbox"/> Deterioration to
<input type="checkbox"/> Plumbing under sink serviceable		<input type="checkbox"/> Leaks (2)	<input type="checkbox"/> Improper piping <input type="checkbox"/> Icemaker not on
Items installed but not inspected:		<input type="checkbox"/> Central vacuum <input type="checkbox"/> Security system	<input type="checkbox"/> Intercom <input type="checkbox"/> N/A

Comments:

54 Smoke Detector	<input type="checkbox"/> N/A	Locations:	A:	B:
<input type="checkbox"/> Smoke detector test button responds	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D		<input type="checkbox"/> Not tested*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D
<input type="checkbox"/> Did not respond to test button*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D		<input type="checkbox"/> None found (5)	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D
<input type="checkbox"/> Couldn't test / no test button*	<input type="checkbox"/> Indicator light on		<input type="checkbox"/> Suggest additional detectors in appropriate locations* (5)	

Comments: Smoke detectors are noted, however not part of this inspection.

55 Laundry	<input type="checkbox"/> N/A	<input type="checkbox"/> Garage <input type="checkbox"/> Basement <input checked="" type="checkbox"/> Service Area
<input type="checkbox"/> Piping (water&waste) serviceable		<input checked="" type="checkbox"/> Unable to view / not tested* <input type="checkbox"/> Damage* <input type="checkbox"/> Deterioration* <input type="checkbox"/> Door / jams
<input checked="" type="checkbox"/> Electrical outlet grounded (120 Volt)		<input type="checkbox"/> Unable to test* <input type="checkbox"/> Ungrounded* <input type="checkbox"/> Not operational (2) <input type="checkbox"/> Miswired (2)
<input checked="" type="checkbox"/> 240 volt outlet operational		<input type="checkbox"/> Inoperative* <input type="checkbox"/> No 240 outlet <input type="checkbox"/> Not viewed* <input type="checkbox"/> Not inspected*
<input type="checkbox"/> Gas piping appears serviceable		<input checked="" type="checkbox"/> N/A <input type="checkbox"/> No gas provided <input type="checkbox"/> Unable to view*
<input checked="" type="checkbox"/> Dryer venting provided		<input type="checkbox"/> Dryer venting not provided* <input type="checkbox"/> Dryer vents into attic* <input type="checkbox"/> Dryer vents into crawl space*
<input type="checkbox"/> Laundry sink serviceable	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Damage on sink* <input type="checkbox"/> Deterioration on sink* <input type="checkbox"/> Sink is loose* <input type="checkbox"/> Slow draining*
<input type="checkbox"/> Plumbing below sink serviceable		<input type="checkbox"/> Deterioration* <input type="checkbox"/> Corrosion* <input type="checkbox"/> Improper piping (2) <input type="checkbox"/> Leaks (2)
<input type="checkbox"/> Faucet operational		<input type="checkbox"/> Deterioration* <input type="checkbox"/> Corrosion* <input type="checkbox"/> Faucet leaks (2) <input type="checkbox"/> Hot/Cold reversed(4)

Comments: Clothes dryer is venting into garage. Hot, moist air has potential to cause some mold growth on garage walls, however no signs of mold / fungus growth at time of inspection. SEE PHOTO 3. Dryer cord is connected to romex wire due to distance from outlet. Romex wire is susceptible to damage. SEE PHOTO 5.

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	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Full <input type="checkbox"/> Partial	Roof Frame: <input checked="" type="checkbox"/> Truss <input type="checkbox"/> Rafter Framing 2 x 4
How Inspected:	<input checked="" type="checkbox"/> Entered	<input type="checkbox"/> Access	Ceiling Frame: <input checked="" type="checkbox"/> Truss <input type="checkbox"/> Joist Framing 2 x 4
<input checked="" type="checkbox"/> Appears serviceable		<input type="checkbox"/> Not Functional* <input type="checkbox"/> Unsafe* <input type="checkbox"/> Worn* <input type="checkbox"/> Near end of lifespan*	
<input checked="" type="checkbox"/> No stains visible		<input type="checkbox"/> Small stains* <input type="checkbox"/> Moderate stains (2) <input type="checkbox"/> Major stains (2) <input type="checkbox"/> Unable to determine active leakage	
<input type="checkbox"/> Sagging framing (1)(2)		<input type="checkbox"/> Broken framing (1)(2) <input type="checkbox"/> Truss(es) <input type="checkbox"/> Framing appears undersized* (1)	
<input checked="" type="checkbox"/> Vents provided	<input type="checkbox"/> None* <input type="checkbox"/> Blocked* <input type="checkbox"/> Minimal* <input type="checkbox"/> Poor ventilation* <input type="checkbox"/> Missing wind resistant straps(2)		
<input type="checkbox"/> Power ventilator operational	<input type="checkbox"/> N/A	<input type="checkbox"/> Not inspected* <input type="checkbox"/> Not operational* <input type="checkbox"/> Screens	
<input checked="" type="checkbox"/> Insulation Type:	Blown In	<input type="checkbox"/> No insulation* <input type="checkbox"/> Poor coverage* <input type="checkbox"/> Compressed* <input type="checkbox"/> Wrong side up*	
Approximate depth: 3 - 4"		<input type="checkbox"/> Insulation covers	
<input type="checkbox"/> Air retarder	<input type="checkbox"/> N/A <input type="checkbox"/> Installed	<input type="checkbox"/> Vent pipe	

Comments: Bathroom exhaust fan is venting into attic. Recommend venting to exterior or near roof vent. SEE PHOTO 8. Soffit and gable vents noted.

Ventilation	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Appears serviceable at: Kitchen and Bathroom
<input type="checkbox"/> Exhaust fan		<input type="checkbox"/> Exhaust fan

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*

© I.T.A Copyright 1993/2000

Page 12 GARAGE

Report # : 081806B

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

GARAGE / CARPORT:		<input checked="" type="checkbox"/> Attached <input type="checkbox"/> Detached <input type="checkbox"/> Carport <input type="checkbox"/> Other
57 Floor		<input type="checkbox"/> N/A <input checked="" type="checkbox"/> Appears serviceable <input type="checkbox"/> Damage* <input type="checkbox"/> Deterioration* <input type="checkbox"/> Defects* <input type="checkbox"/> No cracks found <input type="checkbox"/> Not fully visible* <input type="checkbox"/> Major cracks (1) <input type="checkbox"/> Possible flammable material on floor*(4) <input type="checkbox"/> Floor raised* <input type="checkbox"/> Floor settled* <input type="checkbox"/> Poor drainage* <input checked="" type="checkbox"/> Other* common cracks <input type="checkbox"/> Door / jams*
<u>Comments:</u> Garage walls and floor not fully visible due to personal belongings.		
58 Firewall / Ceiling		<input type="checkbox"/> N/A <input checked="" type="checkbox"/> Not fully visible* <input type="checkbox"/> Does not appear fire rated (4) <input checked="" type="checkbox"/> Appears serviceable <input type="checkbox"/> Moisture stains* <input type="checkbox"/> Damage* <input type="checkbox"/> Other* <input type="checkbox"/> Framing: <input type="checkbox"/> Exterior: <input type="checkbox"/> Holes* <input type="checkbox"/> Damage* <input checked="" type="checkbox"/> Missing wall covering*
<u>Comments:</u> Garage walls and floor not fully visible due to personal belongings.		
59 Ventilation		<input checked="" type="checkbox"/> N/A <input type="checkbox"/> Appears serviceable <input type="checkbox"/> Blocked* <input type="checkbox"/> None* <input type="checkbox"/> Screens <input type="checkbox"/> Window
<u>Comments:</u>		
60 Door To Interior		<input type="checkbox"/> N/A <input type="checkbox"/> Solid <input type="checkbox"/> Rated Door <input checked="" type="checkbox"/> Hollow Core (Non-Fire Resistive)* <input checked="" type="checkbox"/> Appears serviceable <input type="checkbox"/> Damaged* <input type="checkbox"/> Deterioration* <input type="checkbox"/> Pet door interrupts integrity of fire door (2)(4) <input type="checkbox"/> Bad seal*(4) <input type="checkbox"/> Enters in a Bedroom*(4) <input type="checkbox"/> Door does not latch*(4) <input type="checkbox"/> Door lacks threshold* <input type="checkbox"/> Door lacks weatherstrip* <input type="checkbox"/> Self closer operational <input type="checkbox"/> N/A <input type="checkbox"/> Closer non-operational* <input type="checkbox"/> Closer missing* <input type="checkbox"/> Closer needs adjustment*
<u>Comments:</u>		
61 Exterior Door		<input type="checkbox"/> N/A <input type="checkbox"/> Appears serviceable <input type="checkbox"/> Damaged* <input type="checkbox"/> Delaminated* <input type="checkbox"/> Needs adjustment* <input type="checkbox"/> Lock inoperative* <input type="checkbox"/> Door jamb* <input type="checkbox"/> Damaged door jam* <input type="checkbox"/> Door threshold* <input type="checkbox"/> Damaged* <input checked="" type="checkbox"/> Not inspected* <input type="checkbox"/> Locked* <input checked="" type="checkbox"/> Blocked* <input type="checkbox"/> Rubs jam*
<u>Comments:</u>		
62 Vehicle Door(s)		<input type="checkbox"/> N/A <input type="checkbox"/> Roll Up <input type="checkbox"/> Tilt-Up <input checked="" type="checkbox"/> Sliding <input type="checkbox"/> Swinging <input checked="" type="checkbox"/> Appears serviceable <input type="checkbox"/> Damage* <input type="checkbox"/> Deterioration* <input type="checkbox"/> Defects* <input type="checkbox"/> Door / jams* <input type="checkbox"/> Moisture stained* <input type="checkbox"/> Damaged* <input type="checkbox"/> Tension rods loose* <input type="checkbox"/> Door warped* <input type="checkbox"/> Needs adjustment* <input type="checkbox"/> Needs balancing* <input type="checkbox"/> Hinges loose* <input type="checkbox"/> Damaged* <input type="checkbox"/> Safety springs installed <input type="checkbox"/> Not safety type springs* (4)(5) <input type="checkbox"/> Broken springs (2)(4) <input type="checkbox"/> Broken safety wire(2)(4) <input type="checkbox"/> Vehicle door(s) are locked - could not test* <input type="checkbox"/> Rollers damaged(2) <input type="checkbox"/> Tracks damaged(2)
<u>Comments:</u>		
63 Automatic Opener		<input type="checkbox"/> N/A <input type="checkbox"/> Non-operational* <input type="checkbox"/> Opener / auto-reverse was not tested* <input checked="" type="checkbox"/> Appears serviceable # of Units 1 <input type="checkbox"/> Unit <input checked="" type="checkbox"/> Electronic sensor: operational <input checked="" type="checkbox"/> Automatic reverse operated <input type="checkbox"/> Automatic reverse did not operate (2)(4)(5) <input type="checkbox"/> Not inspected*
<u>Comments:</u>		
64 Electrical		<input type="checkbox"/> N/A <input checked="" type="checkbox"/> Appears serviceable <input type="checkbox"/> Damage / deterioration / defects* <input type="checkbox"/> Not fully visible* <input type="checkbox"/> Improper wiring (2)(4) <input type="checkbox"/> Exposed wiring subject to damage *(4) <input type="checkbox"/> Extension cords used as permanent wiring (2)(4) <input checked="" type="checkbox"/> Outlets serviceable <input type="checkbox"/> Open ground (2)(4) <input type="checkbox"/> Reverse polarity (2)(4) <input type="checkbox"/> Improper light fixture wiring (2)(4) <input type="checkbox"/> Open splices (2)(4) <input type="checkbox"/> Junction boxes missing covers*(4) <input checked="" type="checkbox"/> 'GFCI' recommended(5) <input type="checkbox"/> 'GFCI' defective(2)(4) <input type="checkbox"/> Some outlet(s) are inaccessible* <input type="checkbox"/> Outlet(s) not functional (2) <input type="checkbox"/> Loose / damaged outlet(2) <input type="checkbox"/> Loose / damaged cover*
<u>Comments:</u>		
65 Comments		<input type="checkbox"/> N/A <input type="checkbox"/> Moisture stains on garage ceiling* <input type="checkbox"/> Moisture stains on garage wall* <input checked="" type="checkbox"/> Occupants' belongings block view of entire garage-unable to fully inspect.* Do a careful check on your final walk-through.* <u>Comments:</u>

Page 13 **KITCHEN**

Report # : 081806B

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)	<input type="checkbox"/> N/A	<input type="checkbox"/> Dishes block access to sink, could not inspect*			
<input checked="" type="checkbox"/> Sink(s) appear(s) serviceable	<input type="checkbox"/> Minor wear	<input checked="" type="checkbox"/> Heavy wear*	<input type="checkbox"/> Chipped*	<input type="checkbox"/> Sink is loose*	<input type="checkbox"/> Slow draining*
<input type="checkbox"/> Recommend sealing at sink to counter connection*			<input type="checkbox"/> No hot water*	<input type="checkbox"/> Hot & cold water reversed*	(4)
<input checked="" type="checkbox"/> Faucet serviceable	<input type="checkbox"/> Non-operational(2)	<input type="checkbox"/> Defective(2)	<input checked="" type="checkbox"/> Faucet:	<input type="checkbox"/> Spray wand defective*	
<input checked="" type="checkbox"/> Plumbing under sink serviceable		<input checked="" type="checkbox"/> Pipes are corroded*		<input type="checkbox"/> Improper piping (2)	
<input type="checkbox"/> Moisture stains below sink*		<input type="checkbox"/> Moisture damage below sink*		<input type="checkbox"/> Restricted view below sink*	

67 Kitchen (general)	<input type="checkbox"/> N/A	Counters: <input type="checkbox"/> Tile <input checked="" type="checkbox"/> Laminate <input type="checkbox"/> Not fully visible*						
<input checked="" type="checkbox"/> Counters	<input checked="" type="checkbox"/> Cabinets	<input checked="" type="checkbox"/> Floor	<input checked="" type="checkbox"/> Lights	<input checked="" type="checkbox"/> Appear serviceable	<input type="checkbox"/> Grout*	<input type="checkbox"/> Caulking*	<input type="checkbox"/> Handles*	
<input type="checkbox"/> Doors	<input type="checkbox"/> Drawers	<input checked="" type="checkbox"/> Counter	<input checked="" type="checkbox"/> Other	<input type="checkbox"/> Minor*	<input checked="" type="checkbox"/> Moderate*	<input type="checkbox"/> Heavy wear*	<input type="checkbox"/> Cracks*	<input type="checkbox"/> Damage*
<input type="checkbox"/> Minor cracked tile(s)*				<input type="checkbox"/> Moderate damage*	<input type="checkbox"/> Heavy damage*	<input type="checkbox"/> Missing*		
<input checked="" type="checkbox"/> Cabinets appear serviceable		<input type="checkbox"/> Minor wear		<input type="checkbox"/> Moderate damage*	<input checked="" type="checkbox"/> Heavy wear*	<input type="checkbox"/> Heavy damage*		

Comments:

68 Disposal	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Dishes block access to sink and disposal, could not inspect*	<input type="checkbox"/> Not fully visible*		
<input type="checkbox"/> Disposal appears serviceable	<input type="checkbox"/> Not Functional*	<input type="checkbox"/> Unsafe*	<input type="checkbox"/> Worn*	<input type="checkbox"/> Near end of lifespan	<input type="checkbox"/> Heavy corrosion/wear*
<input type="checkbox"/> Blades appear to be:			<input type="checkbox"/> Unit makes unusual noise	<input type="checkbox"/> Splash guard damaged*	<input type="checkbox"/> Not inspected*
<input type="checkbox"/> Wiring serviceable	<input type="checkbox"/> Improper wiring noted (2)(4)	<input type="checkbox"/> Loose wire clamp at disposal*	<input type="checkbox"/> Missing wire clamp at disposal*		
<input type="checkbox"/> Switch is in a hazardous location (2)(4)		<input checked="" type="checkbox"/> Exposed wire splices (2)(4)	<input type="checkbox"/> Missing junction box cover(s)*	<input type="checkbox"/> Power off*	

Comments:

69 Range / Cooktop	<input type="checkbox"/> N/A	# of ovens: <input type="checkbox"/> 1 <input checked="" type="checkbox"/> Gas <input type="checkbox"/> Electric <input type="checkbox"/> Combination <input type="checkbox"/> Electric Ignition		
<input checked="" type="checkbox"/> Range / oven appears serviceable		<input type="checkbox"/> Not Functional* <input type="checkbox"/> Unsafe* <input checked="" type="checkbox"/> Worn* <input type="checkbox"/> Near end of lifespan*		
<input type="checkbox"/> Upper	<input type="checkbox"/> Lower	<input type="checkbox"/> Front <input type="checkbox"/> Rear		<input type="checkbox"/> No inspection (power/gas off)*
<input type="checkbox"/> Free standing oven - not tested*		<input type="checkbox"/> Ranges / Cooktop not inspected*		
<input checked="" type="checkbox"/> Oven door(s) appear(s) serviceable		<input type="checkbox"/> Lower	<input type="checkbox"/> Heavy corrosion/wear*	
<input checked="" type="checkbox"/> Door(s) gasket(s) appear(s) serviceable		<input type="checkbox"/> Damage noted* <input type="checkbox"/> Door does not close properly*	<input type="checkbox"/> Cracked glass (2)	
<input type="checkbox"/> Separate cooktop serviceable	<input type="checkbox"/> Not applicable	<input type="checkbox"/> Damaged gasket(s)* <input type="checkbox"/> Clock not tested	<input type="checkbox"/> Appears non functional*	
<input type="checkbox"/> Gas shutoff valve installed	<input type="checkbox"/> N/A	<input type="checkbox"/> Burner did not operate (2)	<input type="checkbox"/> Element did not operate (2)	
<input type="checkbox"/> Gas shutoff valve not provided (2)	<input type="checkbox"/> Gas valve is not visible*	<input checked="" type="checkbox"/> Exhaust ventilation none provided		

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	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> No test (power/water off)*
<input type="checkbox"/> Dishwasher appears serviceable	<input type="checkbox"/> Not Functional* <input type="checkbox"/> Unsafe* <input type="checkbox"/> Worn*	<input type="checkbox"/> Near end of lifespan* <input type="checkbox"/> Not fully visible*
<input type="checkbox"/> Condition	<input type="checkbox"/> Rust at:	
<input type="checkbox"/> Soap dish inoperative*	<input type="checkbox"/> Washer arm appears frozen (2)	<input type="checkbox"/> Damage at:
<input type="checkbox"/> Door seals appear serviceable	<input type="checkbox"/> Deteriorated* <input type="checkbox"/> Leaking (2)	<input type="checkbox"/> Unit is not secured to cabinets*
DRAIN LINE INSTALLATION:	<input type="checkbox"/> Air gap device <input type="checkbox"/> Hi-loop method	<input type="checkbox"/> Door <input type="checkbox"/> Drain line is improperly installed (2)
<input type="checkbox"/> No air gap device	<input type="checkbox"/> Leaking noted at drain lines	<input type="checkbox"/> Leaking noted at air gap device*

Comments:

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

71 Special Features	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Special features not inspected*	
<input type="checkbox"/> Trash compactor appears serviceable	<input type="checkbox"/> Non operational (2)	<input type="checkbox"/> No Key*	<input type="checkbox"/> Not inspected*
<input type="checkbox"/> Built-in blender appears serviceable	<input type="checkbox"/> Heavy corrosion/wear*		<input type="checkbox"/> Not inspected*
<input type="checkbox"/> Other features/appliances present but not inspected include:			

Comments:

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

© I.T.A Copyright 1993/2000

Page 13

Page 14 BATHROOMS

Report # : 081806B

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

LOCATION: Bath A Main Bathroom B C D E

72 Toilet	<input type="checkbox"/> N/A	Appears serviceable	<input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	
Toilet loose at floor*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E		Loose toilet tank* <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	
Recommend new wax seal (2)	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E		Cracked Tank * <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	
Water runs continually in tank*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E		Rust in Tank * <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	
Does not flush properly*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E		Moisture around toilet (2) <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	

Comments:

73 Sink	<input type="checkbox"/> N/A	Appears serviceable	<input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	Hot & cold water reversed*(4)
Sink cracked*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E		Corrosion under sink* <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	
Faucet appears serviceable	<input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E		Corrosion at sink faucet* <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	
Sink faucet leaks*	<input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E		Corrosion on supply valve below sink* <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	
Low water volume*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E		Sink drain stopper non-functional / missing* <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	
Drain appears serviceable	<input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E		Improper drain trap (2) <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	
Slow draining*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E		Restricted view below sink* <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	
Rust / corroded drain line*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E		Deterioration to cabinet* <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	
Leaking drain line (2)	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E		Moisture damage below sink* <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	
Counter & cabinet	<input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E			
Appears serviceable	<input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E			
Damage to counter*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E			
Grout needed at counter*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E			

Comments: Sink faucet handle leaks when used.

74 Vent / Heat	<input type="checkbox"/> N/A	Appears serviceable	<input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E
-----------------------	------------------------------	----------------------------	---

Comments: Bathroom exhaust fan is venting into attic. Recommend venting to exterior or near roof vent. SEE PHOTO 8.

75 Bathtub	<input type="checkbox"/> N/A	Appears serviceable	<input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	
Damage to tub*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E		Not applicable to this bathroom <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	
Faucet appears serviceable	<input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E		Whirlpool not functional (2) <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	
Hot & Cold water reversed(4)	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E			
Damage at faucet*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E		Whirlpool not tested(2) <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	
Drain appears serviceable	<input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E		Drain stopper missing* <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	
Slow draining at bathtub*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E		Grout needed tub to wall* <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	

Comments: Bathtub faucet has slow drip.

76 Shower	<input type="checkbox"/> N/A	Appears serviceable	<input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	
Damage to shower walls*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E		Not applicable to this bathroom <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	
Grout needed at shower walls*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E		Cracked tile(s)* <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	
Moisture damage to wall (2)(3)	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E		Caulking needed at floor* <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	
Slow draining at shower	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E		Floor needs caulking* <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	
Leaking at water valve(s) (2)	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E		Low water volume at shower(2) <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	
Shower head drip(2)	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E		Shower diverter non-functional(2) <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	
Enclosure appears serviceable	<input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E		Unable to determine if glass is tempered* <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	
Glass does not appear to be tempered*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E		Not applicable to this bathroom <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	
Broken glass*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E		Corroded fixtures* <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	
Caulking needed at enclosure*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E		Doors difficulty to operate* <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	

Comments: